

MLS Building Audit Program - Details

Property Address : 5-21 BRAHMS AVE

Legal Description: PLAN M958 BLK H

Roll No. : 1908115280007000000

Building : **7-21 BRAHMS AVE -- N2403**

Report Date : May 11, 2012

Building Audit Date : November 03, 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 299572 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Order Issued	24-Nov-10	24-MAY-11	66.67%
2	Property Standards	10 300281 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS GUARDS REQUIRED AT RETAINING WALLS	Order Issued	24-Nov-10	24-MAY-11	0.00%

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
2	Property Standards	10 300281 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS GUARDS REQUIRED AT RETAINING WALLS	Order Issued	24-Nov-10	24-MAY-11	14-Jun-12

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	A retaining wall is not protected by a guard in accordance with TMC Chapter 629, on the open side where access is provided, namely all areas, where difference in elevation exceeds 600 millimetres, a guard is to be provided at a height of not less than 1070 millimetres, with no climbable members between 140 millimetres and 900 millimetres and vertical picket spacing and openings not exceeding 100 millimetres.	Exterior	Open

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
1	Property Standards	10 299572 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Order Issued	24-Nov-10	24-MAY-11	14-Jun-12

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The retaining wall is not being maintained in good repair, to include deteriorated and rotted wood members.	Exterior	Closed
2	Exterior yard surface and/or similar areas not maintained, namely exposed concrete post, above grade, causing trip hazard.	Exterior	Closed
3	The electrical connections are not maintained in a safe and complete condition, namely loose unsecured wires.	Exterior	Closed
4	Exterior steps not maintained, namely deteriorated and/or damaged concrete at steps.	Exterior	Open
5	The exterior walls and their components are not being maintained in good repair, namely missing and/or damaged drip edge at siding.		Open
6	The exterior walls and their components are not being maintained in a weather tight condition, namely opening in wall due to missing ventilation grate.		Closed
7	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.		Closed
8	The fence, screen and/or other enclosure around or on the property is not being maintained in good repair, namely deteriorated finish.		Substantially Com
9	The yard does not have suitable ground cover to prevent unstable soil conditions or erosion.		Substantially Com
10	The exterior walls and their components are not being maintained in good repair, namely deteriorated and/or damaged siding, to include finish.		Open
11	The protective/decorative finish on the exterior surfaces is not being maintained in good repair.		Substantially Com
12	The electrical fixtures are not maintained in good working order, namely missing and/or damaged lens covers, and bulbs.		Closed

13	Storm or screen door not maintained in good repair, namely deteriorated and/or damaged screen.		Open
14	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, namely damaged and/or deteriorated screens.		Open
15	The ventilation system or unit is not kept in good repair and maintained in good working condition at all times, namely missing dryer vent cover.		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.**