

**MLS Building Audit Program - Details**

**Property Address :** 133 WOODWARD AVE

Legal Description: PLAN 2024 PT LOTS 10 & 11

Roll No. : 1914063200004000000

**Building :** 133 WOODWARD AVE -- W1103 -- NO FURTHER ACTION REQUIRED

**Report Date :** May 11, 2012

**Building Audit Date :** June 21, 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 225331 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	18-Jul-11	18-OCT-11	100.00%
2	Property Standards	11 225332 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	18-Jul-11	18-OCT-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
1	Property Standards	11 225331 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	18-Jul-11	18-OCT-11	19-Oct-11

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The opening in an exterior wall is not protected by suitable materials to prevent the entry of rodents, vermin and/or insects. Dryer exhaust no cover on wall.	North	Closed
2	The yards and /or other part of property is not being kept clean and free from accumulation of junk, rubbish, brush, refuse, litter, garbage and/or other debris.	South	Closed
3	The retaining wall is not being maintained in good repair. Namely; crack on North side of retaining wall wall beside steps.	West	Closed
4	Exterior window(s) with broken/cracked glass.		Closed
5	Dwelling unit window that is capable of being opened has no screen.		Closed
6	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.		Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
2	Property Standards	11 225332 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	18-Jul-11	18-OCT-11	18-May-12

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Exterior door has deteriorated/ineffective weather-proofing.	1st Floor	Closed
2	Previously finished surface(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance.	1st Floor	Closed
3	Exterior door has defective hardware.	1st Floor	Closed
4	Laundry room and the facilities, amenities and associated equipment is not maintained in good repair. Namely; one dryer not working	Basement	Closed
5	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	Basement	Closed
6	Floor and/or floor covering not kept in a clean and sanitary condition. Namely; carpets are dirty in the basement hall.	Basement	Closed
7	Lighting in a laundry room is provided at less than 200 lux.	Basement	Closed
8	Previously finished surface(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance.	Hall	Closed
9	Previously finished surface(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance.	Stairway	Closed
10	Required guard does not prevent the passage of a sphere having a diameter more than 100 millimetres.	Stairway	Closed
11	Height of the guard for the exit stairs are less than 1,070 millimetres around landings.	Stairway	Closed

12	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	Closed
13	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

### 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.**