

**MLS Building Audit Program - Details**

**Property Address :** 103-105 WEST LODGE AVE

Legal Description: PL 558 LTS 13 TO 29 31 32 PL 455 LTS 1 2 3 PL 837 LTS 1 2 3 ETC

Roll No. : 1904023070065000000

Building : 103 WEST LODGE AVE

**Report Date :** May 11, 2012

**Building Audit Date :** January 07, 2009

**\*\* 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	09 103583 PRS 00 IV	REPORT ORDERS - SATELITE DISHES	Closed	20-Jan-09	19-FEB-09	100.00%
4	Property Standards	09 103305 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	28-Jan-09	01-MAR-10	100.00%
9	Property Standards	09 101269 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	16-Feb-09	14-MAR-09	100.00%
10	Property Standards	10 103915 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS-balconies	Closed	22-Jan-10	30-JUN-10	0.00%
11	Property Standards	11 277797 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS new balcony order due to change in ownership	Expiry Date Extended	28-Oct-11	29-OCT-12	0.00%

**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	09 103583 PRS 00 IV	REPORT ORDERS - SATELITE DISHES	Closed	20-Jan-09	19-FEB-09	20-Feb-09

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Submit a report to address and include a condition survey on the structural integrity of the attachment of all satellite dishes affixed to the building, or the building components. The report must address any remedial action that must be taken in order to maintain the structural integrity of the attachment.	Exterior Of Building	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
10	Property Standards	10 103915 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS-balconies	Closed	22-Jan-10	30-JUN-10	16-Mar-12

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The (verandah, porch, deck, loading dock, ramp, balcony, fire escape or other similar structure, and/or other appurtenant attachment) and/or the supporting structural member(s) is not maintained in good repair.	Exterior Of Building	Open

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
4	Property Standards	09 103305 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	28-Jan-09	01-MAR-10	1-Mar-10

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Driveway(s) and/or similar areas not maintained in good repair.	Exterior	Closed
2	Immediate action has not been taken to eliminate an unsafe condition. Namely: storage of items on the balconies.	Exterior Of Building	Closed
3	Exterior walkway not maintained in good repair.	South Side of Property	Closed
4	Exterior garbage bin(s) covers left open.	South Side of Property	Closed
5	Exterior garbage bin loaded beyond the top of the container.	South Side of Property	Closed
6	The exterior garbage storage area is not maintained in a litter free and odour free condition.	South Side of Property	Closed
7	The garbage containers are not equipped with a tight-fitting cover.	South Side of Property	Closed
8	Exterior garbage containment area not screened.	South Side of Property	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
9	Property Standards	09 101269 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	16-Feb-09	14-MAR-09	29-Jan-10

No. of defects contained within the Order : **69**

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

### Deficiency Details

No.	Violation/Defect	Location	Status
1	Previously finished wall(s) in the public area of the property is not maintained in good repair.	1st Floor	Closed
2	Floor and/or floor covering not kept free from holes, stains, rubbish and debris.	1st Floor	Closed
3	Previously finished surface (ceiling) in the public area of the property is not maintained in good repair.	1st Floor	Closed
4	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	1st Floor	Closed
5	Floor and/or floor covering not kept in a clean and sanitary condition	1st Floor	Closed
6	The floor is not maintained in good repair.	1st Floor	Closed
7	Previously finished surface (ceiling) in the public area of the property is not maintained in good repair.	1st Floor	Closed
8	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	1st Floor	Closed
9	Wall(s) not maintained clean.	1st Floor	Closed
10	The ventilation unit is not regularly cleaned.	1st Floor	Closed
11	The heating system or unit is not in good repair and maintained in good working condition.	1st Floor	Closed
12	The plumbing fixture (caretaker's tub) is not kept in a clean and sanitary condition.	1st Floor	Closed
13	The floor and every appurtenance, surface cover and finish is not maintained in good repair.	1st Floor	Closed
14	Previously finished surface (ceiling) in the public area of the property is not maintained in good repair.	2nd Floor	Closed
15	The required guard(s) are not installed/maintained to comply with the Ontario Building Code, namely; The required guard on the balcony and floor opening is less than 1070 mm (42 inches) in height.	2nd Floor	Closed
16	Floor and/or floor covering not kept free from holes, stains, rubbish and debris.	2nd Floor	Closed
17	The required guard(s) are not installed/maintained to comply with the Ontario Building Code, namely; The openings through the guard do not prevent the passage of a spherical object having a diameter of more than 100mm (4 inches).	2nd Floor	Closed
18	The ventilation unit (vent grille) is not kept in good repair.	4th Floor	Closed
19	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	4th Floor	Closed
20	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	4th Floor	Closed
21	Previously finished surface(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance.	4th Floor	Closed
22	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	5th Floor	Closed
23	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	6th Floor	Closed
24	Previously finished surface(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance.	6th Floor	Closed
25	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	6th Floor	Closed
26	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	7th Floor	Closed
27	Previously finished surface(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance.	9th Floor	Closed
28	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	14th Floor	Closed
29	Interior lighting fixtures or lamps are not maintained in good repair.	14th Floor	Closed

