

MLS Building Audit Program - Details

Property Address : 35 LESTER AVE

Legal Description: PLAN 2152 PT BLKS A & B PLAN 2126 PT BLK B

Roll No. : 1914053030005000000

Building : 35 LESTER AVE -- W1208

Report Date : May 11, 2012

Building Audit Date : May 13, 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
1	Property Standards	11 195459 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Expiry Date Extended	26-May-11	19-JUL-12	18.18%
2	Property Standards	11 197675 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Expiry Date Extended	26-May-11	19-JUL-12	50.00%
3	Property Standards	11 197898 PRS 00 IV	REPORT ORDERS - WINDOW LIMITING DEVICE	Closed	26-May-11	19-JUL-12	0.00%
4	Property Standards	11 197933 PRS 00 IV	REPORT ORDERS - SATELLITE DISH	Closed	26-May-11	30-SEP-11	0.00%
5	Property Standards	11 198502 PRS 00 IV	REPORT ORDERS - STAIRWAYS	Expiry Date Extended	26-May-11	19-JUL-12	N/A**
6	Waste	11 197869 WST 00 IV	LITTER DUMPING/REFUSE INVESTIGATION	Closed	26-May-11	19-JUL-12	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
2	Property Standards	11 197675 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Expiry Date Exten	26-May-11	19-JUL-12	29-Jun-12

No. of defects contained within the Order : **14**

No. of defects that remain outstanding : **7**

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The electrical connections are not maintained in a safe and complete condition. Namely: Cable, telephone... wiring is not secure.	Exterior Of Building	Closed
2	The exterior walls and their components are not being maintained in good repair. Namely: Exterior brick is spalling in sections.	Exterior Of Building	Closed
3	Guard for flight of steps not as a required exit stair is less than 900 millimetres high.	North	Open
4	Required guard does not prevent the passage of a spherical object having a diameter of 100 millimetres	North	Open
5	Guard is less than 1,070 millimetres high.	North	Open
6	The exterior walls and their components are not being maintained free from loose or unsecured objects or materials. Namely: Steel angle iron is not secured.	North West	Closed
7	Exterior yard that is used for the parking or storage of vehicles or surfaced with a material impervious to water is not maintained so as parking space marking are to be clearly visible.	Parking Area	Open
8	The protective/decorative finish on the exterior surfaces is not being maintained in good repair. Namely: Paint is peeling on roof metal flashing.	Roof Of Building	Closed
9	Chimney, smoke stack or supporting member is not maintained in good repair and/or free from defects. Namely: 1) Chimney concrete cap is cracked, 2) Mortar is missing between bricks.	Roof Of Building	Closed
10	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection. Namely: light above the door is not secure and protected.	South	Closed
11	Equipment/attachment appurtenant to the building is not being maintained in good repair: Namely, the canopy, is not secured, maintained, with additional items attached to canopy.	South	Closed
12	Exterior window or skylight not maintained in good repair. Namely: Window frame, screen enclosure is showing rust.	South	Open
13	The fence, screen and/or other enclosure around or on the property is not being maintained in good repair. Namely: Chain link fence is not secure.	Yard	Open
14	The fence, screen and/or other enclosure around or on the property is not maintained with a uniform construction. Namely: Wooden fence missing in section.	Yard	Open

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
1	Property Standards	11 195459 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Expiry Date Exten	26-May-11	19-JUL-12	29-Jun-12

No. of defects contained within the Order : **22**

No. of defects that remain outstanding : **18**

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The electrical connections are not maintained in a safe and complete condition. Namely: wiring not secured.	Basement Boiler/Electrical Room	Open
2	Extension cords or other extensions are used as a permanent wiring system.	Basement Boiler/Electrical Room	Closed
3	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Basement Boiler/Electrical Room	Closed
4	Lighting in a service room is provided at less than 200 lux.	Basement Boiler/Electrical Room	Open
5	The property is not maintained and/or kept clean in accordance with the standards. Namely: improper storage and retention of materials.	Basement Boiler/Electrical Room	Open
6	An emergency contact sign is not posted and maintained in a prominent place in the front lobby or entrance to the building. The sign shall indicate, in lettering not less than 12.7 millimetres in height, the current name, address and telephone number of the owner, manager or other person responsible for the property and the name and telephone number of the authorized person to contact in the case of an emergency on a twenty-four-hour basis.	Front Lobby	Open
7	Exterior door has defective hardware/hardware missing.	North Entrance	Open
8	Previously finished wall(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance.	North Stairway	Open
9	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.	North Stairway	Open
10	Previously finished surface(s) in the public area of the property is not maintained in good repair. Namely: guard requires to be refinished.	North Stairway	Open
11	The floor and every appurtenance, surface cover and finish is not maintained in good repair.	North Stairway	Open
12	Exterior door has defective hardware/hardware missing.	South Entrance	Closed
13	The floor and every appurtenance, surface cover and finish is not maintained.	South Stairway	Open
14	Previously finished wall(s) in the public area of the property is not maintained in good repair.	South Stairway	Open
15	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	South Stairway	Closed
16	Previously finished wall(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance.	South Stairway	Open
17	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.	South Stairway	Open
18	Required guard does not prevent the passage of a sphere having a diameter more than 100 millimetres.	Stairway	Open
19	The guards and/or other appurtenant attachments and/or their supporting structural members are not maintained in good repair. Namely: intermediate horizontal railings not secured, etc.	Stairways	Open
20	Height of the guard for the exit stairs are less than 1,070 millimetres around landings.	Stairways	Open
21	Floor and/or floor covering not kept in a clean and sanitary condition	Stairways	Open
22	The guard is designed that a member, attachment or opening located between 140 millimetres and 900 millimetres above the level being protected facilitates climbing.	Stairways	Open

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.**