

MLS Building Audit Program - Details

Property Address : 291 OSSINGTON AVE

Legal Description: PLAN D29 BLK A PT LOT 19

Roll No. : 1904043230014000000

Building : 291 OSSINGTON AVE -- S1904

Report Date : May 11, 2012

Building Audit Date : September 19, 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 285932 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Order Issued	6-Oct-11	05-DEC-11	0.00%
2	Property Standards	11 285999 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Order Issued	6-Oct-11	05-DEC-11	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
1	Property Standards	11 285932 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Order Issued	6-Oct-11	05-DEC-11	23-Apr-12

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Immediate action has not been taken to eliminate an unsafe condition. (Namely: Over hanging planter boxes in addition to improper storage and retention of materials located on balconies throughout)	East Side of Building	Open
2	Exterior landing not maintained. (Specifically: Ground level concrete landing is not free from defect)	East Side of Building	Open
3	The exterior surface of the building shall be maintained free of graffiti and/or painted slogans.	South Side of Building	Open
4	Equipment/attachment appurtenant to the building is not properly anchored, namely, the (loose coax and telecommunication cables throughout building face)	Throughout Building	Open
5	The exterior walls and their components are not being maintained in good repair. (Namely: Loose and missing mortar in between bricks, damaged or spalling bricks and stains on bricks)	Throughout Building	Open
6	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.	Throughout Building	Open
7	Exterior garbage containment area not screened.	West Side of Building	Open
8	The tree which is located on the property is dead and has not been removed or otherwise pruned to remove the dead portion.	West Side of Building	Open
9	The protective/decorative finish on the exterior surfaces is not being maintained in good repair. (Namely: Paint finish on entranceway)	West Side of Building	Open

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
2	Property Standards	11 285999 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Order Issued	6-Oct-11	05-DEC-11	23-Apr-12

No. of defects contained within the Order : **12**

No. of defects that remain outstanding : **12**

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The electrical connections are not maintained in a safe and complete condition. (Namely: Improperly terminated connections in addition to open / exposed connections)	Basement	Open
2	The property is not maintained and/or kept clean in accordance with the standards. (Namely: Improper storage and retention of materials throughout utility space)	Basement	Open
3	Lighting in a service room is provided at less than 200 lux.	Basement	Open
4	Dwelling unit is not connected by two way voice communication system and security locking release mechanism to the principle entrance of the building.	Entranceway	Open
5	Entrance/exit door is not kept closed and locked.	Entranceway	Open
6	An exterior door has no locking mechanism.	Entranceway	Open
7	Emergency contact sign does not indicate current name, address and telephone number of the person responsible for the property and the name and telephone number of the authorized person to contact in case of an emergency on a 24 hour basis.	Lobby	Open
8	An emergency contact sign is not posted and maintained in a prominent place in the front lobby or entrance to the building.	Lobby	Open
9	Guard is less than 1,070 millimeters high. (Namely: Guard located on landing is less than 1070 mm)	Stairway	Open
10	The stair guard when measured vertically from the stair nosing is less than 900 millimetres high.	Stairway	Open
11	Previously finished wall(s) in the public area of the property is not maintained in good repair.	Throughout Building	Open
12	Lighting in a service stairway is provided at less than 50 lux.	Throughout Building	Open

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.**