

MLS Building Audit Program - Details

Property Address : 60 WASDALE CRES

Legal Description: PLAN 4680 E PT LOT 28

Roll No. : 1908043050026000000

Building : **60 WASDALE CRES -- N1502 -- NO FURTHER ACTION REQUIRED**

Report Date : **May 11, 2012**

Building Audit Date : **January 31, 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 122520 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	7-Mar-11	09-MAY-11	100.00%
2	Property Standards	11 131404 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	7-Mar-11	09-MAY-11	100.00%

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 122520 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	7-Mar-11	09-MAY-11	30-Jun-11

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The opening in an exterior wall is not protected by suitable materials to prevent the entry of rodents, vermin and/or insects. (Namely: East face wall near north end of building, vent grill damaged and unable to prevent entry of squirrels)	East Side of Building	Closed
2	Exterior yard that is used for the parking of vehicles is surfaced with a material impervious to water is not provided with suitable marking to indicate parking spaces. (Namely: Missing parking spot lines)	North Side of Property	Closed
3	The fence on the property is not being maintained in good repair. (Namely: Damaged, or missing chain linked fencing on southside of property. Replace and repair fencing as required)	South Side of Property	Closed
4	The opening in an exterior wall is not protected by suitable materials to prevent the entry of rodents, vermin and/or insects. (Namely: Unprotected vent opening failing to prevent nesting birds)	West Side 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	11 131404 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	7-Mar-11	09-MAY-11	30-Jun-11

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	All repairs shall be made in a good workmanlike manner. (Namely: Metal sheathing repair not acceptable in application nor design)	Basement	Closed
2	Extension cords or other extensions are used as a permanent wiring system.	Basement	Closed
3	Exterior window with broken/cracked glass. (Namely: window located above north east ground floor exit door)	Entranceway	Closed
4	Laundry room countertop is not maintained in good repair.	Laundry Room	Closed
5	The property is not maintained or kept clean in accordance with the standards. (Namely: Improper storage of materials throughout laundry room)	Laundry Room	Closed
6	The property is not maintained and kept clean in accordance with the standards. (Namely: Improper storage and retention of materials in Office of the laundry room)	Laundry Room	Closed
7	Lighting in a laundry room is provided at less than 200 lux.	Laundry Room	Closed
8	An emergency contact sign is not posted and maintained in a prominent place in the front lobby or entrance to the building.	Lobby	Closed
9	Hatch providing access to roof is not kept locked at all times.	Throughout Building	Closed
10	Previously finished ceiling surface in the public area of the property is not maintained in good repair. (Namely: peeling or flaking paint, repair as required)	Throughout Building	Closed
11	The ventilation system or unit is not regularly cleaned. (Namely: Dirty vent grill covers)	Throughout Building	Closed

12	Exit public stairway is not equipped to provide illumination to an average level of not less than 50 lux at tread level.	Throughout Building	Closed
13	Previously finished ceiling surface in the public area of the property is not renewed or refinished, when necessary, to maintain a similar appearance. (Namely: Peeling or flaking paint, repair as required)	Throughout Building	Closed
14	Immediate action has not been taken to eliminate an unsafe condition. (Namely: Improper storage and retention of toys and furniture on stairway landing)	Throughout Building	Closed
15	Corridor is not equipped to provide illumination to an average level of not less than 50 lux at floor level.	Throughout Building	Closed
16	Ventilation system or unit not kept in good repair and maintained in good working condition. (Namely: Low air flow)	Throughout Building	Closed
17	Immediate action has not been taken to eliminate an unsafe condition. (Namely: Door mats located throughout hallways)	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.**