

MLS Building Audit Program - Details

Property Address : 90 MORNELLE CRT

Legal Description: PLAN M1227 BLK G

Roll No. : 1901084300017000000

Building : **90 MORNELLE CRT**

Report Date : **January 18, 2019**

Building Audit Date : **February 25, 2011**

**** 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 18, 2019

Part I - Building Audit Activity Summary :

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	% Complied
2	Property Standards	11 135522 PRS 00 IV		Order Issued	15-Oct-13	13-JAN-14	100.00%
3	Property Standards	11 136294 PRS 00 IV		Closed	15-Oct-13	13-JAN-14	100.00%
4	Property Standards	11 139004 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	15-Oct-13	13-JAN-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
3	Property Standards	11 136294 PRS 00 IV		Closed	15-Oct-13	13-JAN-14	13-Dec-16

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.	Underground Parking Area	Closed
2	Lighting in a garage is provided at less than 50 lux. Namely in the Drive isles and Parking spots . Not averaged.	Underground Parking Area	Closed
3	The ceilings in the parking or storage garage are not maintained free of holes, breaks or cracks.	Underground Parking Area	Closed
4	The columns in the parking or storage garage are not maintained free of holes, breaks or cracks.	Underground Parking Area	Closed
5	The columns in the parking or storage garage are not impervious to water.	Underground Parking Area	Closed
6	The parking or storage garage columns painted surface is not maintained in a state of good repair.	Underground Parking Area	Closed
7	The parking or storage garage columns from floor level to a height of sixty (60) centimeters are not painted black.	Underground Parking Area	Closed
8	The electrical connections are not maintained in a safe and complete condition. Namely missing cover plates.	Underground Parking Area	Closed
9	The floors in the parking or storage garage are not maintained free of holes, breaks or cracks Namely door threshold broken and cracked at parking near parking spot #92.	Underground Parking Area	Closed
10	All repairs shall be made in a good workmanlike manner.	Underground Parking Area	Closed
11	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
12	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	Substantially Co
13	Interior lighting fixtures or lamps are not maintained. Namely broken and missing lens covers.	Underground Parking Area	Closed
14	The lighting fixture is not maintained in a clean condition. Namely clean all fixtures.	Underground Parking Area	Closed
15	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
16	The supplied facility in or on the property is not constructed, installed and/or maintained so that it will function safely and effectively. Namely FAN grill not secured at parking spot #47..	Underground Parking Area	Closed
17	The walls in the parking or storage garage are not maintained free of holes, breaks or cracks. Namely missing cinder block.	Underground Parking Area	Closed
18	The parking or storage garage walls painted surface is not maintained in a state of good repair. Namely passage/walkway to building wall need plaster and paint.	Underground Parking Area	Closed
19	The parking or storage garage walls are not painted white from sixty (60) centimeters above floor level.	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 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. Namely paint on doors not maintained as such.		Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
2	Property Standards	11 135522 PRS 00 IV		Order Issued	15-Oct-13	13-JAN-14	30-Sep-15

