

MLS Building Audit Program - Details

Property Address : 22 VARNA DR

Legal Description: PLAN 5633 PT BLK V PT BLK 47 & 48

Roll No. : 1908043410013000000

Building : 22 VARNA DR -- N1502

Report Date : May 11, 2012

Building Audit Date : December 03, 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 308821 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Prosecution Initiated	14-Dec-10	14-MAR-11	78.57%
2	Property Standards	10 309783 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	14-Dec-10	14-FEB-11	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
2	Property Standards	10 309783 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	14-Dec-10	14-FEB-11	14-Dec-12

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Dwelling unit window that is capable of being opened has no screen.	Exterior Of Building	Closed
2	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.	Exterior Of Building	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 308821 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Prosecution Initiat	14-Dec-10	14-MAR-11	31-Dec-12

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The electrical connections are not maintained in a safe and complete condition. Namely; junction box no cover	2nd Floor	Closed
2	The property is not maintained and/or kept clean in accordance with the standards.	Basement	Closed
3	Lighting in a storage room is provided at less than 50 lux.	Basement	Closed
4	The property is not maintained and/or kept clean in accordance with the standards.	Basement	Closed
5	Interior lighting fixtures or lamps are not maintained.	Basement	Closed
6	Interior door is not a good fit in its frame. Namely; doors not self closing and latching.	Hall	Closed
7	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition. Namely; door mats	Hall	Closed
8	Previously finished wall(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance.	Hall	Closed
9	Interior door not maintained in good repair.	Laundry Room	Closed
10	The property is not maintained and/or kept clean in accordance with the standards. Namely; room not kept neat and tidy	Meter Room	Closed
11	Height of the guard for the exit stairs are less than 1,070 millimetres around landings.	Stairway	Open
12	Height of the guard for the exit stairs are less than 920 millimetres measured vertically to the top of the guard from a line drawn through the outside edges of the stair nosings.	Stairway	Open
13	Required guard does not prevent the passage of a sphere having a diameter more than 100 millimetres.	Stairway	Open
14	Previously finished surface(s) have marks, and/or other defacements. Namely; door surfaces are heavily scratched up		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.**