

**MLS Building Audit Program - Details**

**Property Address :** 1011 WESTON RD

Legal Description: PLAN 2144 LOT 12 PT LOT 11

Roll No. : 1914072030013000000

**Building :** 1011 WESTON RD -- W1107

**Report Date :** May 11, 2012

**Building Audit Date :** July 15, 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	Property Standards	11 240066 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Prosecution Initiated	3-Nov-11	03-JAN-12	33.33%
2	Property Standards	11 240220 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Prosecution Initiated	3-Nov-11	28-JAN-12	21.05%
3	Waste	11 239869 WST 00 IV	LITTER DUMPING/REFUSE INVESTIGATION	Closed	20-Jul-11	27-JUL-11	N/A**

**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 240066 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Prosecution Initial	3-Nov-11	03-JAN-12	5-Mar-12

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The accessory building is not constructed and/or maintained with suitable and uniform materials.	East	Open
2	The accessory building is not constructed and/or maintained in good repair.	East	Open
3	The fence on the front of the property is not being maintained in good repair. Namely; the fence is not secure.	Front West	Closed
4	Window well(s) are not protected so as to afford safe passage.	Front West	Open
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.	Front West	Closed
6	Dwelling unit window that is capable of being opened has no screen.	Front West	Closed
7	Exterior window missing.	Front West	Closed
8	An exterior door has a defective locking mechanism.	Front West	Closed
9	The protective/decorative finish on the exterior surfaces is not being maintained in good repair.	Rear East	Open
10	The protective/decorative finish on the exterior surfaces is not being maintained in good repair.	Rear East	Open
11	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Rear East	Open
12	The porch roof is not maintained in good repair. Namely; Wood deteriorated.	Rear East	Open
13	Exterior door is not maintained in good repair. Namely; Wood panels separating.	Rear East	Open
14	The protective/decorative finish on the exterior surfaces is not being maintained in good repair.	Rear East	Open
15	Eavestrough or roof gutter does not discharge in to a downpipe to drain roof surfaces.	Rear East	Open
16	No eavestrough or roof gutter provided for drainage from roof surfaces.	Rear East	Open
17	The exterior walls and their components are not being maintained in good repair. Namely; some area of wall cladding have cracks and deterioration.	South	Closed
18	The opening in an exterior wall is not protected by suitable materials to prevent the entry of rodents, vermin and/or insects.	South	Open

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
2	Property Standards	11 240220 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Prosecution Initiat	3-Nov-11	28-JAN-12	30-Jan-12

No. of defects contained within the Order : **19**

No. of defects that remain outstanding : **15**

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The property is not maintained and/or kept clean in accordance with the standards.	Basement	Open
2	An emergency contact sign is not posted and maintained in a prominent place in the front lobby or entrance to the building.	Lobby	Open
3	Height of the guard for the exit stairs are less than 920 millimetres measured vertically to the top of the guard from a line drawn through the outside edges of the stair nosings.	Stairway	Open
4	The guard is designed that a member, attachment or opening located between 140 millimetres and 900 millimetres above the level being protected facilitates climbing.	Stairway	Closed
5	The treads and are not maintained in good repair. Namely; tiles on stair treads broken, cracked, lifting, worn out.	Stairway	Open
6	The treads and/or other appurtenant attachments and/or their supporting structural members are not being maintained free from defects/hazards.	Stairway	Open
7	Stair attachments are not being maintained free from defects/hazards. Namely; two steps are missing the protective nosing cover.	Stairway	Open
8	Height of the guard for the exit stairs are less than 1,070 millimetres around landings.	Stairway	Open
9	Required guard does not prevent the passage of a sphere having a diameter more than 100 millimetres.	Stairway	Closed
10	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	Stairway	Open
11	Previously finished surface(s) in the public area of the property is not maintained in good repair.	Stairway	Open
12	Mailbox or mail receptacle is not maintained in good repair.	lobby	Closed
13	Previously finished surface(s) in the public area of the property is not maintained in good repair.		Open
14	Previously finished surface(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance.		Open
15	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition.		Closed
16	Floor and/or floor covering not kept clean and free from marks.		Open
17	The protective material for the lighting fixture is not maintained in a clean condition.		Open
18	Previously finished surface(s) have marks, stains, and/or other defacements.		Open
19	Previously finished surface(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance.		Open

### 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.**