

MLS Building Audit Program - Details

Property Address : 2275 WESTON RD

Legal Description: CON 5 RR PT LOT 8

Roll No. : 1914064150002000000

Building : **2275 WESTON RD -- NO FURTHER ACTION REQUIRED**

Report Date : **May 11, 2012**

Building Audit Date : **December 04, 2008**

**** 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	08 227606 PRS 00 IV	REPORT ORDERS	Closed	8-Dec-08	07-JAN-09	0.00%
2	Property Standards	08 227773 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	8-Dec-08	07-JAN-09	0.00%
3	Property Standards	08 228017 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	9-Dec-08	11-SEP-09	100.00%
4	Waste	08 227452 WST 00 IV	LITTER DUMPING AND REFUSE INVESTIGATION	Closed	8-Dec-08	18-DEC-08	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
2	Property Standards	08 227773 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	8-Dec-08	07-JAN-09	8-Jan-09

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	Basement	Open
2	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Ceiling has efflorescence and exposed metal lathe	Electrical Room	Open
3	The average level of 50 lux (4.6 foot candles) is not being provided to the corridors.	Hall	Open
4	The interior lighting of the building area does not meet the level of illumination specified for the area in the Ontario Building Code. Namely; Laundry room lighting is less than 200 lux	Laundry Room	Open
5	Previously finished walls in the public area of the property is not maintained in good repair. The stucco finish in the laundry room is old, peeling and contains holes.	Laundry Room	Open
6	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 will facilitate climbing.	Stairway	Open
7	Window in common area of multiple-dwelling that is less than one metre from the floor does not have a guard that complies with the Ontario Building Code. Namely; the required guard is not provided (the minimum guard height shall be 1070 mm (42 inches)).	Stairway	Open
8	The electrical receptacle is not maintained in a safe and complete condition. The outlet is not provided with a face plate.	Storage Room	Open
9	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	Storage Room	Open

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
3	Property Standards	08 228017 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	9-Dec-08	11-SEP-09	9-Jan-09

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	All windows capable of being opened are not provided with screens.	Exterior Of Building	Closed
2	Windows that are capable of being opened are not provided with screens.	Exterior Of Building	Closed
3	Numerous windows with cracked glass.	Exterior Of Building	Closed
4	Exterior window not maintained weather-tight. The caulking around the windows is deteriorated.	Exterior Of Building	Closed
5	Window sill near main entrance is deteriorated .	Exterior Of Building	Closed
6	The exterior walls and their components are not being maintained in good repair. Window sills along top floor of building have broken bricks.	Exterior Of Building	Closed
7	The exterior walls and their components are not being maintained in good repair. North wall of building is missing a brick	Exterior Of Building	Closed
8	Window more than two metres above finished grade and not leading to a balcony is not equipped with a safety device to prevent an opening in any part of the window greater than 100 millimetres.	Exterior Of Building	Closed
9	The exterior walls and their components are not being maintained in good repair. The brick planter near main entrance has deteriorated mortar and loose bricks.	Exterior Of Building	Closed
10	The exterior walls and their components are not being maintained in good repair. Exterior wall above top row of windows has broken, cracked bricks and bricks that have shifted.	Exterior Of Building	Closed
11	The retaining wall is not being maintained in good repair. Wall at north side of property has loose blocks.	North Side of Property	Closed
12	Exterior yard that is used for the parking or storage of vehicles or surfaced with a material impervious to water is not maintained in good repair, free from cracks, holes and ruts.	Parking Area	Closed

Part III - Apartment Unit Activity Summary for Property Standards Orders :

Active apartment unit related investigation matters (Property Standards only) :	0
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.**