

**MLS Building Audit Program - Details**

**Property Address : 8 WASDALE CRES**

Legal Description: PLAN 4680 PT LOT 31 ON CRV EPT

Roll No. : 1908043050013000000

Building : **8 WASDALE CRES**

Report Date : **January 18, 2019**

Building Audit Date : **May 21, 2015**

**\*\* 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	Long Grass and Weeds	15 184120 LGW 00 IV	Long grass and weeds	Closed	30-Jun-15	06-JUL-15	N/A**
2	Property Standards	15 177421 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	26-Jun-15	24-SEP-15	100.00%
3	Property Standards	15 177422 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	26-Jun-15	24-SEP-15	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	15 177421 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	26-Jun-15	24-SEP-15	25-Aug-16

No. of defects contained within the Order : **14**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The guards and/or other appurtenant attachments and/or their supporting structural members are not maintained in good repair.	East Side	Closed
2	Exterior window(s) with broken/cracked glass.	East Side	Closed
3	The supporting member(s) of equipment/attachments appurtenant to the building are not protected from the elements by paint/other protective coating. Namely: the window lintels are rusted..	Exterior Window	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 Windows	Closed
5	Dwelling unit window that is capable of being opened has no screen.	Exterior Wundows	Closed
6	The roof or one of it's components is not free from loose, unsecured or unsafe objects and/or materials. Namely: The roof is not secure and nails are protruding through the plywood.	North Exit	Closed
7	The (verandah, porch, or other similar structure, and/or other appurtenant attachment) and/or the supporting structural member is not maintained in good repair. Namely: Concrete is cracked and damaged.	North Exit	Closed
8	The catch basin is not being maintained free from defect and/or obstructions. Namely: Catch basin grill not fitted in frame.	North Parking Lot	Closed
9	Exterior door is not maintained in good repair. Namely: Garage door not fitted in frame.	North Side	Closed
10	The exterior surface has not been restored and/or resurfaced where necessary. Namely: Paint is chipped cracked and peeling on roof top flashing.	Roof Top	Closed
11	Exterior window(s) with broken/cracked glass.	South Side	Closed
12	Exterior window not maintained weather-tight. Namely: Aluminium cladding is damaged, exposing dry rotted wood frame.	South Side	Closed
13	Exterior window not maintained weather-tight. Namely: Aluminium cladding is damaged, exposing dry rotted wood frame.	West Side	Closed
14	Exterior window not maintained weather-tight. Namely: Aluminium cladding is damaged, exposing dry rotted wood frame.	West Side	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
3	Property Standards	15 177422 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	26-Jun-15	24-SEP-15	29-Sep-16

No. of defects contained within the Order : **20**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Interior lighting fixtures or lamps are not maintained. Namely: Burn out light bulbs.	2nd Floor	Closed
2	The supplied piece(s) of equipment and/or appliance(s) in or on the property is not installed and/or maintained so that it will function safely and effectively. Namely : Fire EXIT Sign is not secure and is painted over.	2nd Floor	Closed
3	Door(s) and/or hatch(es) providing access to roof is not kept locked at all times.	2nd Floor	Closed
4	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely: Hole in plaster ceiling partly covered with ceiling tile.	Basement	Closed
5	All repairs shall be made in a good workmanlike manner.	Boiler	Closed
6	Lighting in a service room is provided at less than 200 lux.	Boiler	Closed
7	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	Boiler	Closed
8	The property is not maintained and/or kept clean in accordance with the standards. Namely The room is used as storage for doors, lawn mover paint cans, fertilizer spreader, garden hose.	Bolier	Closed
9	Exit, public corridor or corridor is not equipped to provide illumination at an average level of not less than 50 lux at all points such as angles and intersections at changes of level where there are stairs or ramps.	Hallways	Closed
10	Lighting in a laundry area is provided at less than 200 lux.	Laundry Area	Closed
11	Wall(s) constructed for the purpose of separation is not maintained in a good state of repair. Namely: Wall studs are exposed not covered with drywall.	Laundry Area	Closed
12	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Laundry Area	Closed
13	The electrical connections are not maintained in a safe and complete condition. Namely: Electrical wires are not secured, loose and touching heating /exhaust duct.	Laundry Area	Closed
14	The electrical receptacle are not maintained in a safe and complete condition. Namely: Electrical outlet near sink is not a GFI Outlet.	Laundry Area	Closed
15	An emergency contact sign is not posted and maintained in a prominent place in the front lobby or entrance to the building.	Lobby	Closed
16	The emergency contact sign is not in lettering of not less than 12.7 millimetres in height.	Lobby	Closed
17	Emergency contact sign does not indicate current name, address and telephone number of the person responsible for the property and the name and telephone number of the authorized person to contact in case of an emergency on a 24 hour basis.	Lobby	Closed
18	The floor and every appurtenance, surface cover and finish is not maintained. Namely Concrete floor is damaged.	Lobby	Closed
19	The risers and/or other appurtenant attachments and/or their supporting structural members are not maintained in good repair. Namely: risers and bull nose are rusted, paint is chipped cracked and peeling.	North Stairway	Closed
20	Exterior door has deteriorated/ineffective weather-proofing. Namely: Metal cladding on door is damaged.	North Stairway	Closed

## Part III - Apartment Unit Activity Summary for Property Standards Orders :

<b>Active apartment unit related investigation matters (Property Standards only) :</b>	<b>0</b>
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.**