

MLS Building Audit Program - Details

Property Address : 1294 ISLINGTON AVE

Legal Description: CON A CLERGY BLOCK PT LOT 8

Roll No. : 1919021020013000000

Building : 1294 ISLINGTON AVE -- NO FURTHER ACTION REQUIRED

Report Date : May 11, 2012

Building Audit Date : April 29, 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 169210 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	10-May-10	12-JUL-10	100.00%
2	Property Standards	10 169388 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	15-Sep-11	17-OCT-11	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	10 169210 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	10-May-10	12-JUL-10	4-Aug-10

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The balcony or other similar structure, and/or other appurtenant attachment) and/or the supporting structural member(s) is not maintained in good repair. Namely; some deterioration on balcony floor slabs.	Exterior Of Building	Closed
2	The retaining wall is not being maintained in good repair.	Exterior Of Property	Closed
3	Parking lot is not maintained in good repair, free from cracks, holes and ruts.	Parking Area	Closed
4	Exterior garbage bin loaded beyond the top of the container.		Closed
5	Exterior garbage bin(s) covers left open.		Closed
6	Exterior garbage containment area not screened.		Closed
7	Equipment/attachment appurtenant to the building is not properly anchored, namely, the TV cable hangers are not secured.		Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
2	Property Standards	10 169388 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	15-Sep-11	17-OCT-11	31-Dec-11

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Interior door is not a good fit in its frame.	1st Floor	Closed
2	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition. Namely; door mats	1st Floor	Closed
3	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	2nd Floor	Closed
4	The electrical connections are not maintained in a safe and complete condition. Namely; missing cover on junction box.	2nd Floor	Closed
5	Ceiling(s) constructed for the purpose of separation is not maintained in a good state of repair.	2nd Floor	Closed
6	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition. Namely; doormats	2nd Floor	Closed
7	Equipment and/or appliance(s) not maintained. Namely; insecure box.	4th Floor	Closed
8	The plumbing system. Namely; sink drain not capped.	4th Floor	Closed
9		4th Floor	Closed
10	Interior door hardware not maintained in good repair. Namely; handle set loose.	5th Floor	Closed
11		5th Floor	Closed

12	Plumbing system . Namely; the sink drain capped off	7th Floor	Closed
13	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition. Namely; door mats	7th Floor	Closed
14	Communication system is not maintained in good repair and in operative condition. Namely: camera not working between lobby and suites.	Lobby	Closed
15	Height of the guard for the exit stairs are less than 1,070 millimetres around landings.	Stairway	Closed
16	Required guard does not prevent the passage of a sphere having a diameter more than 100 millimetres.	Stairway	Closed
17	Lighting in a exit stairway is provided at less than 50 lux.	Stairway	Closed
18	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
19	Exterior door has no weather-proofing on bottom..	West	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.**