

MLS Building Audit Program - Details

Property Address : 11 BIRCHLEA AVE

Legal Description: PLAN 1545 PT LOTS 362 & 373

Roll No. : 1919053170021010000

Building : 9 BIRCHLEA AVE -- NO FURTHER ACTION REQUIRED

Report Date : May 11, 2012

Building Audit Date : January 22, 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	Graffiti	09 104753 GRA 00 IV	GRAFFITI	Closed	28-Jan-09	09-FEB-09	N/A**
2	Property Standards	09 104444 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	27-Jan-09	26-FEB-09	100.00%
3	Property Standards	09 104654 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	28-Jan-09	27-FEB-09	100.00%
5	Waste	09 104788 WST 00 IV	LITTER DUMPING AND REFUSE INVESTIGATION	Closed	28-Jan-09	09-FEB-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
3	Property Standards	09 104654 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	28-Jan-09	27-FEB-09	2-Mar-09

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Several windows are missing screens	Exterior Of Building	Closed
2	The exterior walls and their components are not being maintained in good repair. Bricks around the windows are broken.	Exterior Of Building	Closed
3	Window more than two metres above finished grade and not leading to a balcony is not equipped with a safety device to prevent an opening in any part of the window greater than 100 millimetres. Numerous windows open more than 100 millimeters.	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	09 104444 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	27-Jan-09	26-FEB-09	27-Feb-09

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The minimum level of 50 lux (4.6 foot candles) is not being provided to all passage and stairways when in use.	Hall	Closed
2	Plaster on wall cracked and broken beside.	Hall	Closed
3	Ceiling light fixture. Cover not provided.	Hall	Closed
4	Ceiling light fixture. Glass cover broken.	Hall	Closed
5	Carpeting worn, stained and has holes.	Hall	Closed
6	Carpeting worn, stained and damaged.	Hall	Closed
7	Exit door to fire escape. Panic bar loose. Door not a proper fit in frame, difficult to open.	Hall	Closed
8	Door to apt. 8. Lock not provided.	Hall	Closed
9	Light switch, no cover plate. Wiring exposed.	Hall	Closed
10	Floor tiles cracked and broken.	Lobby	Closed
11	Wood support for handrail at floor level is cracked and loose. Does not support handrail properly.	Stairway	Closed
12	Floor tiles cracked, broken and pieces missing.	Stairway - 2nd Floor to 3rd Floor - Centre	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.**