

MLS Building Audit Program - Details

Property Address : 2304 WESTON RD

Legal Description: PLAN 1320 LOTS 52 TO 54 PT LOT 51

Roll No. : 1914064260013000000

Building : 2304 WESTON RD -- NO FURTHER ACTION REQUIRED

Report Date : May 11, 2012

Building Audit Date : May 26, 2010

**** 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	10 182802 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	2-Jun-10	02-AUG-10	100.00%
2	Property Standards	10 182883 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	2-Jun-10	02-AUG-10	100.00%
3	Property Standards	10 185006 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	2-Jun-10	02-AUG-10	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
2	Property Standards	10 182883 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	2-Jun-10	02-AUG-10	27-Aug-10

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The yards and /or other part of property is not being kept clean and free from accumulation of junk	North East	Closed
2	The exterior surface has not been restored and/or resurfaced where necessary. Namely: small area of stucco in disrepair	North East	Closed
3	The guard is designed that a member, attachment or opening located between 140 millimetres and 900 millimetres above the level being protected facilitates climbing.		Closed
4	The property is not being kept clean and free from accumulation of rubbish, refuse, litter, garbage and/or other debris.		Closed
5	Exterior garbage containment area not screened.		Closed
6	Exterior garbage bin(s) covers left open.		Closed
7	Guard has openings of a size that does not prevent the passage of a sphere having a diameter more than 100 millimetres		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.		Closed
9	Required guard does not prevent the passage of a sphere having a diameter more than 100 millimetres.		Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
1	Property Standards	10 182802 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	2-Jun-10	02-AUG-10	24-Aug-10

No. of defects contained within the Order : **16**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Immediate action has not been taken to eliminate an unsafe condition. Namely. unprotected fan	Garage	Closed
2	Alert signs are not prominently displayed on columns or walls 2.1 metres above the floor, measured from the top of the sign to the floor, so that there is 1 alert sign for every 25 parking stalls in the parking or storage garage, with the alert signs being evenly distributed in the parking or storage garage, but located no more than 30 metres apart.	Garage	Closed
3	Lighting in a garage is provided at less than 50 lux.	Garage	Closed
4	The property is not maintained and/or kept clean in accordance with the standards. Namely; storage rooms to be cleared of refuge junk and room to be organized.	Garage	Closed
5	The electrical connections are not maintained in good working order. Namely; junction boxes not covered.	Garage	Closed
6	The parking or storage garage exit door, which does not open directly to the outside of the building, does not incorporate wired glass panels over fifty (50%) of its surface or the maximum coverage of wired glass panels allowed by the Ontario Building Code.	Garage	Closed
7	The garage door that is equipped with an automatic closing mechanism is not equipped with a sensing device that does not allow the door to close when any person, animal or object is crossing its path.	Garage	Closed
8	The parking or storage garage ceiling painted surface is not maintained in a state of good repair.	Garage	Closed
9	The parking or storage garage walls painted surface is not maintained in a state of good repair.	Garage	Closed
10	The parking or storage garage walls from floor level to a height of sixty (60) centimeters are not painted black.	Garage	Closed
11	The parking or storage garage is used to keep vehicles that are inoperative or abandoned condition.	Garage	Closed
12	Large safe-exit arrows are not displayed on safe-exit doors 1.5 metres above the floor, measured from the center of the arrow to the floor, with the arrow pointing down.	Garage	Closed
13	The parking or storage garage does not have a designated safe-exit route.	Garage	Closed
14	Small safe-exit arrows are not prominently displayed on columns or walls 1.5 metres above the floor, measured from the center of the arrow to the floor; at least every ten (10) metres along the safe-exit route; at all safe-exit route decision points along the safe-exit route; and wherever a safe-exit route crosses a traffic aisle.	Garage	Closed
15	The safe-exit door, the frame of a safe-exit door and the wall adjacent to the safe-exit door to a distance of one (1) metre on both sides of the frame, and to a height of three (3) metres above the floor or to the soffit above the bulkhead over the door is not the required coloured green.	Garage	Closed
16	The property is not maintained and/or kept clean in accordance with the standards. Namely; oil on floor surface in several parking stalls throughout garage.	Garage	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
3	Property Standards	10 185006 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	2-Jun-10	02-AUG-10	31-Dec-10

No. of defects contained within the Order : **38**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The room is not maintained and/or kept clean and free from junk and rubbish.	1st Floor	Closed
2	Interior lighting fixtures or lamps are not maintained.	1st Floor	Closed
3	Door hardware/devices are not maintained in good repair. Namely: door closer defective.	1st Floor	Closed
4	Garbage compactor room is not maintained in a clean and odour free condition.	1st Floor	Closed
5	Floor and/or floor covering not kept in a clean and sanitary condition and free from rubbish and debris.	1st Floor	Closed
6	Ceiling not maintained free of holes.	1st Floor	Closed
7	The electrical receptacle are not maintained in good working order. Namely; Loose duplex	4th Floor	Closed
8	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely: hole in wall vent grill missing.	8th Floor	Closed
9	The electrical connections are not maintained in good working order. Namely; loose cable	14th Floor	Closed
10	Carpet stained and worn out.	14th Floor	Closed
11	Previously finished surface(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance.	Basement	Closed
12	Previously finished surface(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance.	Basement	Closed
13	The property is not maintained and/or kept clean and free from junk and stored materials.	Basement	Closed
14	The property is not maintained and/or kept clean in accordance with the standards. Discontinued garbage burn room has an accumulation of junk and debris	Basement	Closed
15	The lockers rooms are not maintained free from broken doors and/or kept clean and free of junk and debris.	Basement	Closed
16	The property is not maintained and/or kept clean in accordance with the standards. Namely; Room has an accumulation of junk and debris	Basement	Closed
17	The electrical connections are not maintained in good working order.	Basement	Closed
18	Ceiling(s) constructed for the purpose of separation is not maintained in a good state of repair. Namely hole near entrance.	Basement	Closed
19	Ceiling not maintained free of holes.	Basement	Closed
20	Previously finished surface(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance.	Basement	Closed
21	Lighting in a service room is provided at less than 200 lux.	Basement	Closed
22	Lighting in a service room is provided at less than 200 lux.	Basement	Closed
23	The electrical connections are not maintained in good working order. Namely; outlet is missing the cover.	Basement	Closed
24	Wall(s) not maintained free of damaged materials. Namely; surfaces are scratched up.	Elevator	Closed
25	Previously finished surface(s) in the public area of the property is not maintained in good repair.	Stairway	Closed
26	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
27	Required guard does not prevent the passage of a sphere having a diameter more than 100 millimetres.	Stairway	Closed
28	Required guard does not prevent the passage of a sphere having a diameter more than 100 millimetres.	Stairway	Closed

29	Height of the guard for the exit stairs are less than 1,070 millimetres around landings.	Stairway	Closed
30	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
31	Lighting in a service stairway is provided at less than 50 lux.	Stairway	Closed
32	Previously finished surface(s) in the public area of the property is not maintained in good repair. Namely; paint and plaster as required.	Stairway	Closed
33	Floor not kept in a clean condition and free from rubbish and debris.		Closed
34	The stair treads are not maintained in good repair. Namely: some steel members on stairs loose.		Closed
35	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely; Tiles missing		Closed
36	Walls have graffiti, painted slogans and/or other defacements.		Closed
37	The electrical connections are not maintained in good working order. Namely; 4x4 inch box no cover		Closed
38	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.		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.**