

**MLS Building Audit Program - Details**

**Property Address :** 34 HEYDON PARK RD

Legal Description: PLAN D1433 PT BLK A PT LOT 30

Roll No. : 1904043300034000000

Building : 34 HEYDON PARK RD -- NO FURTHER ACTION REQUIRED

**Report Date :** May 11, 2012

**Building Audit Date :** May 27, 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 143689 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	3-Jun-09	03-JUL-09	100.00%
2	Property Standards	09 144177 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	3-Jun-09	03-JUL-09	100.00%
3	Property Standards	11 121220 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS- 2nd interior order	Closed	10-Feb-11	11-APR-11	100.00%
4	Waste	09 143666 WST 00 IV	LITTER DUMPING/REFUSE INVESTIGATION	Closed	3-Jun-09	10-JUN-09	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
1	Property Standards	09 143689 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	3-Jun-09	03-JUL-09	6-Jul-09

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Exterior walkway has rotted wood timbers.	Exterior Of Building	Closed
2	Fence in rear yard is broken and detached.	Exterior Of Building	Closed
3	Window screen at rear top floor of building is loose.	Exterior Of Building	Closed
4	Several windows have cracked glass.	Exterior Of Building	Closed
5	Rear wall of building contains spalling bricks.	Exterior Of Building	Closed
6	Exterior walkway has numerous trip hazards.	Exterior Of Building	Closed
7	Roof shingle at front west corner of the building is missing and repaired with a piece of sheet metal.	Exterior Of Building	Closed
8	Previously painted exterior wood surfaces have worn and peeling paint.	Exterior Of Building	Closed
9	Eavestrough is bent in areas and is leaking.	Exterior Of Building	Closed
10	West exit door from building will not latch.	Exterior Of Building	Closed
11	Chimneys have loose and missing bricks.	Exterior Of Building	Closed
12	Roof shingles above main entrance are loose, worn and lifting.	Exterior Of Building	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
3	Property Standards	11 121220 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS- 2nd interior order	Closed	10-Feb-11	11-APR-11	11-Jul-11

No. of defects contained within the Order : **15**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Required or provided safety equipment relative to exits and means of egress are not maintained in good working order. Namely; door closures., latching devices.	2nd Floor	Closed
2	Required or provided safety equipment relative to exits and means of egress are not maintained in good working order. Namely; door closure not secured to door.	3rd Floor	Closed
3	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Furnace Room	Closed
4	Lighting in a service room is provided at less than 200 lux.	Furnace Room	Closed
5	The treads and/or other appurtenant attachments and/or their supporting structural members are not maintained in good repair. Loose stair tread on stairway.	Furnace Room	Closed
6	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	Furnace Room	Closed
7	The guards and/or other appurtenant attachments and/or their supporting structural members are not maintained in good repair. Stair and landing guard not installed securely	Furnace Room	Closed
8	The floor and every appurtenance, surface cover and finish is not reasonably smooth and level. Namely; thresholds at suite doors not finished.	Hall	Closed
9	Lighting in a laundry room is provided at less than 200 lux.	Laundry Room	Closed
10	A window in a stairway that extends to less than 1,070 millimetres above the landing is protected by a guard that is less than 1,070 millimetres high measured to the top of the guard from the surface of the landing.	Stairway	Closed
11	Interior door is not a good fit in its frame.	Stairway	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.	Stairway	Closed
13	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
14	Height of the guard for the exit stairs are less than 1,070 millimetres around landings.	Stairway	Closed
15	Previously finished surface(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance.		Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
2	Property Standards	09 144177 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	3-Jun-09	03-JUL-09	31-May-11

No. of defects contained within the Order : 33

No. of defects that remain outstanding : 0

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Repair(s) does not reasonably match existing wall(s). Drywall repair not finished.	1st Floor	Closed
2	Area of wall stained.	2nd Floor	Closed
3	Covers not provided on ceiling light fixtures.	2nd Floor	Closed
4	The average level of 50 lux (4.6 foot candles) is not being provided to the corridor(s).	2nd Floor	Closed
5	Area of ceiling stained.	3rd Floor	Closed
6	Area of ceiling cracked.	3rd Floor	Closed
7	Storage of materials.	Centre	Closed
8	Several stair treads loose.	Centre	Closed
9	Section of plaster missing from wall.	Centre	Closed
10	Door closer missing.	Centre	Closed
11	Handrail not provided on stairs.	Furnace Room	Closed
12	Covers missing on floor drains.	Furnace Room	Closed
13	Cover not provided for connection box. Wiring exposed.	Furnace Room	Closed
14	Ceiling light fixture. Bulbs burned out.	Furnace Room	Closed
15	The required guard(s) are not installed/maintained to comply with the Ontario Building Code, namely; The openings through the guard do not prevent the passage of a spherical object having a diameter of more than 100mm (4 inches).	Furnace Room	Closed
16	The required guard(s) are not installed/maintained to comply with the Ontario Building Code, namely; The required guard on the landing is less than 1070 mm (42 inches) in height.	Furnace Room	Closed
17	Stair treads loose.	Furnace Room	Closed
18	Section of wall has loose bricks.	Furnace Room	Closed
19	Areas of broken, damaged and missing plaster.	Furnace Room	Closed
20	Paint flaking and peeling on radiators.	Hall	Closed
21	Hallway doors accessing stairwells. Paint on doors and frames chipped and damaged.	Hall	Closed
22	Hallway doors accessing stairwells. Do not close or latch properly.	Hall	Closed
23	Storage of materials.	Laundry Area	Closed
24	Tile missing by window sill.	Laundry Area	Closed
25	Insulating cover falling off pipe on ceiling.	Laundry Area	Closed
26	The interior lighting of the building area does not meet the level of illumination specified for the area in the Ontario Building Code. Namely; Average level of 200 lux.	Laundry Area	Closed
27	Section of wall panel pulling away from wall.	Lobby	Closed
28	The required guard(s) are not installed/maintained to comply with the Ontario Building Code, namely; The required guard on the landing is less than 1070 mm (42 inches) in height.	Stairway	Closed
29	Plaster on walls cracked and broken. Various locations.	Stairway	Closed
30	Covers not provided on ceiling light fixtures.	Stairway	Closed

31	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	Closed
32	Paint peeling, chipped and deteriorated on stairs, handrails, posts, windowsills, etc.	Stairway	Closed
33	Repair to ceiling not painted.	West	Closed

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

<b>Active apartment unit related investigation matters (Property Standards only) :</b>	<b>0</b>
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.**