

MLS Building Audit Program - Details

Property Address : 11 BIRCHLEA AVE

Legal Description: PLAN 1545 PT LOTS 362 & 373

Roll No. : 1919053170021010000

Building : 11 BIRCHLEA AVE -- NO FURTHER ACTION REQUIRED

Report Date : May 11, 2012

Building Audit Date : January 22, 2009

**** 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	Graffiti	09 104818 GRA 00 IV	GRAFFITI	Closed	28-Jan-09	04-FEB-09	N/A**
2	Property Standards	09 104505 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	27-Jan-09	26-FEB-09	100.00%
3	Property Standards	09 104796 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	28-Jan-09	27-FEB-09	100.00%
5	Waste	09 104812 WST 00 IV	WASTE INVESTIGATION	Closed	28-Jan-09	09-FEB-09	N/A**

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	09 104796 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	28-Jan-09	27-FEB-09	2-Mar-09

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The exterior walls and their components are not being maintained in good repair. Exterior wall above main entrance has cracked bricks and mortar missing.	Exterior Of Building	Closed
2	Several windows are missing sections of glass.	Exterior Of Building	Closed
3	Several windows missing window screens	Exterior Of Building	Closed
4	Window more than two metres above finished grade and not leading to a balcony is not equipped with a safety device to prevent an opening in any part of the window greater than 100 millimetres. Numerous windows open more than 100 millimeters	Exterior Of Building	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
2	Property Standards	09 104505 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	27-Jan-09	26-FEB-09	27-Feb-09

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Plaster on wall cracked and broken by apt. 3.	Hall	Closed
2	Several floor tiles broken, pieces missing.	Hall	Closed
3	Several floor tiles cracked and broken.	Hall	Closed
4	The average level of 50 lux (4.6 foot candles) is not being provided to the corridor(s).	Hall	Closed
5	The minimum level of 50 lux (4.6 foot candles) is not being provided to the doorway(s), and/or stairway(s). Namely:	Hall	Closed
6	Ceiling light fixture. Cover not provided.	Hall	Closed
7	Two mailboxes have no locks.	Lobby	Closed
8	Several floor tiles cracked and broken.	Stairway	Closed
9	Hole in ceiling.	Storage Room	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.**