

MLS Building Audit Program - Details

Property Address : 7 ST DENNIS DR

Legal Description: PLAN M834 PT BLK E RP R2964 PART 1

Roll No. : 1908101190001000000

Building : **7 ST DENNIS DR**

Report Date : January 04, 2019

Building Audit Date : October 28, 2016

**** Please Note ****

The information contained within this report represents the level of investigation activity for the referenced building as conducted through the Building Audit Program, up to January 04, 2019

Part I - Building Audit Activity Summary :

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	% Complied
1	Property Standards	16 244777 PRS 00 IV		Order Issued	10-Nov-16	08-JAN-18	0.00%
2	Property Standards	16 245850 PRS 00 IV		Order Issued	10-Nov-16	10-APR-18	82.35%
3	Property Standards	16 246036 PRS 00 IV		Closed	10-Nov-16	12-MAY-17	100.00%
4	Property Standards	16 246415 PRS 00 IV		Closed	10-Nov-16	12-DEC-16	100.00%
5	Property Standards	16 246437 PRS 00 IV		Closed	10-Nov-16	09-JAN-17	100.00%

Note : N/A* - Not Applicable. For these notices the expectation for compliance is conveyed as immediate/forthwith upon issuance.
 N/A** - Not Applicable. For these Notices/Orders partial compliance is not valid.

Part II - Building Audit Details for Property Standards Orders :

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
4	Property Standards	16 246415 PRS 00 IV		Closed	10-Nov-16	12-DEC-16	13-Dec-16

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	A window(s) which is capable of being opened, and is located in excess of two (2) metres from the finished grade, is not equipped with safety devices which would prevent any opening greater than one hundred (100) millimeters. A report is required to be submitted to the Officer for evaluation and approval by Owner/Property Manager, confirming that acceptable safety devices have been installed on all subject windows in an acceptable manner, and that the subject windows are not capable of being opened in excess of one hundred (100) millimeters. Namely but not limited to unit #305, 405, 408, 505, 805 815, and 1115	Throughout Building	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
1	Property Standards	16 244777 PRS 00 IV		Order Issued	10-Nov-16	08-JAN-18	10-Aug-18

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The protective/decorative finish on the exterior surfaces is not being maintained in good repair. Namely, rusted balcony panels.	Balcony	Open
2	The (verandah, porch, deck, loading dock, ramp, balcony, fire escape or other similar structure, and/or other appurtenant attachment) and/or the supporting structural member is not maintained in good repair. Namely but not limited to deteriorated balcony slabs where requires.	Balcony	Open
3	The protective/decorative finish on the exterior surfaces is not being maintained in good repair. Namely, rusted rails where required.	Exterior Of Building	Open
4	The ventilation system or unit is not kept in good repair and maintained in good working condition at all times. Namely, deteriorated concrete around floor grill	South West	Open
5	The guards and/or other appurtenant attachments and/or their supporting structural members are not maintained in good repair. Namely, rusted guards	Stairway	Open
6	The handrails and/or other appurtenant attachments and/or their supporting structural members are not maintained in good repair. Namely, rusted handrails	Stairway	Open
7	The light standard(s) supporting artificial light is not kept in good repair and in good working order. Namely, missing light fixture	Stairway	Open
8	The guards and/or other appurtenant attachments and/or their supporting structural members are not maintained in good repair. Namely, rusted and missing pickets.	Stairway	Open
9	The exterior walls and their components are not being maintained in a weather tight condition. Namely water penetration.	Stairway	Open
10	The exterior walls and their components are not being maintained in good repair. Namely exposed rebar and deteriorated concrete.	Stairway	Open
11	The exterior walls and their components are not being maintained in good repair. Namely deteriorated concrete.	Stairway	Open
12	The handrails and/or other appurtenant attachments and/or their supporting structural members are not maintained in good repair. Namely, rusted handrails	Stairway	Open

13	The ventilation system or unit is not kept in good repair and maintained in good working condition at all times. Namely, rusted ventilation cover and floor grill	Stairway	Open
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No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
3	Property Standards	16 246036 PRS 00 IV		Closed	10-Nov-16	12-MAY-17	19-Jun-17

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Lighting in a service room is provided at less than 200 lux.	1st Floor	Closed
2	Exit, public corridor or corridor is not equipped to provide illumination to an average level of not less than 50 lux at floor or tread level.	Hall	Closed
3	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair. Namely, peeling paint on door and door frame.	Hall	Closed
4	Previously finished wall(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance. Namely, Peeling and damaged wallpaper (unit #1118) and where requires.	Hall	Closed
5	Previously finished wall(s) have marks, stains, graffiti, smoke damage, painted slogans and/or other defacements.	Hall	Closed
6	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Pool	Closed
7	Lighting in a storage room is provided at less than 50 lux.	Pool	Closed
8	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	Pool	Closed
9	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair. Namely, peeling paint	Pool	Closed
10	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely but not limited to: excessive storage and debris	Pool	Closed
11	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	Pool	Closed
12	Ancillary roof structure or supporting member is defective. Namely, peeling paint to include door.	Roof Of Building	Closed
13	Lighting in a service stairway is provided at less than 50 lux.	Stairway	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
2	Property Standards	16 245850 PRS 00 IV		Order Issued	10-Nov-16	10-APR-18	10-Aug-18