No. of defects contained within the Order : **26**

No. of defects that remain outstanding : **0**

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Aerial, satellite dish, or other similar structure and/or its supporting member is not maintained in a safe condition.	Exterior	Closed
2	Exterior door is not maintained in good repair namely paint deterioration on underground parking garage ramp door,	Exterior	Closed
3	The ventilation system or unit is not regularly cleaned, namely ventilation shaft near underground parking garage entrance.	Exterior	Closed
4	The ventilation system or unit is not kept in good repair and maintained in good working condition at all times, namely missing vent cover.	Exterior	Closed
5	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials, namely paint deterioration on balcony ceiling.	Exterior	Closed
6	Required handrails on stairs or ramps are less than 865mm or more than 965mm high	Exterior	Closed
7	The handrails and/or other appurtenant attachments and/or their supporting structural members are not maintained in good repair, namely paint deterioration and rust on all exterior handrails including handrails on stairs.	Exterior	Substantially Co
8	In a dwelling unit, a window located more than 2,000 millimetres above grade opens within 1,500 millimetres of the floor not leading to a balcony does not employ a controlled sash operation to restrict, when engaged, the opening of the operable sash to not more than 100 millimetres.	Exterior	Closed
9	In a dwelling unit, a window located more than 2,000 millimetres above grade opens within 1,500 millimetres of the floor not leading to a balcony does not employ a controlled sash operation to restrict, when engaged, the opening of the operable sash to not more than 100 millimetres, to include installation window air conditioner units	Exterior	Closed
10	Guard has openings of a size that does not prevent the passage of a sphere having a diameter more than 100 millimetres	Exterior	Closed
11	The electrical connections are not maintained in a safe and complete condition namely loose wires.	Exterior	Closed
12	The electrical connections are not maintained in a safe and complete condition, namely open cable box.	Exterior	Closed
13	The electrical fixtures are not maintained in good working order namely damaged or missing lens cover.	Exterior	Closed
14	Exterior steps, not maintained, namely concrete delamination	Exterior	Closed
15	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(s) is not maintained in good repair, namely rusted poles on lower level canopy.	Exterior	Closed
16	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(s) is not being maintained free from defects and/or hazards, namely missing stones on stone display near main entrance.	Exterior	Closed
17	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(s) is not maintained in a safe condition, namely over hanging bicycles.	Exterior	Closed
18	The exterior walls and their components are not being maintained in good repair namely paint deterioration on exterior walls and shear walls.	Exterior	Closed
19	Exterior window or skylight not maintained in good repair, namely clean all windows and frames.	Exterior	Closed
20	Exterior window(s) with broken/cracked glass.	Exterior	Closed
21	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, namely damaged window screen.	Exterior	Closed
22	The yards and /or other part of property is not being kept clean and free from accumulation of junk, rubbish, brush, refuse, litter, garbage and/or other debris.	Exterior	Closed

23	The retaining wall is not being maintained in good repair namely paint deterioration.	Exterior	Closed
24	Exterior walkway not maintained, namely cracks and ruts.	Exterior	Substantially Co
25	Exterior walkway not maintainedm namely broken patio stones.	Exterior	Substantially Co
26	The exterior walls and their components are not being maintained in good repair, namley concrete delamination.	Exterior of building	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
4	Property Standards	11 139004 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	15-Oct-13	13-JAN-14	16-Feb-16

No. of defects contained within the Order : **26**

No. of defects that remain outstanding : **0**

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Previously finished surface(s) in the public area of the property is not maintained in good repair.	1st Floor	Closed
2	Floor and/or floor covering not kept free from holes, stains, rubbish and debris.	6th Floor	Closed
3	Height of the guard for the exit stairs are less than 1,070 millimetres around landings.	Building	Closed
4	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.	Building	Closed
5	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.	Building	Closed
6	Elevator machine room is not equipped to provide illumination to an average level of not less than 100 lux at floor level.	Elevator	Closed
7	The electrical connections are not maintained in good working order, namely loose wires.	Office	Closed
8	The electrical connections are not maintained in good working order, namely loose wires.	Roof Of Building	Closed
9	Guard has openings of a size that does not prevent the passage of a sphere having a diameter more than 100 millimetres	Throughout Building	Closed
10	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.	Throughout Building	Closed
11	Lighting in a service room is provided at less than 200 lux.	Throughout Building	Closed
12	Lighting in a recreation room is provided at less than 100 lux.	Throughout Building	Closed
13	The ventilation system or unit is not regularly cleaned.	Throughout Building	Closed
14	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	Throughout Building	Closed
15	Previously finished surface in the public area of the property is not maintained in good repair.	Throughout Building	Closed
16	The electrical fixtures are not maintained in good working order, namely missing bulbs and/or lenses.	Throughout Building	Closed
17	The electrical fixtures are not maintained in good working order.	Throughout Building	Closed
18	The electrical switches/receptacles are not maintained in good working order, namely missing covers.	Throughout Building	Closed
19	Previously finished surface(s) in the public area of the property is not maintained in good repair.	Throughout Building	Closed
20	Previously finished surface(s) in the public area of the property is not maintained in good repair, namely suite and elevator doors.	Throughout Building	Closed
21	The floor and every appurtenance, surface cover and finish is not maintained, namely broken tiles.	Throughout Building	Closed
22	Floor and/or floor covering not kept in a clean and sanitary condition	Throughout Building	Closed
23	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	Throughout Building	Closed
24	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials, namely chair rails and baseboards.	Throughout Building	Closed
25	Previously finished wall(s) in the public area of the property is not maintained in good repair.	Throughout Building	Closed
26	Lighting in a storage room is provided at less than 50 lux.		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.**