

MLS Building Audit Program - Details

Property Address : 9 GREENTREE CRT

Legal Description: PLAN 4303 PT LOT 8 PT LOT 7

Roll No. : 1914054181004000000

Building : **9 GREENTREE CRT -- W1205**

Report Date : **May 11, 2012**

Building Audit Date : **September 13, 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 274413 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Order Issued	21-Sep-11	30-MAR-12	17.65%
2	Property Standards	11 274415 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Order Issued	21-Sep-11	30-MAR-12	4.55%

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 274413 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Order Issued	21-Sep-11	30-MAR-12	30-Mar-12

No. of defects contained within the Order : **17**

No. of defects that remain outstanding : **14**

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Equipment/attachment appurtenant to the building is not properly anchored. Namely: cables not secured.	East Side of Building	Open
2	Dwelling unit window that is capable of being opened has no screen.	East Side of Building	Open
3	The exterior surface of the building shall be maintained free of stains.	Exterior Of Building	Closed
4	Equipment/attachment appurtenant to the building is not properly anchored. Namely: cables not secured.	North Side of Building	Open
5	Dwelling unit window that is capable of being opened has screen that is not maintained in good repair and free from defects.	North Side of Building	Open
6	Walk does not afford safe passage. Namely: walk is cracked and not level.	North Side of Property	Open
7	Chimney, smoke stack or supporting member is not maintained in good repair and/or free from defects.	Roof Of Building	Open
8	Dwelling unit window that is capable of being opened has screen that is not maintained in good repair and free from defects.	South Side of Building	Open
9	Equipment/attachment appurtenant to the building is not properly anchored. Namely: cables not secured.	South Side of Building	Open
10	The guards and/or other appurtenant attachments are not maintained in good repair. Namely: guard on entrance/exit landing.	South Side of Property	Open
11	The tree, plant, limb or branch, which is located on the property is diseased, decayed or damaged and has not been removed or otherwise pruned to remove the diseased, decayed or damaged portion.	South Side of Property	Open
12	Dwelling unit window that is capable of being opened has screen that is not maintained in good repair and free from defects.	West Side of Building	Open
13	Exterior yard that is used for the parking or storage of vehicles or surfaced with a material impervious to water is not provided with suitable marking to indicate parking spaces.	West Side of Property	Closed
14	Curb stops or restraining devices are not positioned to prevent vehicles from causing injury, damage or encroaching on to property. Namely: at parking area.	West Side of Property	Open
15	Lighting in parking lot is provided at less than 10 lux at ground or tread level.	West Side of Property	Open
16	Exterior garbage bin(s) covers left open.	West Side of Property	Closed
17	Exterior garbage containment area not screened.	West Side of Property	Open

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
2	Property Standards	11 274415 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Order Issued	21-Sep-11	30-MAR-12	30-Mar-12

No. of defects contained within the Order : **22**

No. of defects that remain outstanding : **21**

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The property is not maintained and/or kept clean in accordance with the standards. Namely: walls and floor not kept clean.	1/F Laundry Room	Open
2	Window that is capable of being opened has screen that is not maintained in good repair and free from defects or missing components.	1/F Laundry Room	Open
3	Condition of floor does not permit easy cleaning.	1/F Laundry Room	Open
4	Lighting in a laundry room is provided at less than 200 lux.	1/F Laundry Room	Open
5	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	1/F Laundry Room	Open
6	The guards and/or other appurtenant attachments and/or their supporting structural members are not maintained in good repair. Namely: guard not installed securely.	1/F to 2/F North Stairway	Open
7	Door, frame and/or hardware not maintained in good repair. Namely: door not closing properly.	2/F North Stairway	Open
8	Door, frame, and/or hardware not maintained in good repair. Namely: door not closing properly.	2/F South Stairway	Open
9	A window in a stairway that extends to less than 1,070 millimetres above the landing is protected by a guard that is less than 1,070 millimetres high measured to the top of the guard from the surface of the landing.	2/F to 3/F Stairways	Open
10	Exterior door has defective hardware.	Front Lobby/Entrance	Closed
11	Mailbox or mail receptacle is not maintained in good repair.	Front Lobby/Entrance	Open
12	An emergency contact sign is not posted and maintained in a prominent place in the front lobby or entrance to the building. The sign shall indicate, in lettering not less than 12.7 millimetres in height, the current name, address and telephone number of the owner, manager or other person responsible for the property and the name and telephone number of the authorized person to contact in the case of an emergency on a twenty-four-hour basis.	Front Lobby/Entrance	Open
13	Height of the guard for the exit stairs are less than 920 millimetres measured vertically to the top of the guard from a line drawn through the outside edges of the stair nosings.	Throughout Building	Open
14	The guards and/or other appurtenant attachments are not maintained in a clean and/or sanitary condition.	Throughout Building	Open
15	Height of the guard for the exit stairs are less than 1,070 millimetres around landings.	Throughout Building	Open
16	Required guard does not prevent the passage of a sphere having a diameter more than 100 millimetres.	Throughout Building	Open
17	The floor and every appurtenance, surface cover and finish is not maintained in good repair. Namely: floor tiles cracked, chipped, missing and with stains.	Throughout Building	Open
18	Previously finished surface(s) in the public area of the property is not maintained in good repair. Namely: paint on stairway doors.	Throughout Building	Open
19	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Throughout Building	Open
20	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Throughout Building	Open
21	The floor and every appurtenance, surface cover and finish is not maintained in good repair. Namely: floor tiles cracked, chipped and with stains.	Throughout Building	Open
22	The guard is designed that a member, attachment or opening located between 140 millimetres and 900 millimetres above the level being protected facilitates climbing.	Throughout Building	Open

**Part III - Apartment Unit Activity Summary for Property Standards Orders :9
GREENTREE CRT**

Active apartment unit related investigation matters (Property Standards only) :	2
Number of investigation-related Orders issued to Property owner :	2
Number of investigation-related Orders issued to tenants :	0

*** Note: The number of unit related orders relate to all buildings on the above property.**