

**MLS Building Audit Program - Details**

**Property Address :** 1047 MOUNT PLEASANT RD

Legal Description: PLAN 676 PT LOT 40 PT LOT 41

Roll No. : 1904104271018000000

**Building :** 1047 MOUNT PLEASANT RD -- N2507

**Report Date :** May 11, 2012

**Building Audit Date :** July 21, 2010

**\*\* 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 May 11, 2012

**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	10 226458 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Order Issued	30-Jul-10	27-JAN-11	0.00%
2	Property Standards	10 227825 PRS 00 IV	REPORT ORDERS	Order Issued	30-Jul-10	28-SEP-10	N/A**
3	Property Standards	10 227845 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Order Issued	30-Jul-10	29-NOV-10	0.00%

**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	10 226458 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Order Issued	30-Jul-10	27-JAN-11	30-Mar-12

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Exterior window(s) with broken/cracked glass.	Building	Open
2	In a dwelling unit, window located more than 2,000 millimetres above grade opens within 1,500 millimetres of the floor is not protected by a guard conforming to Subsection 19.D.(5).	Building	Open
3	The exterior walls and their components are not being maintained in good repair, namely missing and spalling brick.	Building	Open
4	Exterior door is not maintained in good repair.	Building	Open
5	Exterior steps, not maintained.	Exterior	Open
6	The plumbing drain pipe(s) is not maintained in good working order, namely missing drain cover.	Exterior	Open
7	The fire escape and/or the supporting structural member(s) is not maintained in good repair.	Exterior	Open
8	The electrical fixtures are not maintained in good working order, namely lights burnt out.	Exterior	Open
9	The handrails and/or other appurtenant attachments and/or their supporting structural members are not maintained in good repair.	Exterior	Open
10	The tree, plant, limb or branch, which is located on the property is dead and has not been removed or otherwise pruned to remove the dead portion.	Exterior	Open
11	The property contains shrubs and/or hedges which are overgrown and require trimming.	Exterior	Open
12	The grass is not being maintained in a living condition.	Exterior	Open
13	The protective/decorative finish on the exterior surfaces is not being maintained in good repair.	Exterior Of Building	Open
14	The electrical connections are not maintained in good working order, namely loose and/or abandoned wires.	Exterior Of Building	Open
15	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 Of Building	Open
16	Exterior garbage containment area not screened, namely missing doors.	Exterior Of Building	Open

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
3	Property Standards	10 227845 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Order Issued	30-Jul-10	29-NOV-10	29-Jun-12

No. of defects contained within the Order : **18**

No. of defects that remain outstanding : **18**

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Door hardware/devices are not maintained in good repair.	1st Floor	Open
2	Door(s) and/or hatch(es) providing access to roof is not kept locked at all times.	3rd Floor	Open
3	The electrical connections are not maintained in a safe and complete condition. Namely; missing cover on Bell connections.	3rd Floor	Open
4	Door does not prevent entry of draughts. Namely; not a good fit.	Ground Floor	Open
5	Exterior door has defective hardware. Namely self closing device not connected.	Ground Floor	Open
6	The property is not maintained and/or kept clean in accordance with the standards.	Hall	Open
7	Lighting in a laundry / boiler / electric room is provided at less than 200 lux.	Laundry Area	Open
8	The electrical switches are not maintained in a safe and complete condition.	Laundry Room	Open
9	Door hardware/devices are not maintained in good repair.	Laundry Room	Open
10	Height of the guard for the exit stairs are less than 1,070 millimetres around landings.	Stairway	Open
11	Immediate action has not been taken to eliminate an unsafe condition. Namely; Storage	Stairway	Open
12	Lighting in a hallway is provided at less than 50 lux.	Throughout Building	Open
13	The electrical connections are not maintained in a safe and complete condition. Namely; loose wires	Throughout Building	Open
14	The electrical fixtures are not maintained in good working order. Namely fixturers not working, missing lens covers and dirty lens covers.	Throughout Building	Open
15	Floor and/or floor covering not kept free from holes, stains, rubbish and debris.	Throughout Building	Open
16	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely; crack in wall and holes in walls.	Throughout Building	Open
17	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	Throughout Building	Open
18	Previously finished surface(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance.	Throughout Building	Open

### 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.**