

MLS Building Audit Program - Details

Property Address : 43 WASDALE CRES

Legal Description: PLAN 4680 PT LOT 15

Roll No. : 1908043075022000000

Building : 43 WASDALE CRES

Report Date : May 11, 2012

Building Audit Date : April 13, 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 185989 PRS 00 IV	REPORT ORDERS	Closed	18-Jun-10	19-JUL-10	100.00%
2	Property Standards	10 195186 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	18-Jun-10	26-JAN-11	100.00%
3	Property Standards	10 195288 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	18-Jun-10	17-AUG-10	100.00%
4	Property Standards	10 195301 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Rescheduled	18-Jun-10	17-AUG-10	83.33%

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 185989 PRS 00 IV	REPORT ORDERS	Closed	18-Jun-10	19-JUL-10	7-Apr-11

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Windows which are capable of being opened, and are located in excess of two (2) metres from the finished grade, are not equipped with safety devices which would prevent any opening greater than one hundred (100) millimeters.	Throughout Building	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
3	Property Standards	10 195288 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	18-Jun-10	17-AUG-10	18-Aug-10

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Extension cords or other extensions are used as a permanent wiring system.	Garage	Closed
2	The electrical connections are not maintained in a safe and complete condition.	Garage	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
4	Property Standards	10 195301 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Rescheduled	18-Jun-10	17-AUG-10	28-Jul-11

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The exterior surface of the building shall be maintained free of stains. (Namely: Tar stains on west side of building)	Exterior Of Building	Closed
2	The exterior surface of the building shall be maintained free of graffiti and painted slogans.	Exterior Of Building	Closed
3	Communication system is not maintained in good repair and in operative condition. (Namely: Intercom not maintained in operating condition)	Exterior Of Building	Open
4	The exterior walls and their components are not being maintained in good repair. (Namely: Deteriorating, spalling, missing brick and mortise throughout exterior walls and columns)	Exterior Of Building	Closed
5	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.	Exterior Of Building	Closed
6	Exterior garbage containment area not screened.	Exterior Of Building	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
2	Property Standards	10 195186 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	18-Jun-10	26-JAN-11	20-May-11

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The property is not maintained in accordance with the standards. (Namely: Improper storage and retention of material in boiler room)	Basement	Closed
2	The electrical connections are not maintained in a safe and complete condition. (Namely: Incomplete and/or unprotected electrical connection)	Basement	Closed
3	Ceiling constructed for the purpose of separation is not maintained in a good state of repair. (Namely: Ceiling perforation in need of repair)	Basement	Closed
4	Previously finished surfaces in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance. (Namely: Damaged paint and plaster on ceiling and walls in need of repair)	Basement	Closed
5	Lighting in a laundry room is provided at less than 200 lux.	Basement	Closed
6	Previously finished walls in the public area of the property is not maintained in good repair. (Namely: Cracked and peeling paint)	Hall	Closed
7	The heating unit is not in good repair. (Namely: Damaged baseboard unit)	Hall	Closed
8	The electrical switches are not maintained in good working order. (Namely: Broken faceplate on light switches)	Hall	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.**