

**MLS Building Audit Program - Details**

**Property Address :** 131 WOODWARD AVE

Legal Description: PLAN 2024 LOT 9 W PT LOT 10

Roll No. : 1914063200003000000

Building : 131 WOODWARD AVE -- W1103 -- NO FURTHER ACTION REQUIRED

**Report Date :** May 11, 2012

**Building Audit Date :** June 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 220001 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	24-Jun-11	29-OCT-11	100.00%
3	Property Standards	11 220333 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	24-Jun-11	25-JUL-11	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
3	Property Standards	11 220333 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	24-Jun-11	25-JUL-11	26-Jul-11

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	East entrance step has broken concrete.	Exterior Of Building	Closed
2	The lintels for 2nd floor windows are rusted and paint is peeling	Exterior Of Building	Closed
3	Chimney bricks require tuck point	Exterior Of Building	Closed
4	The retaining wall is not being maintained in good repair.	Rear Yard	Closed
5	The retaining wall is not being maintained in good repair.	Rear Yard	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
1	Property Standards	11 220001 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	24-Jun-11	29-OCT-11	31-Oct-11

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Apparently unused electrical cables hanging from ceiling.	Boiler Room	Closed
2	A window in a stairway that extends to less than 1,070 millimetres above the landing is not protected by a guard that is not less than 1,070 millimetres high measured to the top of the guard from the surface of the landing.	East	Closed
3	Paint peeling on wall in area of boiler room door.	Hall	Closed
4	Repair to ceiling in area of boiler room door not painted.	Hall	Closed
5	Items stored in walkways.	Locker Room	Closed
6	Required guard does not prevent the passage of a spherical object having a diameter of 100 millimetres	Stairway	Closed
7	Guard is less than 1,070 millimetres high.	Stairway	Closed
8	The location and size of openings present a hazard as they are designed with members or attachments between 140 millimetres and 900 millimetres above the level protected by the guard which facilitate climbing.	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.**