

MLS Building Audit Program - Details

Property Address : 161 OAKWOOD AVE

Legal Description: CON 3 FB PT LOT 29 PLAN 2317 PT LOT 1

Roll No. : 1914021180001000000

Building : 161 OAKWOOD AVE -- NO FURTHER ACTION REQUIRED

Report Date : May 11, 2012

Building Audit Date : March 26, 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 121217 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	1-Apr-09	01-MAY-09	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	09 121217 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	1-Apr-09	01-MAY-09	4-May-09

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	10th floor bell room on east side of building is dirty.	Interior of Building	Closed
2	Storage rooms contain loose material and debris on the floor.	Interior of Building	Closed
3	The locks for utility room doors on all floors are not maintained in working condition.	Interior of Building	Closed
4	Several stairwell doors will not latch.	Interior of Building	Closed
5	10th floor west garbage room has loose wiring.	Interior of Building	Closed
6	Storage room in level B2 contains graffiti on the walls.	Interior of Building	Closed
7	The average level of 50 lux (4.6 foot candles) is not being provided to the corridors.	Interior of Building	Closed
8	The wall contains damaged plaster.	Interior of Building	Closed
9	The wall in storage room B1 has a concrete block missing.	Interior of Building	Closed
10	The wall above apt door 507 is bulging	Interior of Building	Closed
11	Storage room floor in level B1 is not provided with a drain cover.	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.**