

MLS Building Audit Program - Details

Property Address : 1862-1884 SHEPPARD AVE W

Legal Description: PLAN 5618 LOTS 12 - 16 PT LOTS 17 TO 18 LOTS 19 - 20 LO1

Roll No. : 1908011450072000000

Building : 1862 SHEPPARD AVE W

Report Date : January 18, 2019

Building Audit Date : December 13, 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 January 18, 2019

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 100580 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	6-May-13	26-MAY-14	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 100580 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	6-May-13	26-MAY-14	27-May-14

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Storm or screen door not maintained in good repair. (Namely but not limited to: Damaged screens)	Exterior Of Building	Substantially Co
2	The protective/decorative finish on the exterior surfaces is not being maintained in good repair. (Namely: East facing stucco finish on overhang to apartment entrances not free from damage or defect)	Exterior Of Building	Closed
3	The roof or one of it's components is not free from loose, unsecured or unsafe objects and/or materials. (Namely: Underside of roof, unsecured soffit on east face of roof structure)	Exterior Of Building	Closed
4	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.	Exterior Of Building	Closed
5	Lighting on walkway is provided at less than 10 lux at ground or tread level.	Exterior Of Building	Closed
6	The finishing of repairs shall be reasonably compatible in design and colour with adjoining decorative finishing materials. (Namely: Paint finish on fence boards not complete nor uniformed with existing paint finish)	Exterior Of Building	Closed
7	The light standards supporting artificial light are not kept in good repair and in good working order. (Namely: Damaged light fixtures located on exterior of building throughout entranceways and yards)	Exterior Of Building	Closed
8	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection. (Namely: Unprotected light fixtures located on exterior of building (throughout))	Exterior Of Building	Closed
9	Lighting in parking lot is provided at less than 10 lux at ground or tread level.	Exterior Of Building	Closed
10	Driveway not maintained. (Namely: Not free from cracked or broken pavement and potholes (repair as required))	Exterior 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.**