No. of defects contained within the Order : 17

No. of defects that remain outstanding : 3

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The parking or storage garage ceiling are not painted white.	Underground Parking Area	Closed
2	Lighting in a garage is provided at less than 50 lux.	Underground Parking Area	Closed
3	The ceilings in the parking or storage garage are not maintained free of holes, breaks or cracks. Namely but not limited to ledge beams (spot#263-270), spot#258 hole in ceiling, and where required.	Underground Parking Area	Closed
4	The ceilings in the parking or storage garage are not impervious to water. Namely but not limited to: parking spot #96 and where required.	Underground Parking Area	Open
5	The electrical connections are not maintained in good working order. Namely, missing cover plates where required throughout garage (spot 270 and 258).	Underground Parking Area	Closed
6	The columns in the parking or storage garage are not maintained free of holes, breaks or cracks.	Underground Parking Area	Closed
7	The parking or storage garage columns are not painted white from sixty (60) centimeters above floor level.	Underground Parking Area	Closed
8	The parking or storage garage columns from floor level to a height of sixty (60) centimeters are not painted black.	Underground Parking Area	Closed
9	Large safe-exit arrows are not displayed on safe-exit doors 1.5 metres above the floor, measured from the center of the arrow to the floor, with the arrow pointing down.	Underground Parking Area	Closed
10	The parking or storage garage does not have a designated safe-exit route.	Underground Parking Area	Closed
11	Small safe-exit arrows are not prominently displayed on columns or walls 1.5 metres above the floor, measured from the center of the arrow to the floor; at least every ten (10) metres along the safe-exit route; at all safe-exit route decision points along the safe-exit route; and wherever a safe-exit route crosses a traffic aisle.	Underground Parking Area	Closed
12	The safe-exit door, the frame of a safe-exit door and the wall adjacent to the safe-exit door to a distance of one (1) metre on both sides of the frame, and to a height of three (3) metres above the floor or to the soffit above the bulkhead over the door is not the required coloured green.	Underground Parking Area	Closed
13	Alert signs are not prominently displayed on columns or walls 2.1 metres above the floor, measured from the top of the sign to the floor, so that there is 1 alert sign for every 25 parking stalls in the parking or storage garage, with the alert signs being evenly distributed in the parking or storage garage, but located no more than 30 metres apart.	Underground Parking Area	Closed
14	The walls in the parking or storage garage are not maintained free of holes, breaks or cracks. Namely but not limited to: Exposed rebar parking spot #92 and where requires.	Underground Parking Area	Open
15	The walls in the parking or storage garage are not impervious to water. Namely but not limited to: parking spot #77 and where requires.	Underground Parking Area	Open
16	The parking or storage garage walls are not painted white from sixty (60) centimeters above floor level.	Underground Parking Area	Closed
17	The parking or storage garage walls from floor level to a height of sixty (60) centimeters are not painted black.	Underground Parking Area	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
5	Property Standards	16 246437 PRS 00 IV		Closed	10-Nov-16	09-JAN-17	10-Jan-17

No. of defects contained within the Order : 29

No. of defects that remain outstanding : 0

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	1st Floor	Closed
2	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	1st Floor	Closed
3	Floor and/or floor covering not kept free from holes, stains, rubbish and debris.	1st Floor	Closed
4	Previously finished wall(s) in the public area of the property is not maintained in good repair. Namely, peeling paint	6th Floor	Closed
5	The electrical receptacle are not maintained in good working order. Namely, missing light switch cover plate	7th Floor	Closed
6	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Patch in carpet close to unit #705	7th Floor	Closed
7	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair. Namely, hole in door	9th Floor	Closed
8	Previously finished wall(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance.	Centre Stairs	Closed
9	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection. Namely, missing light covers	Chute Rooms	Closed
10	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely but not limited to: cracked tiles on 14th and 10th floor	Elevator Lobby	Closed
11	Floor and/or floor covering not kept in a clean and sanitary condition	Hall	Closed
12	Interior lighting fixtures or lamps are not maintained. Namely but not limited to: Broken light covers, unit #411, locker #3 and where requires.	Hall	Closed
13	The property is not being kept free of rodents, vermin, insects or other pests.	Interior of Building	Closed
14	The floor drain is not maintained in good repair. Namely, missing drain cover	Locker Room #1	Closed
15	Lighting in a storage room is provided at less than 50 lux.	Locker Room #3	Closed
16	Previously finished wall(s) have marks, stains, graffiti, smoke damage, painted slogans and/or other defacements.	Locker Room #3	Closed
17	Floor and/or floor covering not kept free from debris.	Locker Room #3	Closed
18	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair.	Locker Room #3	Closed
19	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	North Stairwell	Closed
20	Floor and/or floor covering not kept free from holes, stains, rubbish and debris.	North Stairwell	Closed
21	Floor and/or floor covering not kept in a clean and sanitary condition	North Stairwell	Closed
22	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection. Namely, missing light cover	North Stairwell	Closed
23	Exterior door, window, skylight or basement hatchway not maintained in good repair.	North Stairwell	Closed
24	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	Storage Room #1	Closed
25	Floor and/or floor covering not kept free from holes, stains, rubbish and debris.	Storage Room #1	Closed
26	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	Storage Room #1	Closed
27	Floor and/or floor covering not kept free from holes, stains, rubbish and debris.	Storage Room #2	Closed
28	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	Storage Room #2	Closed
29	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	Storage Room #2	Closed

Part III - Apartment Unit Activity Summary for Property Standards Orders :

Active apartment unit related investigation matters (Property Standards only) :	0
Number of investigation-related Orders issued to Property owner :	0
Number of investigation-related Orders issued to tenants :	0

*** Note: The number of unit related orders relate to all buildings on the above property.**