

MLS Building Audit Program - Details

Property Address : 1-3 WINGREEN CRT

Legal Description: PLAN 4852 LOT 6

Roll No. : 1908

Building : 1 WINGREEN CRT

Report Date : January 18, 2019

Building Audit Date : June 17, 2013

**** 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	13 189763 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	28-Jun-13	27-DEC-13	100.00%
2	Property Standards	13 189996 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	28-Jun-13	27-DEC-13	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
2	Property Standards	13 189996 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	28-Jun-13	27-DEC-13	15-Oct-14

No. of defects contained within the Order : **12**

No. of defects that remain outstanding : **0**

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The electrical connections are not maintained in good repair, namely open and unsecured wires.	Boiler Room	Closed
2	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	Boiler Room	Closed
3	Lighting in a service room is provided at less than 200 lux.	Boiler Room	Closed
4	The property is not maintained and/or kept clean in accordance with the standards, namely undue storage.	Electrical Room	Closed
5	An emergency contact sign is not posted and maintained in a prominent place in the front lobby or entrance to the building.	Front	Closed
6	Lighting in a laundry room is provided at less than 200 lux.	Laundry Room	Closed
7	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair, namely defective door knob.	Laundry Room	Closed
8	The required guard has members, attachments or openings that will facilitate climbing, namely adjacent roof access ladder adjacent to landing guard causing a climbable condition.	Stairway	Closed
9	Interior lighting fixtures or lamps are not maintained operable at all times.	Throughout Building	Closed
10	The property is not maintained and/or kept clean in accordance with the standards, namely storage.	Throughout Building	Closed
11	The property is not maintained and/or kept clean in accordance with the standards, namely undue storage, and storage on top of lockers.	Throughout Building	Closed
12	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition, namely floor mats.	Throughout Building	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
1	Property Standards	13 189763 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	28-Jun-13	27-DEC-13	30-Sep-14

No. of defects contained within the Order : **13**

No. of defects that remain outstanding : **0**

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Yard area(s) used for vehicular traffic or the parking or storage of vehicles are not paved with either asphalt, concrete, interlocking stone, or other approved environmentally safe and dust-free equivalent.	Exterior	Closed
2	Immediate action has not been taken to eliminate an unsafe condition. Where the installation of window air-conditioners, a report is required to be submitted to the Officer for evaluation and approval by a professional or other certified person confirming that the installation of the air-conditioner has been done safe and securely; and that the electrical supply and distribution in the suite is capable of safely operating the air conditioning unit. Also it must address any remedial action that must be taken in order to maintain its safe manner.	Exterior	Substantially Co
3	The ventilation system or unit is not kept in good repair and maintained in good working condition at all times. Namely; missing cover.	Exterior Of Building	Closed
4	Immediate action has not been taken to eliminate an unsafe condition..Namely; the structural integrity of the attachment of all satellite dishes affixed to the building, or the building components. A report is required to be submitted to the Officer for evaluation and approval by a professional or other certified person confirming that Satellite Dishes have been installed safely in an acceptable manner, the report must address any remedial action that must be taken in order to maintain the structural integrity of the attachment and that attachment of all satellite dishes affixed to the building are done in a safe and secure manner	Exterior Of Building	Closed
5	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
6	The protective/decorative finish on the exterior surfaces is not being maintained in good repair. Namely; rusted railings and gaurds.	Exterior Of Building	Closed
7	The exterior walls and their components are not being maintained in good repair. Namely; spalling bricks.	Exterior Of Building	Substantially Co
8	The exterior walls and their components are not being maintained in good repair. Namely; tuck pointing where required.	Exterior Of Building	Substantially Co
9	The walls in the parking or storage garage are not maintained free of holes, breaks or cracks.	Garage Area	Closed
10	Interior lighting fixtures or lamps are not maintained.	Garage Area	Closed
11	The electrical receptacle are not maintained in a safe and complete condition. Namely; missing covers	Garage Area	Closed
12	The electrical switches are not maintained in a safe and complete condition. Namely; missing covers	Garage Area	Closed
13	Extension cords or other extensions are used as a permanent wiring system.	Garage Area	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.**