

MLS Building Audit Program - Details

Property Address : 139 BROOKHAVEN DR

Legal Description: PLAN 4764 LOT 18 PT LOT 19

Roll No. : 190802206012400000

Building : 139 BROOKHAVEN DR -- W1203

Report Date : May 11, 2012

Building Audit Date : March 10, 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 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	11 145051 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Expiry Date Extended	22-Mar-11	14-JUN-12	90.00%
2	Property Standards	11 146124 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Expiry Date Extended	22-Mar-11	14-JUN-12	80.77%
5	Waste	11 145190 WST 00 IV	LITTER DUMPING/REFUSE INVESTIGATION	Closed	22-Mar-11	01-AUG-11	N/A**
6	Waste	11 147638 WST 00 IV	LITTER DUMPING/DERELICT VEHICLE(S)	Closed	22-Mar-11	01-AUG-11	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
1	Property Standards	11 145051 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Expiry Date Extension	22-Mar-11	14-JUN-12	31-May-12

No. of defects contained within the Order : **20**

No. of defects that remain outstanding : **2**

Deficiency Details			
No.	Violation/Defect	Location	Status
1	An emergency contact sign is not posted and maintained in a prominent place in the front lobby or entrance to the building. The sign shall indicate, in lettering not less than 12.7 millimetres in height, the current name, address and telephone number of the owner, manager or other person responsible for the property and the name and telephone number of the authorized person to contact in the case of an emergency on a twenty-four-hour basis.	1/F Lobby	Open
2	Door hardware/devices are not maintained in good repair. Namely: south door not latching properly.	1/F Lobby	Closed
3	Exterior window(s) with broken/cracked glass.	1/F to 2/F South Stairway	Closed
4	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	1/F to 2/F South Stairway	Closed
5	The electrical fixtures are not maintained in a safe and complete condition. Namely: ceiling light.	2/F Hallway	Closed
6	Door and/or hatch providing access to roof is not kept locked at all times.	2/F Hallway	Closed
7	Previously finished surface (ceiling) in the public area of the property is not renewed or refinished, when necessary, to maintain a similar appearance.	2/F Hallway	Closed
8	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Basement Laundry Room	Closed
9	Exit facility (stair) does not have a well-secured guard on each side.	Basement Laundry Room	Open
10	Ancillary room and the facilities, amenities and associated equipment is not maintained in good repair. Namely: telephone box cover missing.	Basement Laundry Room	Closed
11	Ceiling(s) constructed for the purpose of separation is not maintained in a good state of repair.	Basement Laundry Room	Closed
12	Lighting in a laundry room is provided at less than 200 lux.	Basement Laundry Room	Closed
13	Floor and/or floor covering not kept in a clean and sanitary condition	Basement Laundry Room	Closed
14	Condition of floor does not permit easy cleaning.	Basement Laundry Room	Closed
15	Previously finished wall(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance.	Hallways	Closed
16	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition. Namely: floor mat at Apt 5, 7 and other locations.	Hallways	Closed
17	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.	Hallways	Closed
18	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Hallways	Closed
19	Previously finished wall(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance.	North Stairway	Closed
20	Previously finished wall(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance.	South Stairway	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 146124 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Expiry Date Exten	22-Mar-11	14-JUN-12	31-May-12

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

No. of defects that remain outstanding : **5**

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The accessory building is not being protected by paint, preservatives and/or other weather resistant materials. Namely: wooden support post.	Accessory Building	Closed
2	The accessory building is not constructed and/or maintained in good repair. Namely : paint is peeling on walls, fascia board...	Accessory Building	Closed
3	Eavestrough, roof gutter, flashing and/or down pipe not maintained in good repair. Namely: eavestrough missing in sections.	Accessory Building	Closed
4	The retaining wall is not being maintained in good repair. Namely: Concrete cap is cracked.	Driveway	Closed
5	Curb stops or restraining devices are not positioned to prevent vehicles from causing injury, damage or encroaching on to property. Namely: Curb stops are not secure, leaning...	Driveway	Closed
6	The exterior surface of the building shall be maintained free of graffiti and/or painted slogans.	Entranceway	Closed
7	Exterior landing not maintained.	Entranceway	Closed
8	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 clean and/or sanitary condition. Namely: Balcony used as storage facility.	Entranceway	Closed
9	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: Paint is peeling on underside of balcony.	Exterior	Closed
10	The exterior walls and their components are not being maintained free from loose or unsecured objects or materials. Namely: Exterior brick is spalling in several locations.	Exterior	Closed
11	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.	Exterior	Closed
12	Dwelling unit window that is capable of being opened has no screen.	Exterior	Closed
13	Handrail not provided on at least one side of stairs or ramps less then 1,100mm in width	North	Open
14	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	North	Closed
15	The exterior walls and their components are not being maintained free from loose or unsecured objects or materials. Namely: Paint is peeling on north side wooden panel, below stairwell window.	North	Closed
16	The exterior walls and their components are not being maintained free from loose or unsecured objects or materials. Namely: Brick is spalling.	North	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 good repair. Namely: North Entrance Canopy, paint is peeling.	North	Closed
18	Exterior landing not maintained.	North	Closed
19	Exterior steps, not maintained.	North	Closed
20	The catchbasin is not being maintained free from defect and/or obstructions. Namely: Cover not secure.	Parking Area	Closed
21	Exterior area of property for vehicular traffic or parking/storage not provided with curb stops or other restraining device.	Parking Area	Open
22	Exterior yard that is used for the parking or storage of vehicles or surfaced with a material impervious to water is not maintained so as parking space marking are to be clearly visible.	Parking Area	Open
23	Exterior yard that is used for the parking or storage of vehicles or surfaced with a material impervious to water is not adequately graded and drained so as to prevent the ponding of water .	Parking Area	Open
24	Driveway(s) and/or similar areas (Parking area) does not afford safe passage. Namely; Pot holes and cracks are visible.	Parking Area	Open

25	Storm or screen door not maintained in good repair.	West	Closed
26	The tree, plant, limb or branch, which is located on the property is diseased, decayed or damaged and has not been removed or otherwise pruned to remove the diseased, decayed or damaged portion.	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.**