

MLS Building Audit Program - Details

Property Address : 438 WILSON AVE

Legal Description: PLAN 3497 PT LOT 1

Roll No. : 1908051270081000000

Building : 438 WILSON AVE -- N1004

Report Date : May 11, 2012

Building Audit Date : October 06, 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 277199 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	20-Oct-10	29-AUG-11	100.00%
2	Property Standards	10 277204 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Rescheduled	20-Oct-10	28-OCT-11	93.75%

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 277204 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Rescheduled	20-Oct-10	28-OCT-11	2-Dec-11

No. of defects contained within the Order : **16**

No. of defects that remain outstanding : **1**

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Dwelling unit is not connected by two way voice communication system and security locking release mechanism to the principle entrance of the building.	Building	Closed
2	Equipment/attachment appurtenant to the building is not properly anchored. Namely: cable/wiring not secured.	East Side of Building	Closed
3	The roof or one of its components is not weather tight. Namely: flashing of canopy roof is defective.	East Side of Building	Closed
4	The exterior wall is not being maintained in good repair.	East Side of Building	Closed
5	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Exterior Of Building	Closed
6	The protective/decorative finish on the exterior surfaces is not being maintained in good repair. Namely: woodwork and metalwork.	Exterior Of Building	Closed
7	The exterior walls and their components are not being maintained in good repair.	Exterior Of Building	Closed
8	Exterior garbage containment area not screened.	North Side of Property	Open
9	The yard contains vehicle, or remnant parts thereof that are wrecked, discarded, dismantled or inoperative.	North Side of Property	Closed
10	Curb stops or restraining devices are not positioned to prevent vehicles from causing injury, damage or encroaching on to property.	North Side of Property	Closed
11	Exterior yard that is used for the parking or storage of vehicles or surfaced with a material impervious to water is not provided with suitable marking to indicate parking spaces.	North Side of Property	Closed
12	Chimney, smoke stack or supporting member is not maintained in good repair and/or free from defects.	Roof Of Building	Closed
13	The property contains lawns which are overgrown and require trimming.	South Side of Property	Closed
14	The fence and/or other enclosure around or on the property is not being maintained in good repair. Namely: chain-link fence rusted and defective.	South Side of Property	Closed
15	Dwelling unit window that is capable of being opened has screen that is not maintained in good repair. Namely: Apt 7.	West Side of Building	Closed
16	Exterior yard surface and/or similar areas not maintained in good repair.	West Side of Property	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 277199 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	20-Oct-10	29-AUG-11	29-Aug-11

No. of defects contained within the Order : **34**

No. of defects that remain outstanding : **0**

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Exterior window(s) with broken/cracked glass.	1/F Entrance	Closed
2	The property is not maintained and/or kept clean in accordance with the standards. Namely: heater cover, window frame, etc.	1/F Entrance	Closed
3	Exterior door not maintained in good repair. Namely: not closing properly.	1/F Entrance	Closed
4	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition.	1/F Entrance	Closed
5	Entrance/exit door is not equipped with a self-closing and self-locking mechanism.	1/F Entrance	Closed
6	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition. Namely: door mats.	1/F Hallway	Closed
7	Emergency contact sign does not indicate, in lettering of not less than 12.7 millimetres in height, the 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.	1/F Main Entrance	Closed
8	The guards and/or other appurtenant attachments and/or their supporting structural members are not maintained in good repair. Namely: guard not secured.	1/F to 2/F Stairway	Closed
9	The surface of a window is not kept reasonably clean	1/F to 2/F Stairway	Closed
10	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition. Namely: door mats.	2/F Hallway	Closed
11	The floor and every appurtenance, surface cover and finish is not maintained. Namely: floor tiles missing/not finished.	2/F Hallway	Closed
12	Door(s) and/or hatch(s) providing access to roof is not kept locked at all times.	2/F Hallway	Closed
13	The property is not maintained and/or kept clean in accordance with the standards. Namely: improper storage and retention of materials.	Basement Electrical Room	Closed
14	Extension cords or other extensions are used as a permanent wiring system.	Basement Furnace Room	Closed
15	Lighting in a service room is provided at less than 200 lux.	Basement Furnace Room	Closed
16	The property is not maintained and/or kept clean in accordance with the standards. Namely: improper storage and retention of materials.	Basement Furnace Room	Closed
17	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Basement Furnace Room	Closed
18	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely: ceiling tiles defective.	Basement Hallway	Closed
19	Previously finished wall(s) have marks, stains, and/or other defacements.	Basement Hallway	Closed
20	Previously finished wall(s) in the public area of the property is not maintained in good repair.	Basement Hallway	Closed
21	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Basement Laundry Room	Closed
22	Ancillary room and the facilities, amenities and associated equipment is not maintained in good repair. Namely: telephone box cover missing.	Basement Laundry Room	Closed
23	The floor and every appurtenance, surface cover and finish is not maintained. Namely: floor tiles defective.	Basement Laundry Room	Closed
24	Window that is capable of being opened has screen that is not maintained in good repair and free from defects or missing components.	Basement Laundry Room	Closed
25	Laundry room is not maintained in a clean and sanitary condition.	Basement Laundry Room	Closed
26	Lighting in a laundry room is provided at less than 200 lux.	Basement Laundry Room	Closed
27	Door hardware/devices are not installed. Namely: locking device.	Basement Meter Room	Closed

28	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Basement Storage Room	Closed
29	Ancillary room is not maintained in a clean condition.	Basement Storage Room	Closed
30	The floor and every appurtenance, surface cover and finish is not maintained. Namely: floor tiles defective.	Basement Storage Room	Closed
31	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Hallway	Closed
32	Exit, public corridor or corridor is not equipped to provide illumination to an average level of not less than 50 lux at floor or tread level.	Hallway	Closed
33	Exit, public corridor or corridor is not equipped to provide illumination to an average level of not less than 50 lux at floor or tread level.	Stairway	Closed
34	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Stairway	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.**