

MLS Building Audit Program - Details

Property Address : 1477 WILSON AVE

Legal Description: PLAN 3649 LOTS 32 & 33 PT LOT 35

Roll No. : 1908032100039000000

Building : 1477 WILSON AVE

Report Date : May 11, 2012

Building Audit Date : April 06, 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	Property Standards	09 123985 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Rescheduled	15-Apr-09	15-MAY-09	72.73%
11	Property Standards	09 201777 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Prosecution Initiated	15-Apr-09	15-MAY-09	0.00%
12	Waste	10 139711 WST 00 IV	LITTER DUMPING AND REFUSE INVESTIGATION	Closed	25-Mar-10	31-MAR-10	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	09 123985 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Rescheduled	15-Apr-09	15-MAY-09	14-Mar-12

No. of defects contained within the Order : **22**

No. of defects that remain outstanding : **6**

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Above ground discharge from downpipe or pipe is directed to discharge in a manner that is likely to cause a hazard on a stairway, walkway, street and/or boulevard. Namely: Water discharging onto driveway/walkway area.	Driveway	Closed
2	The fence, screen and/or other enclosure around or on the property is not being maintained in a structurally sound and/or plumb condition. Namely: Fence on the west side of property is in disrepair. Out of plumb.	Exterior	Closed
3	Exterior yard that is used for the parking or storage of vehicles or surfaced with a material impervious to water is not maintained in good repair, free from cracks, holes and ruts.	Exterior	Closed
4	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 . Namely: Pot Holes, ruts and broken curbs in the driveways around the building.	Exterior	Closed
5	An exterior door has a defective locking mechanism. Namely: All exterior doors locking hardware is defective.	Exterior Of Building	Open
6	Exterior lighting fixtures or lamps have not been installed. namely: Missing bulbs from exterior light fixtures.	Exterior Of Building	Open
7	The supporting member(s) of equipment/attachments appurtenant to the building are not protected from the elements by paint/other protective coating, namely, the (canopy, marquee, sign, awning, screen, grille, stairway, pipe, duct, standpipe, air conditioner, etc.). Namely: Vent caps are missing.	Exterior Of Building	Closed
8	The exterior walls and their components are not being maintained in good repair. Namely: Spalling bricks on the west side of the building	Exterior Of Building	Open
9	Exterior window(s) with broken/cracked glass. Namely: Broken window on the east side of building.	Exterior Of Building	Closed
10	Dwelling unit window that is capable of being opened has no screen.	Exterior Of Building	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. Namely: Torn window screens.	Exterior Of Building	Closed
12	Immediate action has not been taken to eliminate an unsafe condition. Namely: Loose cable and satellite wires, not properly secured.	Exterior Of Building	Open
13	The exterior surface of the building shall be maintained free of graffiti and/or painted slogans.	Exterior Of Building	Closed
14	The protective/decorative finish on the exterior surfaces is not being maintained in good repair. Namely: Deteriorated surface paint finish on balcony ceiling.	Exterior Of Building	Closed
15	The accessory building is not constructed and/or maintained in good repair. Namely: Exterior garages are in disrepair. Exterior components are deteriorating. Broken bricks, deteriorated mortar joints, roof flashing, eavestroughs, all are in disrepair.	Exterior Of Garage	Closed
16	Roof drainage discharging at more than one hundred and fifty (150) millimeters above grade. Namely: Exterior garage eavestrough is not in good repair.	Exterior Of Garage	Closed
17	The required guard(s) are not installed securely or maintained in good repair. Namely: Retaining walls on the north side of the building is not structurally sound and is out of plumb.	Front	Closed
18	Exterior lighting fixtures or lamps are not maintained. Namely: Missing light bulbs and electrical cover plates on exterior garage.	Garage	Closed
19	The accessory building is not constructed and/or maintained with suitable and uniform materials. Namely: Inadequate replacement of garage door. Plywood. Not in uniform condition. Does not match existing doors.	Garage	Closed
20	The accessory building is not constructed and/or maintained in good repair. Namely: Deteriorated surface paint finish on fascia boards and garage doors.	Garage	Closed

21	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. Namely: Parking space markings has faded.	Parking Area	Open
22	Ancillary roof structure or supporting member is defective. Namely: Roof flashing is damaged and deteriorated.	Roof Of Building	Open

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
11	Property Standards	09 201777 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Prosecution Initiat	15-Apr-09	15-MAY-09	29-Aug-11

No. of defects contained within the Order : **28**

No. of defects that remain outstanding : **28**

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.	Building	Open
2	Elevator(s) is not certified in good working order.	Building	Open
3	An exterior door has no locking mechanism.	Building	Open
4	Elevator(s) is not maintained in a clean condition.	Building	Open
5	Elevator part(s) and appendages are not maintained in good repair and operational. Namely : (lighting fixtures, lamps, elevator buttons, floor indicators and ventilation fans)	Building	Open
6	Laundry room and the facilities, amenities and associated equipment is not maintained in a clean condition.	Laundry Room	Open
7	The minimum level of 200 lux (18.6 foot candles) is not being provided to the service, utility and/or laundry rooms. Namely:	Laundry Room	Open
8	Dwelling unit is not connected by two way voice communication system and security locking release mechanism to the principle entrance of the building.	Lobby	Open
9	Entrance/exit door is not equipped with a self-closing and self-locking mechanisms.	Lobby	Open
10	Exterior window(s) with broken/cracked glass.	Stairway	Open
11	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely holes in wall and damaged ceiling tiles.	Throughout Building	Open
12	All repairs shall be made in a good workmanlike manner. Namely repairs to ceilings and walls.	Throughout Building	Open
13	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition. Namely tenants front door mats.	Throughout Building	Open
14	The floor and every appurtenance, surface cover and finish is not reasonably smooth and level. Namely remove mats from hallways.	Throughout Building	Open
15	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair. Namely door frames need to be painted.	Throughout Building	Open
16	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.	Throughout Building	Open
17	The surface of a window is not kept reasonably clean	Throughout Building	Open
18	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.	Throughout Building	Open
19	Dwelling unit window that is capable of being opened has no screen.	Throughout Building	Open
20	Previously finished wall(s) have marks, stains, graffiti, smoke damage, painted slogans and/or other defacements.	Throughout Building	Open
21	Previously finished wall(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance. Namely paint and plaster where required.	Throughout Building	Open
22	The ventilation system or unit is not regularly cleaned.	Throughout Building	Open
23	Adequate ventilation has not been provided.	Throughout Building	Open
24	The (stairs, treads, risers, guards, handrails, and/or other appurtenant attachments) and/or their supporting structural members are not maintained in a clean and/or sanitary condition.	Throughout Building	Open
25	The average level of 50 lux (4.6 foot candles) is not being provided to the corridor(s).	Throughout Building	Open
26	The minimum level of 50 lux (4.6 foot candles) is not being provided to all passage and stairways when in use.	Throughout Building	Open
27	Floor and/or floor covering not kept in a clean and sanitary condition	Throughout Building	Open

28 | The electrical fixtures are not maintained in a safe and complete condition. Namely remove or cap fixtures not being used.

Throughout Building

Open

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.**