

MLS Building Audit Program - Details

Property Address : 3101 WESTON RD

Legal Description: CON 5 WY N PT LOT 15

Roll No. : 1908012510164000000

Building : 3101 WESTON RD -- W0707

Report Date : May 11, 2012

Building Audit Date : December 07, 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 310445 PRS 00 IV | INTERIOR COMMON ELEMENTS - DEFECTS | Order Issued | 10-Dec-10 | 22-DEC-11 | 63.04% |
| 2 | Property Standards | 10 310482 PRS 00 IV | EXTERIOR COMMON ELEMENTS - DEFECTS | Closed | 10-Dec-10 | 15-JUL-11 | 100.00% |
| 3 | Property Standards | 10 312134 PRS 00 IV | REPORT ORDERS - WINDOW AIR CONDITIONERS | Order Issued | 14-Dec-10 | 14-FEB-11 | N/A** |
| 4 | Property Standards | 10 312138 PRS 00 IV | REPORT ORDERS - SATELITE DISHES | Order Issued | 14-Dec-10 | 14-FEB-11 | N/A** |
| 5 | Property Standards | 10 312167 PRS 00 IV | PARKING GARAGE/STRUCTURE - DEFECTS | Order Issued | 14-Dec-10 | 30-JUN-11 | 0.00% |

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 310482 PRS 00 IV | EXTERIOR COMMON ELEMENTS - DEFECTS | Closed | 10-Dec-10 | 15-JUL-11 | 4-Nov-11 |

No. of defects contained within the Order :

No. of defects that remain outstanding :

| Deficiency Details | | | |
|--------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|--------|
| No. | Violation/Defect | Location | Status |
| 1 | The window on east wall of building at main floor level has broken glass | Exterior Of Building | 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 being maintained free from defects and/or hazards. There is excessive storage on the balconies | Exterior Of Building | Closed |
| 3 | An exterior door has a defective locking mechanism. The east exit door will not lock or latch | Exterior Of Building | Closed |
| 4 | The electrical light fixture at main entrance is broken | Exterior Of Building | Closed |
| 5 | The stucco finish for main entrance canopy is peeling. | Exterior 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 | 10 312167 PRS 00 IV | PARKING GARAGE/STRUCTURE - DEFECTS | Order Issued | 14-Dec-10 | 30-JUN-11 | 5-Jul-11 |

No. of defects contained within the Order :

No. of defects that remain outstanding :

| Deficiency Details | | | |
|--------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------|
| No. | Violation/Defect | Location | Status |
| 1 | The parking or storage garage ceiling painted surface is not maintained in a state of good repair. Specifically soffit paint damage by parking stall 85 and 86-88 | 2nd Parking Level | Open |
| 2 | 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. Specifically lighting in safe exit stairway is less than 50 Lux | Stairway | Open |
| 3 | The parking or storage garage walls painted surface is not maintained in a state of good repair. Specifically wall paint deteriorated in various locations [black and white paint] | Underground Parking Area | Open |
| 4 | The parking or storage garage is used to keep junk or rubbish. Specifically sofa stored by parking stall 50 | Underground Parking Area | Open |
| 5 | The electrical fixtures are not maintained in good working order. Specifically light bulbs defective or missing throughout the underground parking garage | Underground Parking Area | Open |
| 6 | The electrical connections are not maintained in good working order. Specifically junction box cover missing/not properly secured by parking stall 85 | Underground Parking Area | Open |
| 7 | The ceilings in the parking or storage garage are not maintained free of holes, breaks or cracks. Specifically ceiling holes by parking stall 83. | Underground Parking Area | Open |
| 8 | Lighting in a garage is provided at less than 50 lux. Numerous areas lighting is less than 50 lux | Underground Parking Area | Open |
| 9 | The parking or storage garage ceiling painted surface is not maintained in a state of good repair. Specifically damaged/flaking/missing white paint on ceiling in various locations throughout the P1 & P2 levels | Underground Parking Area | Open |

| No. | Type of Investigation | Investigation Reference No. | Investigation Description | Investigation Status | Date of Issuance | Expiration Date | Next Scheduled Inspection Date |
|-----|-----------------------|-----------------------------|------------------------------------|----------------------|------------------|-----------------|--------------------------------|
| 1 | Property Standards | 10 310445 PRS 00 IV | INTERIOR COMMON ELEMENTS - DEFECTS | Order Issued | 10-Dec-10 | 22-DEC-11 | 12-Apr-12 |

