

MLS Building Audit Program - Details

Property Address : 5 GREENTREE CRT

Legal Description: PLAN 4303 PT LOTS 8 & 9

Roll No. : 1914054181006000000

Building : 5 GREENTREE CRT -- W1205

Report Date : May 11, 2012

Building Audit Date : October 28, 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 301509 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Order Issued	3-Nov-11	30-MAR-12	37.50%
3	Property Standards	11 301525 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Order Issued	3-Nov-11	06-FEB-12	57.14%

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 301509 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Order Issued	3-Nov-11	30-MAR-12	3-May-12

No. of defects contained within the Order : **8**

No. of defects that remain outstanding : **5**

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Dwelling unit window that is capable of being opened has no screen.	Building	Closed
2	Exterior window(s) with broken/cracked glass.	East Side of Building	Closed
3	Concrete steps damaged and deteriorated.	Front	Open
4	Extension cords or other extensions are used as a permanent wiring system.	Front	Closed
5	Mortar deteriorated and missing. Brick missing.	Rear	Open
6	Paint peeling and deteriorated.	Rear	Open
7	Exterior garbage containment area not screened.	Rear	Open
8	Bricks beside window are damaged.	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
3	Property Standards	11 301525 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Order Issued	3-Nov-11	06-FEB-12	4-Jan-12

No. of defects contained within the Order : **21**

No. of defects that remain outstanding : **9**

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Laundry room ceiling has not been painted where repair was made.	Interior of Building	Open
2	Rear corridor door is not a good fit in it's frame	Interior of Building	Open
3	Numerous apartment doors are dirty	Interior of Building	Closed
4	The basement corridor door has deteriorated paint	Interior of Building	Closed
5	Previously painted guards and railings have chipped paint	Interior of Building	Closed
6	Wood surfaces of the rear stairs have deteriorated paint.	Interior of Building	Closed
7	Floor tiles in rear stairwell are lifting	Interior of Building	Closed
8	The rear stairwell main floor carpet is dirty	Interior of Building	Closed
9	The laundry room wall near the window is cracked	Interior of Building	Open
10	The area around the apartment doors has broken and chipped plaster.	Interior of Building	Closed
11	Rear basement wall in stairwell has deteriorated finish	Interior of Building	Closed
12	The window sill in laundry room has deteriorated paint	Interior of Building	Closed
13	Boiler room wall has large holes at the pipes	Interior of Building	Closed

14	Rear stairwell wall deteriorated paint	Interior of Building	Closed
15	Boiler room ceiling contains holes.	Interior of Building	Open
16	Light fixtures throughout building are not provided with protective cover.	Interior of Building	Open
17	The required guard has members, attachments or openings that will facilitate climbing.	Interior of Building	Open
18	Required guard does not prevent the passage of a spherical object having a diameter of 100 millimetres	Interior of Building	Open
19	The height of the guard at the landings is less than 1,070 millimetres high.	Interior of Building	Open
20	Guards in stairwells are loose.	Interior of Building	Open
21	Electrical room contains tires, cleaning equipment.	Interior of 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.**