

MLS Building Audit Program - Details

Property Address : 8-10 WINGREEN CRT

Legal Description: PLAN 4852 LOT 3

Roll No. : 1908

Building : **8 WINGREEN CRT**

Report Date : **January 17, 2020**

Building Audit Date : **September 25, 2013**

**** 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	13 241781 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	4-Oct-13	02-APR-14	100.00%
2	Property Standards	13 242093 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	4-Oct-13	29-AUG-14	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
1	Property Standards	13 241781 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	4-Oct-13	02-APR-14	3-Apr-14

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely holes in wall by vent to outside.	Boiler Room	Closed
2	The supplied piece(s) of equipment and/or appliance(s) in or on the property is not kept in a satisfactory working condition. Namely remove equipment (old filter) that is no longer in use.	Boiler Room	Closed
3	Previously finished wall(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance. Namely paint was matching.	Throughout Building	Closed
4	Lighting in a service room is provided at less than 200 lux.	Throughout Building	Closed
5	The handrails and/or other appurtenant attachments and/or their supporting structural members are not maintained in a clean and/or sanitary condition.	Throughout Building	Closed
6	The electrical connections are not maintained in a safe and complete condition.		Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
2	Property Standards	13 242093 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	4-Oct-13	29-AUG-14	31-Aug-14

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The balconies and/or the supporting structural member(s) is not being maintained free from defects and/or hazards, namely overhanging flower boxes.		Closed
2	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 a professional or other certified person 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.		Closed
3	Immediate action has not been taken to eliminate an unsafe condition. Where the installation of window air-conditioners prevent a safety device from being installed, a report is required to be submitted to the Officer for evaluation and approval by a professional or other certified person confirming that the installation of the air-conditioner has been done safe and securely; that there are no openings greater than one hundred (100) millimetres adjacent to the air conditioning unit and that the electrical supply and distribution in the suite is capable of safely operating the air conditioning unit. Also it must address any remedial action that must be taken in order to maintain its safe manner.		Substantially Co
4	Exterior walkway not maintained, namely depression at walkway near garage and cracks at rear exit of Building 8..		Closed
5	The yard does not have suitable ground cover to prevent unstable soil conditions or erosion.		Substantially Co
6	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.		Closed

7	The protective/decorative finish on the exterior surfaces is not being maintained in good repair, namely balcony guards.		Closed
8	The ventilation system or unit is not kept in good repair and maintained in good working condition at all time, vent cover required.		Closed
9	The exterior walls and their components are not being maintained in good repair, namely mortar and cracks.		Closed
10	The exterior walls and their components are not being maintained in good repair, namely repair frames and refinish.		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.**