

**MLS Building Audit Program - Details**

**Property Address :** 15 GORE VALE AVE

Legal Description: PLAN 758 PTBLK B

Roll No. : 1904042130002000000

Building : 15 GORE VALE AVE -- NO FURTHER ACTION REQUIRED

**Report Date :** May 11, 2012

**Building Audit Date :** November 25, 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 194090 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	15-Dec-09	14-JAN-10	100.00%
2	Property Standards	09 194115 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	15-Dec-09	14-JAN-10	100.00%
3	Property Standards	10 257374 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	16-Sep-10	18-OCT-10	0.00%

**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
2	Property Standards	09 194115 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	15-Dec-09	14-JAN-10	31-Aug-11

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. Namely;knee wall at front of building.	Front	Closed
2	Equipment/attachment appurtenant to the building is not being maintained in good repair, namely, the planter box is damaged.	Front	Closed
3	The protective/decorative finish on the exterior surfaces is not being maintained in good repair.	Rear	Closed
4	The protective/decorative finish on the exterior surfaces is not being maintained in good repair. Namely; door and door frame.	Rear	Closed
5	Guard is less than 1,070 millimetres high.		Closed
6	The stair guard when measured vertically from the stair nosing is less than 900 millimetres high.		Closed
7	The required guard has members, attachments or openings that will facilitate climbing.		Closed
8	Required guard does not prevent the passage of a spherical object having a diameter of of 100 millimetres		Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
1	Property Standards	09 194090 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	15-Dec-09	14-JAN-10	14-Nov-11

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Floor and/or floor covering not kept in a clean and sanitary condition and free from rubbish and debris.	def 1 Basement	Closed
2	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. def #2	Basement	Closed
3	Lighting in a service room is provided at less than 200 lux.	Basement	Closed
4	Guard is less than 1,070 millimetres high.	Stairway	Closed
5	The stair guard when measured vertically from the stair nosing is less than 900 millimetres high.	Stairway	Closed
6	Lighting in stairways is provided at less than 50 lux.	Stairway	Closed
7	Wall(s) not maintained clean.	Throughout Building	Closed
8	Previously finished wall(s) have marks, stains, graffiti, smoke damage, painted slogans and/or other defacements.	Throughout Building	Closed
9	Floor and/or floor covering not kept free from stains, rubbish and debris.	Throughout Building	Closed
10	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.		Closed
11	Previously finished surface(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance.		Closed

### Part III - Apartment Unit Activity Summary for Property Standards Orders :

<b>Active apartment unit related investigation matters (Property Standards only) :</b>	<b>0</b>
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.**