

**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 :** 105 WEST LODGE AVE

**Report Date :** May 11, 2012

**Building Audit Date :** January 14, 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 103733 PRS 00 IV	REPORT ORDERS - SATELLITE DISHES	Closed	20-Jan-09	19-FEB-09	100.00%
4	Property Standards	09 105169 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	28-Jan-09	27-FEB-09	100.00%
9	Property Standards	09 103051 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	3-Mar-09	03-APR-09	100.00%
10	Property Standards	10 103983 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS-balconies	Closed	22-Jan-10	30-JUN-10	0.00%
11	Property Standards	11 277795 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 103733 PRS 00 IV	REPORT ORDERS - SATELLITE 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 103983 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 concrete balcony floor slabs, including any and all other concrete projections extending outwardly from the building face, including the balcony panels, and the balustrade guard system, are 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 105169 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	28-Jan-09	27-FEB-09	15-Jul-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	Exterior window(s) with broken/cracked glass.	Exterior Of Building	Closed
3	Immediate action has not been taken to eliminate an unsafe condition. Namely: storage of items on the balconies.	Exterior Of Building	Closed
4	The stairs and/or other appurtenant attachments and/or their supporting structural members are not maintained in good repair. Namely: stairway landing slab broken.	Exterior Of Building	Closed
5	Exterior garbage bin loaded beyond the top of the container.	North Side of Property	Closed
6	Exterior garbage bin(s) covers left open.	North Side of Property	Closed
7	Garbage storage area is not maintained in a clean and odour free condition.	North Side of Property	Closed
8	The garbage containers are not equipped with a tight-fitting cover.	North Side of Property	Closed
9	Exterior garbage containment area not screened.	North 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 103051 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	3-Mar-09	03-APR-09	30-Jun-10

No. of defects contained within the Order : 72

No. of defects that remain outstanding : 0

### Deficiency Details

No.	Violation/Defect	Location	Status
1	Ceiling not maintained clean.	1st Floor	Closed
2	Previously finished wall(s) is not maintained in good repair. (Namely but not limited to: wall tiles missing and required paint finish)	1st Floor	Closed
3	Floor and/or floor covering not kept in a clean and sanitary condition	1st Floor	Closed
4	Previously finished wall(s) is not maintained in good repair. (Namely but not limited to: broken plaster, required paint finish and not maintained clean)	1st Floor	Closed
5	Ceiling not maintained clean.	1st Floor	Closed
6	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	1st Floor	Closed
7	The electrical receptacles are not maintained in a safe and complete condition.	1st Floor	Closed
8	Laundry room and the facilities, amenities and associated equipment is not maintained in a clean condition.	1st Floor	Closed
9	Laundry room is not maintained in a clean and sanitary condition.	1st Floor	Closed
10	Interior lighting fixtures are not maintained.	1st Floor	Closed
11	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	1st Floor	Closed
12	Walls not maintained free of holes, cracks, damaged and deteriorated materials.	1st Floor	Closed
13	Previously finished walls in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance. (Namely but not limited to: plaster and paint are in state of disrepair)	1st Floor	Closed
14	Previously finished surface (ceiling) is not maintained in good repair.	1st Floor	Closed
15	Interior door hardware not maintained in good repair.	1st Floor	Closed
16	Interior lighting fixtures or lamps are not maintained.	1st Floor	Closed
17	The toilet room is not kept clean and neat.	1st Floor	Closed
18	Previously finished wall(s) in the public area of the property is not maintained in good repair. (Namely but not limited to: broken plaster and required paint finish)	1st Floor	Closed
19	The required guard(s) are not installed/maintained to comply with the Ontario Building Code, namely; The required guard on the balcony is less than 1070 mm (42 inches) in height.	2nd Floor	Closed
20	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
21	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition. (Namely: carpet un-secured)	2nd Floor	Closed
22	Elevator doors not maintained in good repair. (Namely: not free of markings/defacements)	2nd Floor	Closed
23	Floor and/or floor covering not kept free from rubbish and debris.	2nd Floor	Closed
24	Interior door(s) not maintained in good repair. (Namely: not free of markings/defacements)	2nd Floor	Closed
25	Previously finished surface (ceiling) in the public area of the property is not maintained in good repair. (Namely but not limited to: broken plaster and required paint finish)	2nd Floor	Closed
26	Elevator doors not maintained in good repair. (Namely: not free of markings/defacements)	7th Floor	Closed
27	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	9th Floor	Closed
28	Interior door not maintained in good repair.	11th Floor	Closed