30	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	17th Floor	Closed
31	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	18th Floor	Closed
32	Previously finished wall(s) have marks, stains, graffiti, smoke damage, painted slogans and/or other defacements.	19th Floor	Closed
33	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	19th Floor	Closed
34	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	19th Floor	Closed
35	Wall(s) have marks, stains, graffiti, smoke damage, painted slogans and/or other defacements.	Basement	Closed
36	Ceiling not maintained clean.	Basement	Closed
37	Floor and/or floor covering not kept in a clean and sanitary condition	Basement	Closed
38	Floor and/or floor covering not kept free from holes, stains, rubbish and debris.	Basement	Closed
39	Floor not kept free from rubbish and debris.	Basement	Closed
40	Floor not kept free from holes, stains, rubbish and debris.	Basement	Closed
41	The plumbing system is not kept in good working order.	Basement	Closed
42	The floor drain is not maintained in good repair (drain cover missing).	Basement	Closed
43	Wall(s) not maintained clean.	Basement	Closed
44	Interior door(s), frames(s), and/or hardware not maintained in good repair.	Hall	Closed
45	Floor and/or floor covering not kept free from holes, stains, rubbish and debris.	Roof Of Building	Closed
46	The opening (opening for window air-conditioning unit) in an exterior wall is not weather tight.	Roof Of Building	Closed
47	Wall(s) not maintained clean.	Stairway	Closed
48	Previously finished wall(s) have marks, stains, graffiti, smoke damage, painted slogans and/or other defacements.	Stairway	Closed
49	The (stairs, treads, risers) and/or their supporting structural members are not maintained in good repair. (Namely but not limited to: cracked and broken nosing on tread)	Stairway	Closed
50	Previously finished surface(s) have marks, stains, graffiti, smoke damage, painted slogans and/or other defacements.	Stairway	Closed
51	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	Stairway	Closed
52	Previously finished wall(s) have marks, stains, graffiti, smoke damage, painted slogans and/or other defacements.	Stairway	Closed
53	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	Stairway	Closed
54	Wall(s) not maintained clean.	Stairway	Closed
55	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	Throughout Building	Closed
56	Repair(s) does not reasonably match existing wall(s)	Throughout Building	Closed
57	Previously finished wall(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance.	Throughout Building	Closed
58	The ventilation system or unit is not kept in good repair and maintained in good working condition at all times. (Namely but not limited to: noise emitting from upper floor ventilation supply)	Throughout Building	Closed
59	The stairs, treads, risers, guards, handrails, and/or other appurtenant attachments are not maintained in a clean and sanitary condition.	Throughout Building	Closed
60	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Throughout Building	Closed
61	Garbage disposal room is not maintained in a clean and odour free condition.	Throughout Building	Closed
62	Garbage chute system originally installed in the multiple-dwelling is not maintained operative. (Namely but not limited to: chute door latching device not functioning and or closing properly)	Throughout Building	Closed
63	Previously finished walls in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance.	Throughout Building	Closed
64	Floors/Floor coverings not maintained free from trip or other hazardous condition. (Namely but not limited to: unfinished seams and tears throughout carpet, and suite door mats)	Throughout Building	Closed
65	Previously finished surface(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance.	Throughout Building	Closed
66	The required guard(s) are not installed/maintained to comply with the Ontario Building Code, namely; The open side of the stairs is protected by a guard that is less than 920 mm (36 inches) in height.	Throughout Building	Closed

67	The required guard(s) are not installed/maintained to comply with the Ontario Building Code, namely; The required guard on the stair landing is less than 1070 mm (42 inches) in height.	Throughout Building	Closed
68	Previously finished wall(s)/door(s) have marks, stains, graffiti, smoke damage, painted slogans and/or other defacements. (Namely but not limited: various types graffiti)	Throughout Building	Closed
69	Floor not kept free from holes, stains, rubbish and debris.	Throughout Building	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.**