

MLS Building Audit Program - Details

Property Address : 183 BERRY RD

Legal Description: PLAN 4309 LOTS 10 & 11

Roll No. : 1919018230003000000

Building : 183 BERRY RD

Report Date : May 11, 2012

Building Audit Date : October 03, 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 286452 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Order Issued	7-Oct-11	15-JAN-12	0.00%
2	Property Standards	11 286508 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Order Issued	7-Oct-11	07-JUN-12	0.00%
3	Property Standards	11 286645 PRS 00 IV	REPORT ORDERS	Prosecution Initiated	7-Oct-11	17-NOV-11	N/A**
4	Waste	11 286626 WST 00 IV	LITTER DUMPING/REFUSE INVESTIGATION	Closed	7-Oct-11	14-OCT-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
2	Property Standards	11 286508 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Order Issued	7-Oct-11	07-JUN-12	8-Jun-12

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Exterior garbage containment area not screened. The gate for containment area is broken.	Exterior	Open
2	The south east main floor window sill has broken concrete	Exterior Of Building	Open
3	The flashing around exterior portion of stairwell window on south wall is loose and missing	Exterior Of Building	Open
4	Previously painted concrete balcony slabs have deteriorated paint.	Exterior Of Building	Open
5	The eavestrough for canopy above main entrance is detached and bent.	Exterior Of Building	Open
6	The south west wall window sill on top floor has broken concrete.	Exterior Of Building	Open
7	The main floor balcony on west side of building has broken concrete exposing the reinforcement bars	Exterior Of Building	Open
8	The west side main floor window sill has broken concrete exposing reinforcement rods	Exterior Of Building	Open
9	The canopy above main entrance to building has rotted wood	Exterior Of Building	Open

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
1	Property Standards	11 286452 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Order Issued	7-Oct-11	15-JAN-12	13-Jan-12

No. of defects contained within the Order : 44

No. of defects that remain outstanding : 44

Deficiency Details

No.	Violation/Defect	Location	Status
1	Paint peeling and deteriorated on walls and ceiling.	1st Floor	Open
2	Ceiling light fixture has cover missing.	1st Floor	Open
3	Ceiling light fixture missing cover.	2nd Floor	Open
4	Automatic closer missing.	2nd Floor	Open
5	Ceiling light fixture cover broken.	2nd Floor	Open
6	Ceiling light fixture missing cover.	3rd Floor	Open
7	Paint peeling on walls.	3rd Floor	Open
8	Dryer vent disconnected.	3rd Floor	Open
9	Hole in wall exposes electrical wires.	3rd Floor	Open
10	Ceiling tiles damaged and missing.	Basement	Open
11	Lights not operating.	Basement	Open
12	Wires rigged to exposed electrical wires in ceiling fixture. Unsafe condition.	Basement	Open
13	Paint peeling and deteriorated on walls.	Basement	Open
14	Hole in wall.	Basement	Open
15	Dryer vent disconnected.	Basement	Open
16	Storage of materials in walkway.	Basement	Open
17	Light fixture not properly affixed to ceiling. Hanging by wires.	Basement	Open
18	Exposed electrical wires hanging from ceiling.	Basement	Open
19	Hinges not properly connected, door cannot close.	Basement	Open
20	Ceiling light fixture covers missing.	Hall	Open
21	Walls marked, marred and stained.	Hall	Open
22	Several doors do not close properly.	Hall	Open
23	Ceiling lights not operating.	Hall	Open
24	Paint peeling on doors and frames.	Hall	Open
25	Floors in dirty condition.	Hall	Open
26	Storage of materials, washer, dryer, furniture, boxes.	Hall	Open
27	Several mailboxes have no lock or broken locks.	Lobby	Open
28	Communication system is not maintained in good repair and in operative condition.	Lobby	Open
29	Door does not close and latch properly.	Lobby	Open
30	An emergency contact sign is not posted and maintained in a prominent place in the front lobby or entrance to the building.	Lobby	Open
31	Communication system identifies the tenant by unit number.	Lobby	Open
32	Emergency lighting panel missing front cover.	Stairway	Open
33	Guard is less than 1,070 millimetres high.	Stairway	Open

34	Picketts missing from guard.	Stairway	Open
35	Dirty condition.	Stairway	Open
36	Ceiling light fixture, one bulb broken.	Stairway	Open
37	Ceiling light fixture has no bulbs.	Stairway	Open
38	Storage of materials, furniture, bags, boxes.	Stairway	Open
39	Required guard does not prevent the passage of a spherical object having a diameter of 100 millimetres	Stairway	Open
40	Required guard does not prevent the passage of a spherical object having a diameter of 100 millimetres	Stairway	Open
41	Walls marked, marred and stained.	Stairway	Open
42	Guard is less than 1,070 millimetres high.	Stairway	Open
43	Ceiling light fixture covers missing.	Stairway	Open
44	Door does not close or latch properly.	Stairway	Open

**Part III - Apartment Unit Activity Summary for Property Standards Orders :183
BERRY RD**

Active apartment unit related investigation matters (Property Standards only) :	4
Number of investigation-related Orders issued to Property owner :	4
Number of investigation-related Orders issued to tenants :	0

*** Note: The number of unit related orders relate to all buildings on the above property.**