

MLS Building Audit Program - Details

Property Address : 155 SPRINGHURST AVE

Legal Description: PLAN 710 PT LOTS A & 25

Roll No. : 1904021160018000000

Building : 155 SPRINGHURST AVE -- NO FURTHER ACTION REQUIRED

Report Date : May 11, 2012

Building Audit Date : May 28, 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 184744 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	2-Jun-10	02-JUL-10	100.00%
2	Property Standards	10 184754 PRS 00 IV	REPORT ORDERS	Closed	2-Jun-10	02-JUL-10	100.00%
3	Property Standards	10 185189 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	2-Jun-10	02-JUL-10	100.00%
4	Waste	10 184764 WST 00 IV	LITTER DUMPING/REFUSE INVESTIGATION	Closed	2-Jun-10	14-JUN-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
2	Property Standards	10 184754 PRS 00 IV	REPORT ORDERS	Closed	2-Jun-10	02-JUL-10	5-Jul-10

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Satellite dishes have been attached to the exterior walls of the building bringing the structural integrity of the walls into question.	Exterior	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
1	Property Standards	10 184744 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	2-Jun-10	02-JUL-10	5-Jul-10

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Several treads loose.	Exterior	Closed
2	Exposed wires on wall.	Front	Closed
3	Exterior lights on wall not operating.	Front	Closed
4	One facing board loose.	Front	Closed
5	Exterior light on wall. Cover missing.	Front	Closed
6	Exterior light not operating.	Front	Closed
7	Asphalt shingles deteriorated, lifting and missing.	Garage	Closed
8	Areas of missing and deteriorated mortar. Areas of spalling and deteriorated bricks.	North	Closed
9	Laminate finish damaged, cracked and broken.	Rear	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
3	Property Standards	10 185189 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	2-Jun-10	02-JUL-10	30-Nov-10

No. of defects contained within the Order : **17**

No. of defects that remain outstanding : **0**

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Ceiling not maintained clean.	Interior of Building	Closed
2	Corridors are not equipped to provide illumination at an average level of not less than 50 lux at all points.	Interior of Building	Closed
3	Stairwells are not equipped to provide illumination at an average level of not less than 50 lux at all points.	Interior of Building	Closed
4	Main floor electrical room contains debris on the floor	Interior of Building	Closed
5	The wall behind basement entrance door has damaged plaster.	Interior of Building	Closed
6	Ceiling at rear basement exit is damaged.	Interior of Building	Closed
7	Basement entrance door not in good repair	Interior of Building	Closed
8	Main entrance door has a defective locking mechanism.	Interior of Building	Closed
9	Rear exit door has a defective locking mechanism.	Interior of Building	Closed
10	Door and door frame for apt B1 is broken	Interior of Building	Closed
11	Electrical outlet on top floor is broken	Interior of Building	Closed
12	Doors and door frames are scratched.	Interior of Building	Closed
13	Carpets are dirty.	Interior of Building	Closed
14	Heating covers are bent, damaged and missing	Interior of Building	Closed
15	All repairs shall be made in a good workmanlike manner.	Interior of Building	Closed
16	All repairs shall be made in a good workmanlike manner.	Interior of Building	Closed
17	Hallway walls are scratched and dirty	Interior of Building	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.**