

MLS Building Audit Program - Details

Property Address : 2441 FINCH AVE W

Legal Description: PLAN 5768 BLK C

Roll No. : 1908012210001000000

Building : 2441 FINCH AVE W -- NO FURTHER ACTION REQUIRED

Report Date : May 11, 2012

Building Audit Date : March 05, 2009

**** 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	09 114732 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	10-Mar-09	09-APR-09	100.00%
3	Property Standards	09 116807 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	13-Mar-09	14-APR-09	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	09 116807 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	13-Mar-09	14-APR-09	15-Apr-09

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The protective/decorative finish on the exterior surfaces is not being maintained in good repair. Specifically minor paint deterioration on vent by compactor room.	East Side of Building	Closed
2	Attachment and/or the supporting structural member(s) is not maintained in good repair. Specifically unsecured wires on east wall of building	East Side of Building	Closed
3	The required handrail(s) are not installed/maintained to comply with the Ontario Building Code, namely; The required handrails on both sides of the ramp/stairs that are 1100mm (43 inches) in width or greater, are not provided. Specifically no hand rails at front or rear entrance way stairs.	Entranceway	Closed
4	The exterior walls and their components are not being maintained in good repair. Minor concrete damage by the north west entrance.	North West	Closed
5	Exterior walkway not maintained. Specifically the north west walkway leading to the building has uneven concrete slabs.	North West	Closed
6	Driveway(s) and/or similar areas not maintained. Specifically minor pot holes present in exterior parking area	Parking Area	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
1	Property Standards	09 114732 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	10-Mar-09	09-APR-09	14-Apr-09

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Floor and/or floor covering not kept free from holes, carpeting torn.	3rd Floor	Closed
2	Interior door is not a good fit in its frame. Does not close fully, does not latch shut.	4th Floor	Closed
3	The electrical receptacle are not maintained in a safe and complete condition. Cover is broken.	7th Floor	Closed
4	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition. Old radiator pipes sticking up from floor. Trip hazard.	7th Floor	Closed
5	Exterior door sticks open. Also end cap missing from panic bar.	East	Closed
6	Floor and/or floor covering not kept free from holes. Several tiles are cracked and broken.	East	Closed
7	Interior lighting fixtures or lamps are not maintained. Lights burned out or missing bulbs.	Locker Room	Closed
8	Two balusters missing from handrail guard.	South	Closed
9	Interior door is not a good fit in its frame. Does not close fully, does not latch shut.	South	Closed

10	Plaster damaged, cracked, loose and efflorescence present on ceiling. Plaster damaged on wall.	Storage Room	Closed
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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.**