

MLS Building Audit Program - Details

Property Address : 2-14 BRAHMS AVE

Legal Description: PLAN M958 BLK G

Roll No. : 1908115260003000000

Building : 4-14 BRAHMS AVE -- N2403

Report Date : May 11, 2012

Building Audit Date : November 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 299612 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Order Issued	24-Nov-10	24-MAY-11	63.16%

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	10 299612 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Order Issued	24-Nov-10	24-MAY-11	30-Jun-12

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	A retaining wall is not protected by a guard in accordance with TMC Chapter 629, on the open side where access is provided, namely all areas, where the difference in elevation exceeds 600 millimetres, a guard is to be provided at a height of not less than 1070 millimetres, with no climbable members between 140 millimetres and 900 millimetres and vertical picket spacing and openings not exceeding 100 millimetres.	Exterior	Closed
2	The ventilation system or unit is not kept in good repair and maintained in good working condition at all times, namely missing broken and missing covers.	Exterior	Open
3	Exterior walkway not maintained.	Exterior	Open
4	The electrical fixtures are not maintained in good working order, namely broken and missing lens covers.	Exterior	Open
5	The exterior surface of the building shall be maintained free of markings.	Exterior Of Building	Substantially Com
6	The property is not maintained and/or kept clean in accordance with the standards, namely clean cladding.	Exterior Of Building	Substantially Com
7	The exterior walls and their components are not being maintained in good repair.	Exterior Of Building	Open
8	Dwelling unit window that is capable of being opened has no screen or damaged screens.	Exterior Of Building	Open
9	The yards and /or other part of property is not being kept clean and free from accumulation of junk, rubbish, brush, refuse, litter, garbage and/or other debris.	Exterior Of Building	Closed
10	The fence, screen and/or other enclosure around or on the property is not being maintained in good repair.	Exterior Of Building	Closed
11	The property contains lawns which are overgrown and require trimming.	Exterior Of Building	Substantially Com
12	The retaining wall is not being maintained in good repair.	Exterior Of Building	Closed
13	The property contains shrubs and/or hedges which are overgrown and require trimming.	Exterior Of Building	Closed
14	Walk(s), ramp(s) and/or similar areas does not afford safe passage, namely PVC cleanouts.	Exterior Of Building	Closed
15	The protective/decorative finish on the exterior surfaces is not being maintained in good repair, to include fencing.	Exterior Of Building	Open
16	The electrical connections are not maintained in good working order, namely loose wires.	Exterior Of Building	Substantially Com
17	The electrical receptacle are not maintained in good working order, namely broken or missing receptacle covers.	Exterior Of Building	Closed
18	Satellite dish is not maintained in good repair, namely remove all satellite dishes.	Exterior Of Building	Substantially Com
19	Exterior door is not maintained in good repair.	Exterior Of 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.**