No. of defects contained within the Order : 46

No. of defects that remain outstanding : 17

| Deficiency Details | | | |
|--------------------|---------------------------------------------------------------------------------------------------------|----------------------|--------|
| No. | Violation/Defect | Location | Status |
| 1 | Ceiling tiles stained. | 1st Floor | Open |
| 2 | Hole in wall. | 1st Floor | Closed |
| 3 | Broken and missing wall tiles. | 1st Floor | Closed |
| 4 | Plaster on wall damaged. | 1st Floor | Open |
| 5 | Ceiling tiles stained. | 1st Floor | Open |
| 6 | Floor covering loose and lifting at entrance door. | 1st Floor | Open |
| 7 | Carpeting torn. | 3rd Floor | Closed |
| 8 | Ceiling not maintained clean. | 6th Floor | Closed |
| 9 | Ceiling light fixture missing cover. | 6th Floor | Closed |
| 10 | Plaster on wall damaged. | 6th Floor | Closed |
| 11 | Hole in floor. | 11th Floor | Closed |
| 12 | Door to hall does not close properly. | 12th Floor | Closed |
| 13 | Light cover missing. | 13th Floor | Closed |
| 14 | Carpeting frayed. | 14th Floor | Closed |
| 15 | Ceiling light covers damaged. | 16th Floor | Closed |
| 16 | Area of elevators. Ceiling light fixture covers missing or damaged. | 16th Floor | Closed |
| 17 | Handrail missing. | 17th Floor | Open |
| 18 | Sections of baseboard missing. | 17th Floor | Closed |
| 19 | Plaster on wall damaged. | 17th Floor | Closed |
| 20 | Garbage chute rooms. Ceiling light fixture missing cover. | 18th Floor | Closed |
| 21 | Electrical outlet has no cover. | 18th Floor | Closed |
| 22 | Walls and floors dirty. | Garbage Room | Closed |
| 23 | Several floor tiles missing. | Hall | Open |
| 24 | Walls stained, dirty, marked and graffitied. | Hall | Closed |
| 25 | Ceiling light fixtures missing covers. | Hall | Open |
| 26 | Doors and door frames stained, dirty, marked, graffitied and have chipped, scratched and peeling paint. | Hall | Closed |
| 27 | Carpets stained. | Hall | Closed |
| 28 | Ceiling and walls. Areas damaged and stained. | Interior of Building | Open |
| 29 | Entrance door. Automatic closer not working. | Interior of Building | Closed |
| 30 | Wall damaged and stained. | Interior of Building | Closed |
| 31 | Wall near mens change room. | Interior of Building | Closed |
| 32 | Mens change room. Light switch missing cover. | Interior of Building | Closed |
| 33 | Ceiling light fixture covers missing. | Recreation Room | Open |

| | | | |
|----|----------------------------------------------------------------------------------------------|-----------------|--------|
| 34 | Kitchen floor, several tiles missing. | Recreation Room | Closed |
| 35 | Ceiling light fixtures missing covers. | Recreation Room | Open |
| 36 | Walls damaged, paint peeling. | Recreation Room | Closed |
| 37 | Hole in wall. | Recreation Room | Closed |
| 38 | Section of handrail missing. | South | Open |
| 39 | Paint peeling on floor. | Stairway | Open |
| 40 | Stucco ceilings stained in areas. Stucco missing in areas. Mostly on underside of staircase. | Stairway | Open |
| 41 | Handrails and guards have peeling and deteriorated paint. Rust evident. | Stairway | Closed |
| 42 | Walls stained, marked and graffitied. | Stairway | Closed |
| 43 | Electrical connection box on wall missing cover. | Storage Room | Open |
| 44 | Floor drain missing cover. | Storage Room | Open |
| 45 | Walls damaged, paint peeling. | Storage Room | Open |
| 46 | Hole in ceiling. | Storage Room | Open |

**Part III - Apartment Unit Activity Summary for Property Standards Orders :3101
WESTON RD**

| | |
|----------------------------------------------------------------------------------------|----------|
| Active apartment unit related investigation matters (Property Standards only) : | 1 |
| Number of investigation-related Orders issued to Property owner : | 1 |
| Number of investigation-related Orders issued to tenants : | 0 |

*** Note: The number of unit related orders relate to all buildings on the above property.**