

**MLS Building Audit Program - Details**

**Property Address : 8 MALLORY GDNS**

Legal Description: PLAN 701E LOT B PT LOTS F&G

Roll No. : 1904111350011000000

Building : **8 MALLORY GDNS**

**Report Date : January 17, 2020**

**Building Audit Date : October 29, 2012**

**\*\* 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 17, 2020

**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	12 269657 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	6-Nov-12	14-FEB-13	94.12%
2	Property Standards	12 271570 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	6-Nov-12	14-FEB-13	85.71%

**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
1	Property Standards	12 269657 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	6-Nov-12	14-FEB-13	31-Jan-14

No. of defects contained within the Order : **17**

No. of defects that remain outstanding : **1**

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Lighting in a service room is provided at less than 200 lux. Namely: Hydro meter service room. Light readings at floor level are below 200 Lux.	Basement	Closed
2	Floor and/or floor covering not kept free from holes and debris. Namely: Boiler room. Replace damaged floor drain cover. Repair hole in floor.	Boiler Room	Closed
3	Lighting in a service room is provided at less than 200 lux. Namely: Boiler service room. Light meter readings at floor level are below 200 Lux. Upgrading is required.	Boiler Room	Closed
4	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition. Namely: Remove floor mats from the hallway. Trip hazard.	Hall	Closed
5	Lighting in a service hallway is provided at less than 50 lux. Namely: Light readings at floor level are below the required 50 Lux. Upgrading is required.	Hall	Open
6	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair. Namely: Check interior hallway doors. Some hallway doors are not closing/latching properly.	Hall	Closed
7	Lighting in a laundry room is provided at less than 200 lux. Namely: Laundry Area. Light meter readings at floor level are below the required 200 Lux.	Laundry Area	Closed
8	The electrical fixtures are not maintained in a safe and complete condition. Namely: Laundry Area. Replace missing electrical cover plates. Remove old light fixture if not in use.	Laundry Area	Closed
9	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition. Namely: Laundry Area. Clean and clear all debris and discarded materials.	Laundry Area	Closed
10	Handrails on both sides of stair or ramp 1,100mm in width or more not provided. Namely: Lobby Area. Provide handrails on both sides of stairs.	Lobby	Closed
11	A window in a stairway that extends to less than 1,070 millimetres above the landing is protected by a guard that is less than 1,070 millimetres high measured to the top of the guard from the surface of the landing.	Stairway	Closed
12	Height of the guard for the exit stairs are less than 920 millimetres measured vertically to the top of the guard from a line drawn through the outside edges of the stair nosings.	Stairway	Closed
13	Height of the guard for the exit stairs are less than 920 millimetres measured vertically to the top of the guard from a line drawn through the outside edges of the stair nosings. Namely: Stairway guards.	Stairway	Closed
14	The location and size of openings present a hazard as they are designed with members or attachments between 140 millimetres and 900 millimetres above the level protected by the guard which facilitate climbing. Namely: Landing and stair guards.	Stairway	Closed
15	Required guard does not prevent the passage of a spherical object having a diameter more than 100 millimetres. Namely: Landing and stair guards.	Stairway	Closed
16	Lighting in a service stairway is provided at less than 50 lux. Namely: Light readings at floor level at below 50 lux. Upgrading is required.	Stairway	Closed
17	Lighting in a storage room is provided at less than 50 lux. Namely: Storage Room. (near boiler room) Provide lighting in storage room at a minimum of 50 Lux. Clean and clear all debris and discarded materials.	Storage Room	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
2	Property Standards	12 271570 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	6-Nov-12	14-FEB-13	31-Jan-14

No. of defects contained within the Order : **21**

No. of defects that remain outstanding : **3**

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Exterior window missing.	1st Floor	Open
2	Equipment/attachment appurtenant to the building is not being maintained in good repair, namely, the (canopy, marquee, sign, awning, screen, grille, stairway, pipe, duct, standpipe, air conditioner. Etc). Namely several brackets on wall.	Exterior Of Building	Closed
3	The tree, plant, limb or branch, which is located on the property is diseased, decayed or damaged and has not been removed or otherwise pruned to remove the diseased, decayed or damaged portion.	Exterior Of Building	Closed
4	A retaining wall exceeding 1,000 millimetres in exposed height is not protected by a guard on the open side where access is provided.	Exterior Of Building	Closed
5	The retaining wall is not being maintained in good repair. Namely Cinder blocks not in good repair.	Exterior Of Building	Closed
6	Driveway(s) and/or similar areas not maintained. Namely holes, cracks and ruts.	Exterior Of Building	Closed
7	The property contains lawns which are overgrown and require trimming.	Exterior Of Building	Closed
8	The fence, screen and/or other enclosure around or on the property is not being maintained in good repair. Namely repair damaged fencing.	Exterior Of Building	Closed
9	Dwelling unit window that is capable of being opened has screen that is not maintained in good repair and free from defects or missing components.	Exterior Of Building	Closed
10	Exterior window(s) with broken/cracked glass.	Exterior Of Building	Closed
11	Exterior window does not prevent the entry of vermin, rodents and/or insects.	Exterior Of Building	Open
12	The exterior walls and their components are not being maintained in good repair. Namely vent on exterior wall is damaged.	Exterior Of Building	Closed
13	The roof or one of its components is not weather tight. Namely roof flashing rusted out.	Exterior Of Building	Closed
14	The protective/decorative finish on the exterior surfaces is not being maintained in good repair. Namely paint window sills and repair damage concrete at sills.	Exterior Of Building	Closed
15	The electrical connections are not maintained in a safe and complete condition. Namely loose and hanging wires.	Exterior Of Building	Closed
16	Eavestrough or roof gutter does not discharge in to a downpipe to drain roof surfaces.	Exterior Of Building	Open
17	Handrails on one side of stair or ramp less than 1,100mm in width not provided	Exterior Of Building	Closed
18	Exterior walkway not maintained. Namely cracks and holes in walkway.	Exterior Of Building	Closed
19	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
20	The parking or storage garage walls from floor level to a height of sixty (60) centimeters are not painted black.	Underground Parking Area	Closed
21	The parking or storage garage columns from floor level to a height of sixty (60) centimeters are not painted black.	Underground Parking Area	Closed

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

<b>Active apartment unit related investigation matters (Property Standards only) :</b>	<b>0</b>
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.**