

MLS Building Audit Program - Details

Property Address : 9-15 THIRTY THIRD ST

Legal Description: PLAN M9 BLK C PT LOTS 7 TO 9 BLK D LOTS 1 TO 3 PT LOT 4 & PT 1

Roll No. : 1919053200003000000

Building : 9 THIRTY THIRD ST -- W0605

Report Date : May 11, 2012

Building Audit Date : June 23, 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	Graffiti	11 227456 GRA 00 IV	GRAFFITI	Closed	4-Jul-11	18-JUL-11	N/A**
2	Property Standards	11 226575 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Order Issued	30-Jun-11	15-MAR-12	14.29%
3	Property Standards	11 227447 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Order Issued	4-Jul-11	20-MAY-12	40.00%

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
3	Property Standards	11 227447 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Order Issued	4-Jul-11	20-MAY-12	30-May-12

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Asphalt surface cracked, broken, deteriorated and contains pot holes.	Driveway	Closed
2	Door not a good fit in frame, does not close properly.	East	Open
3	Exterior door is not maintained in good repair. Piece of metal pried loose, sticking out.	East	Open
4	Wood trim and siding below. Paint peeling and deteriorated.	East	Open
5	Areas of deteriorated and missing mortar.	East	Open
6	Wood board fence. Sections leaning, falling down.	East	Open
7	Paint deteriorated, rust evident.	Fire Escape	Open
8	Concrete walkway and asphalt apron cracked, broken and uneven.	North	Closed
9	Ruts in grass area causing water ponding.	North	Closed
10	Paint peeling and deteriorated on canopy.	North	Open
11	Storage of materials not associated with area use. Including but not limited to : old barbeques, bike parts, shopping cart, tables, chairs and tarped items.	Parking Area	Closed
12	Exterior garbage containment area not screened.	Parking Area	Open
13	Paint peeling on fascia above canopy.	South	Open
14	Paint peeling on downpipe.	South East	Closed
15	The retaining wall is not being maintained in good repair.	South West	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 226575 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Order Issued	30-Jun-11	15-MAR-12	15-Mar-12

No. of defects contained within the Order : **28**

No. of defects that remain outstanding : **24**

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Baseboards throughout building are loose or missing.	Interior of Building	Open
2	Laundry room walls contain holes	Interior of Building	Open
3	Main entrance wall at south side of building has broken plaster.	Interior of Building	Open
4	Main floor wall has deteriorated finish	Interior of Building	Open
5	North and south entrance wall have a large hole where mailboxes have been removed.	Interior of Building	Open
6	The wall in north stairwell between 2nd floor and main floor has a hole.	Interior of Building	Open
7	The north stairwell wall on top floor has damaged plaster.	Interior of Building	Open
8	The wall around apartment doors throughout building have broken plaster.	Interior of Building	Open
9	The wall beside apt 308 has a hole.	Interior of Building	Open
10	Previously finished baseboards in the public area of the building have deteriorated paint .	Interior of Building	Open
11	The wall around 2nd floor east exit door not painted to match existing wall.	Interior of Building	Open
12	Laundry room walls contain graffiti	Interior of Building	Open
13	Stairwell walls are not maintained clean.	Interior of Building	Open
14	The main entrance floor on south side of building has missing tiles.	Interior of Building	Open
15	Carpets throughout building are stained, worn and loose.	Interior of Building	Open
16	The east exit door threshold is rotted.	Interior of Building	Open
17	The top floor east exit door has deteriorated paint	Interior of Building	Open
18	Main floor has 2 light fixtures that are not working.	Interior of Building	Open
19	Lighting in storage room not in a proper junction box.	Interior of Building	Open
20	The electrical switch in management office not in safe condition.	Interior of Building	Open
21	Electrical boxes not provided with a cover.	Interior of Building	Open
22	The fire door near apt 306 has broken glass	Interior of Building	Closed
23	Storage room ceiling not maintained free of holes.	Interior of Building	Open
24	Laundry room ceiling tiles are stained and missing	Interior of Building	Open
25	Furnace room ceiling contains holes	Interior of Building	Open
26	Required guard does not prevent the passage of a sphere having a diameter more than 100 millimetres.	Interior of Building	Closed
27	The location and size of openings present a hazard as they are designed with members or attachments between 140 millimetres and 900 millimetres above the level protected by the guard which facilitate climbing.	Interior of Building	Closed
28	Height of the guard for the exit stairs are less than 1,070 millimetres around landings.	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.**