

MLS Building Audit Program - Details

Property Address : 45 WASDALE CRES

Legal Description: PLAN 4680 PT LOT 14 PT LOT 15

Roll No. : 1908043075021000000

Building : 45 WASDALE CRES

Report Date : May 11, 2012

Building Audit Date : February 16, 2009

**** 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	09 110089 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	25-Feb-09	27-MAR-09	100.00%
2	Property Standards	09 110115 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	25-Feb-09	27-MAR-09	100.00%
5	Waste	09 110130 WST 00 IV	LITTER DUMPING AND REFUSE INVESTIGATION	Closed	25-Feb-09	03-MAR-09	N/A**

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	09 110115 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	25-Feb-09	27-MAR-09	30-Mar-09

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The protective/decorative finish on the exterior surfaces is not being maintained in good repair. Namely: Cracked and deteriorated stucco finish on the exterior surface of the building.	Exterior Of Building	Closed
2	Exterior yard that is used for the parking or storage of vehicles or surfaced with a material impervious to water is not maintained in good repair, free from cracks, holes and ruts.	Exterior Of Building	Closed
3	The supporting member(s) of equipment/attachments appurtenant to the building are not being maintained in good repair, namely, the (canopy, marquee, sign, awning, screen, grille, stairway, pipe, duct, standpipe, air conditioner, etc). Namely: Hanging loose cable wires.	Exterior Of Building	Closed
4	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. Namely: Accumualtion of debris consisting of dead branches, rubbish and litter, tires, plastic pales, wood, furniture, lint and other discarded materials.	Exterior Of Building	Closed
5	The accessory building is not being protected by paint, preservatives and/or other weather resistant materials. Namely: Exterior shed, deteriorated plywood surface. No protective finish.	Exterior Of Building	Closed
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.	Exterior Of Building	Closed
7	The exterior walls and their components are not being maintained free from loose or unsecured objects or materials. Namely concrete and spalling bricks.	Exterior Of Building	Closed
8	Exterior lighting fixtures or lamps are not maintained. Namely light fixure broken at rear of building.	Exterior Of Building	Closed
9	The sign(s), fastening and/or supporting members are not being maintained in a good state of repair. Namely: Broken plate for number 4 address sign.	Front	Closed
10	Exterior window(s) with broken/cracked glass.	North Side of Building	Closed
11	Exterior lighting fixtures or lamps are not maintained. Namely: Exterior light fixture is broken.	South Side of Building	Closed
12	The exterior surface of the building shall be maintained free of markings or defacement. Namely: Damaged/ defaced balcony panel - 2nd floor.	South Side of Building	Closed
13	The fence, screen and/or other enclosure around or on the property is not being maintained in good repair. Namely: Damage fencing on the west side of building.	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	09 110089 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	25-Feb-09	27-MAR-09	30-Mar-09

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

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Door(s) and/or hatch(es) providing access to roof is not kept locked at all times.	3rd Floor	Closed
2	Recreation or other ancillary room and the facilities, amenities and associated equipment is not maintained in a clean condition. Namely room is not free of dust, garbage, and dead animals.	Boiler Room	Closed
3	Adequate artificial light is not being provided at all times to maintain the level of illumination.	Building	Closed
4	An emergency contact sign is not posted and maintained in a prominent place in the front lobby or entrance to the building.	Building	Closed
5	The electrical receptacle are not maintained in a safe and complete condition. Namely replace coverplate and repair loose wiring.	Electrical Room	Closed
6	The property is not maintained and/or kept clean in accordance with the standards. Namely: debris and discarded materials are stored under steps in stairwell.	Interior of Building	Closed
7	Laundry room and the facilities, amenities and associated equipment is not maintained in good repair. Namely: phone cabinet doors are not secured.	Laundry Room	Closed
8	Laundry room and the facilities, amenities and associated equipment is not maintained in a clean condition.	Laundry Room	Closed
9	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	Locker Room	Closed
10	Floor and/or floor covering not kept in a clean and sanitary condition and free from rubbish and debris.	Locker Room	Closed
11	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition. Namely all mats in hallways.	Throughout Building	Closed
12	The ventilation system or unit is not regularly cleaned. Namely clean and clear vents in hallways.	Throughout Building	Closed
13	The average level of 50 lux (4.6 foot candles) is not being provided to the corridor(s).	Throughout Building	Closed
14	Previously finished wall(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance. Namely where required.	Throughout Building	Closed
15	Floor and/or floor covering not kept in a clean and sanitary condition. Namely carpets in hallways.	Throughout Building	Closed
16	The minimum level of 50 lux (4.6 foot candles) is not being provided to the doorway(s), and/or stairway(s). Namely:	Throughout Building	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.**