

MLS Building Audit Program - Details

Property Address : 435 GLEN PARK AVE

Legal Description: CON 3 WYS PT LOT 4

Roll No. : 1908042100003000000

Building : 435 GLEN PARK AVE

Report Date : January 18, 2019

Building Audit Date : September 24, 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 241275 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	1-Oct-13	15-DEC-14	100.00%
2	Property Standards	13 241288 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	1-Oct-13	02-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 241288 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	1-Oct-13	02-DEC-13	3-Dec-13

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Wall in main lobby is damaged	Interior of Building	Closed
2	Corridor and stairwell walls have not been painted to match existing paint	Interior of Building	Closed
3	An emergency contact sign is not posted and maintained in a prominent place in the front lobby or entrance to the building.	Interior of Building	Closed
4	Floor tiles in hydro room are missing	Interior of 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 241275 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	1-Oct-13	15-DEC-14	17-Aug-15

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Paint peeling and deteriorated throughout.	Balcony	Closed
2	Concrete and asphalt paving is sunken cracked and damaged.	Parking Area	Closed
3	Exterior garbage containment area not screened.	Parking Area	Closed
4	Bricks and mortar damaged and missing in various locations.	Rear	Closed
5	Bricks cracked and missing, mortar missing in areas above door.	Rear	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.**