

MLS Building Audit Program - Details

Property Address : 2360 WESTON RD

Legal Description: PLAN 1320 PT LOTS 43 44 & 45

Roll No. : 1914064260005000000

Building : 2360 WESTON RD -- W1102 -- NO FURTHER ACTION REQUIRED

Report Date : May 11, 2012

Building Audit Date : July 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
5	Property Standards	11 245498 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	29-Jul-11	30-DEC-11	100.00%
6	Property Standards	11 251727 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	10-Aug-11	30-DEC-11	100.00%
7	Waste	11 245179 WST 00 IV	LITTER DUMPING/REFUSE INVESTIGATION	Closed	29-Jul-11	31-OCT-11	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
6	Property Standards	11 251727 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	10-Aug-11	30-DEC-11	27-Jan-12

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Parking space(s) and/or similar areas not maintained. Specifically pot holes in the parking area	Exterior	Closed
2	The (verandah, porch, deck, loading dock, ramp, balcony, fire escape or other similar structure, and/or other appurtenant attachment) and/or the supporting structural member(s) is not maintained in good repair. Specifically balcony slabs broken [various locations] and guard rail anchorage deteriorated [various locations]	Exterior Of Building	Closed
3	The roof or one of it's components is not free from loose, unsecured or unsafe objects and/or materials. Specifically flaching damaged at North/East corner of the roof	North Front East	Closed
4	The exterior walls and their components are not being maintained free from loose or unsecured objects or materials. Specifically unsecured cables on south side of building	South	Closed
5	The electrical fixtures are not maintained in good working order. Specifically cover on light fixture missing - south side of building	South Side of Building	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. Specifically screen missing on third [3rd floor] north west area of building.		Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
5	Property Standards	11 245498 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	29-Jul-11	30-DEC-11	27-Jan-12

No. of defects contained within the Order : **51**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The stair, landing and every appurtenance, surface cover and finish is not maintained. Namely: paint peeling on stairs, nosing of stairs.	1st Floor	Closed
2	Previously finished wall(s) have marks, stains, graffiti, smoke damage, painted slogans and/or other defacements. Namely: Staines on wall from bike tires.	1st Floor	Closed
3	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	1st Floor	Closed
4	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair. Namely: Paint is chipped on door.	1st Floor	Closed
5	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely: Paint is peeling on wall.	1st Floor	Closed
6	Interior door is not a good fit in its frame. Namely: Door not closing.	1st Floor	Closed
7	The property is not maintained and/or kept clean in accordance with the standards. Namely: Cleaning room to be cleaned up.	1st Floor	Closed
8	Previously finished wall(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance.	2nd Floor	Closed
9	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	2nd Floor	Closed
10	Lighting in a laundry room is provided at less than 200 lux.	2nd Floor	Closed
11	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	2nd Floor	Closed
12	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	2nd Floor	Closed
13	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely: Stain on carpet.	2nd Floor	Closed
14	The property is not maintained and/or kept clean in accordance with the standards. Namely: dust, litter spider webs... on floor and window sill.	2nd Floor	Closed
15	The floor and every appurtenance, surface cover and finish is not maintained. Namely : Baseboard missing in sections.	2nd Floor	Closed
16	The floor and every appurtenance, surface cover and finish is not maintained.	2nd Floor	Closed
17	The property is not maintained and/or kept clean in accordance with the standards. Namely: Storage room to be cleaned up.	2nd Floor	Closed
18	The floor and every appurtenance, surface cover and finish is not maintained. Namely: Baseboard missing in sections.	3rd Floor	Closed
19	Previously finished wall(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance.	3rd Floor	Closed
20	Previously finished wall(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance.	4th Floor	Closed
21	Previously finished wall(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance. Namely Paint peeling on walls.	4th Floor	Closed
22	The floor and every appurtenance, surface cover and finish is not maintained. Namely: Baseboard missing in section.	4th Floor	Closed
23	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition. Namely Torn carpet.	6th Floor	Closed
24	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition.	6th Floor	Closed
25	Interior door(s), frames(s), and/or hardware not maintained in good repair. Namely: paint on door is scratched.	6th Floor	Closed

26	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely: Baseboard missing in section.	6th Floor	Closed
27	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Basement	Closed
28	Hoistway pit is not equipped to provide illumination to an average level of not less than 50 lux at floor or tread level.	Basement	Closed
29	The property is not maintained and/or kept clean in accordance with the standards. Namely: Litter, dust, wate...	Electrical	Closed
30	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	Electrical	Closed
31	Floor and/or floor covering not kept free from holes, stains, rubbish and debris.	Electrical	Closed
32	Interior door(s), frames(s), and/or hardware not maintained in good repair. Namely: paint on elevator doors and door frames is chipped, cracked and peeling.	Elevator	Closed
33	Elevator(s) is not maintained in a clean condition.	Elevator	Closed
34	Previously finished wall(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance.	Elevator	Closed
35	The ventilation system or unit is not regularly cleaned.	Hall	Closed
36	Adequate ventilation has not been provided.	Hall	Closed
37	Exit, public corridor or corridor is not equipped to provide illumination to an average level of not less than 50 lux at floor or tread level.	Hall	Closed
38	Communication system identifies the tenant by unit number.	Lobby	Closed
39	Emergency contact sign does not indicate current name, address and telephone number of the person responsible for the property and the name and telephone number of the authorized person to contact in case of an emergency on a 24 hour basis.	Lobby	Closed
40	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely: Hole in lobby floor, no floor mat.	Lobby	Closed
41	An emergency contact sign is not posted and maintained in a prominent place in the front lobby or entrance to the building.	Lobby	Closed
42	The emergency contact sign is not in lettering of not less than 12.7 millimetres in height.	Lobby	Closed
43	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	Lobby	Closed
44	Exterior door has defective hardware. Namely: Main entrance door is not closing.	Main Entrance	Closed
45	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Stairway	Closed
46	Height of the guard for the exit stairs are less than 1,070 millimetres around landings.	Stairway	Closed
47	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
48	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
49	Required guard does not prevent the passage of a spherical object having a diameter more than 100 millimetres	Stairway	Closed
50	The electrical fixtures are not maintained in a safe and complete condition. Namely: No covers on junction boxes behind the light.	Stairway	Closed
51	Adequate ventilation has not been provided.		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.**