29	Floor not kept in a clean and sanitary condition	11th Floor	Closed
30	Interior door not maintained in good repair. (Namely: door mail slot defective)	11th Floor	Closed
31	Elevator doors not maintained in good repair. (Namely: not free of markings/defacements)	12th Floor	Closed
32	Wall(s) not maintained clean.	12th Floor	Closed
33	Floor and/or floor covering not kept free from holes, stains, rubbish and debris.	14th Floor	Closed
34	Interior door is not a good fit in its frame.	15th Floor	Closed
35	The electrical switch is not maintained in good working order.	18th Floor	Closed
36	Exterior door not maintained weather-tight	18th Floor	Closed
37	Floor(s) and/or floor covering(s) not maintained free from hazardous condition. (Namely: water ponding)	Basement	Closed
38	Floor and/or floor covering not kept free from rubbish and debris.	Basement	Closed
39	Floor not kept free from rubbish and debris.	Roof Of Building	Closed
40	Floor not kept free from rubbish and debris.	Roof Of Building	Closed
41	Interior door hardware not maintained in good repair.	Roof Of Building	Closed
42	The floor finish is not maintained.	Stairway	Closed
43	The treads and/or other appurtenant attachments are not maintained in good repair.	Stairway	Closed
44	The treads and/or other appurtenant attachments are not maintained in good repair.	Stairway	Closed
45	Wall(s) not maintained clean.	Stairway	Closed
46	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	Stairway	Closed
47	Interior door(s) not maintained in good repair. (Namely: not free of markings/defacements)	Stairway	Closed
48	The electrical receptacles are not maintained in a safe and complete condition. (Namely: coverplate missing)	Stairway	Closed
49	The floor finish is not maintained.	Stairway	Closed
50	Wall(s) not maintained clean.	Stairway	Closed
51	Wall(s) not maintained clean.	Stairway	Closed
52	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	Stairway	Closed
53	Previously finished walls in the public area of the property are not maintained in good repair. (Namely but not limited to: broken/damaged wall plaster)	Throughout Building	Closed
54	Repairs do not reasonably match existing walls (Namely but not limited to: mismatch stencil pattern on finished walls)	Throughout Building	Closed
55	Previously finished wall(s) have marks, stains, graffiti, smoke damage, painted slogans and/or other defacements.	Throughout Building	Closed
56	Previously finished wall(s) have marks, stains, graffiti, smoke damage, painted slogans and/or other defacements.	Throughout Building	Closed
57	Garbage chute system is not maintained in good repair. (Namely, but not limited to: chute doors not self latching and closing properly)	Throughout Building	Closed
58	Previously finished walls in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance. (Namely but not limited to: required paint finish)	Throughout Building	Closed
59	The required guard(s) are not installed/maintained to comply with the Ontario Building Code, namely; The required guard on the landing is less than 1070 mm (42 inches) in height.	Throughout Building	Closed
60	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).	Throughout Building	Closed
61	The required guard(s) are not installed/maintained to comply with the Ontario Building Code, namely; The required guard is designed so that a member, attachment or opening between 100 mm (4 inches) and 900mm (35 inches) above the floor of the structure, which it is protecting, facilitates climbing.	Throughout Building	Closed
62	The required guards (some of the guards) are not installed/maintained to comply with the Ontario Building Code, namely; The open side of the interior stairs is protected by a guard that is less than 920 mm (36 inches) in height.	Throughout Building	Closed
63	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Throughout Building	Closed

64	Previously finished surface (ceiling) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance. (Namely but not limited to: required paint finish)	Throughout Building	Closed
65	Ceilings constructed for the purpose of separation are not maintained in a good state of repair. (Namely but not limited to: broken plaster, damaged or stained ceiling tiles and required paint finish)	Throughout Building	Closed
66	Floor coverings not maintained free from trip or other hazardous condition. (Namely but not limited to: ripped, torn and un-secured carpet and suite doormats)	Throughout Building	Closed
67	Floor and/or floor covering not kept in a clean and sanitary condition	Throughout Building	Closed
68	Garbage chute is not maintained in a clean and odour free condition. (Namely but not limited to: odour present and garbage left on floor)	Throughout Building	Closed
69	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Throughout Building	Closed
70	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Throughout Building	Closed
71	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Throughout Building	Closed
72	Previously finished walls in the public area of the property are not maintained in good repair. (Namely but not limited to: cracked and crumbling plaster, and required paint finish)	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.**