

MLS Building Audit Program - Details

Property Address : 416 THE WESTWAY

Legal Description: PLAN 5737 PT BLK D RP 66R18319 PART 109

Roll No. : 1919037300042000000

Building : **416 THE WESTWAY -- NO FURTHER ACTION REQUIRED**

Report Date : **May 11, 2012**

Building Audit Date : **February 26, 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 113116 PRS 00 IV | INTERIOR COMMON ELEMENTS - DEFECTS | Closed | 4-Mar-09 | 30-APR-10 | 100.00% |
| 5 | Property Standards | 09 115080 PRS 00 IV | PARKING GARAGE/STRUCTURE - DEFECTS | Closed | 10-Mar-09 | 15-JAN-10 | 100.00% |
| 6 | Property Standards | 09 115143 PRS 00 IV | EXTERIOR COMMON ELEMENTS - DEFECTS | Closed | 10-Mar-09 | 30-JUL-10 | 100.00% |
| 7 | Waste | 09 113446 WST 00 IV | LITTER DUMPING AND REFUSE INVESTIGATION | Closed | 4-Mar-09 | 11-MAR-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 |
|-----|-----------------------|-----------------------------|------------------------------------|----------------------|------------------|-----------------|--------------------------------|
| 6 | Property Standards | 09 115143 PRS 00 IV | EXTERIOR COMMON ELEMENTS - DEFECTS | Closed | 10-Mar-09 | 30-JUL-10 | 14-Apr-09 |

No. of defects contained within the Order :

No. of defects that remain outstanding :

| Deficiency Details | | | |
|--------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|-------------------|
| No. | Violation/Defect | Location | Status |
| 1 | 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. concrete balcony slabs have deteriorated edges and soffits and reinforcing steel is visible in some locations | Balcony | Closed |
| 2 | The exterior surface has not been restored and/or resurfacedn where necessary. Balcony guards have deteriorated, missing and damaged paint. | Balcony | Closed |
| 3 | The exterior surface of the building shall be maintained free of graffiti and/or painted slogans. | Exterior Of Building | Closed |
| 4 | The protective/decorative finish on the exterior surfaces is not being maintained in good repair. Specifically paint deteriorated on exterior walls and columns of building. | Exterior Of Building | Closed |
| 5 | The exterior walls and their components are not being maintained in good repair. Specifically - holes in soffit by east and west side of building | Exterior Of Building | Closed |
| 6 | The exterior walls and their components are not being maintained in a weather tight condition. Concrete damage by grillwork | Exterior Of Building | Closed |
| 7 | Exterior garbage containment area not screened. | Yard | Substantially Com |
| 8 | Exterior walkway not maintained. Walkway slabs are cracked and uneven and stair risers and not well maintained | Yard | Closed |

| No. | Type of Investigation | Investigation Reference No. | Investigation Description | Investigation Status | Date of Issuance | Expiration Date | Next Scheduled Inspection Date |
|-----|-----------------------|-----------------------------|------------------------------------|----------------------|------------------|-----------------|--------------------------------|
| 5 | Property Standards | 09 115080 PRS 00 IV | PARKING GARAGE/STRUCTURE - DEFECTS | Closed | 10-Mar-09 | 15-JAN-10 | 14-Apr-09 |

No. of defects contained within the Order : **11**

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

| Deficiency Details | | | |
|--------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------|--------|
| No. | Violation/Defect | Location | Status |
| 1 | The stairs and/or other appurtenant attachments and/or their supporting structural members are not maintained in good repair. Specifically rust is present on the stringers and paint is deteriorated | Stairway | Closed |
| 2 | The parking or storage garage is used to keep machinery, boats, vehicles, trailers and/or parts of them that are in a wrecked, discarded, dismantled, inoperative or abandoned condition. Namely: unlicensed Ford Van | Underground Parking Area | Closed |
| 3 | The electrical fixtures are not maintained in good working order. Specifically unsecured conduit in various locations. | Underground Parking Area | Closed |
| 4 | The minimum level of 50 lux (4.6 foot candles) is not being provided to all driving aisles. | Underground Parking Area | Closed |
| 5 | The minimum level of 50 lux (4.6 foot candles) is not being provided to all designated parking spaces. | Underground Parking Area | Closed |
| 6 | Small safe-exit arrows are not prominently displayed on columns or walls 1.5 metres above the floor, measured from the center of the arrow to the floor; at least every ten (10) metres along the safe-exit route; at all safe-exit route decision points along the safe-exit route; and wherever a safe-exit route crosses a traffic aisle. Insufficient number of safe-exit arrows. | Underground Parking Area | Closed |
| 7 | Alert signs are not prominently displayed on columns or walls 2.1 metres above the floor, measured from the top of the sign to the floor, so that there is 1 alert sign for every 25 parking stalls in the parking or storage garage, with the alert signs being evenly distributed in the parking or storage garage, but located no more than 30 metres apart. Insufficient number of Alert signs | Underground Parking Area | Closed |
| 8 | The walls in the parking or storage garage are not maintained free of holes, breaks or cracks. Specifically opening in wall not properly secured. | Underground Parking Area | Closed |
| 9 | The parking or storage garage walls painted surface is not maintained in a state of good repair. Specifically graffiti by parking stall 11 | Underground Parking Area | Closed |
| 10 | The parking or storage garage ceiling painted surface is not maintained in a state of good repair. | Underground Parking Area | Closed |
| 11 | The walls in the parking or storage garage are not maintained free of holes, breaks or cracks. Specifically wall damage by entranceway and in hallway to exterior of parking garage. | Underground Parking Level | 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 113116 PRS 00 IV | INTERIOR COMMON ELEMENTS - DEFECTS | Closed | 4-Mar-09 | 30-APR-10 | 14-Oct-09 |

No. of defects contained within the Order : 37

No. of defects that remain outstanding : 0

| Deficiency Details | | | |
|--------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|--------|
| No. | Violation/Defect | Location | Status |
| 1 | The required guard(s) are not installed/maintained to comply with the Ontario Building Code, namely; The required guard is designed so that a member, attachment or opening between 100 mm (4 inches) and 900mm (35 inches) above the floor of the structure, which it is protecting, facilitates climbing. | Interior of Building | Closed |
| 2 | 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). | Interior of Building | Closed |
| 3 | Walls in stairwells are not maintained free of graffiti. | Interior of Building | Closed |
| 4 | Garbage chute rooms on all floors are dirty and walls have deteriorated paint. | Interior of Building | Closed |
| 5 | Corridor walls throughout building have plaster damage and repairs have not been painted to match existing paint. | Interior of Building | Closed |
| 6 | Repairs to 9th floor garbage chute room not made in a good workmanlike manner. | Interior of Building | Closed |
| 7 | The plumbing system is not kept free from leaks or defects. The drain pipe in storage room 1 is leaking. | Interior of Building | Closed |
| 8 | The light cover in 5th floor stairwell east side of building is not provided. | Interior of Building | Closed |
| 9 | Basement lights not provided with covers. | Interior of Building | Closed |
| 10 | Emergency lighting on 9th floor not maintained in good repair. | Interior of Building | Closed |
| 11 | The average level of 50 lux (4.6 foot candles) is not being provided to the corridor(s). | Interior of Building | Closed |
| 12 | The minimum level of 50 lux (4.6 foot candles) is not being provided to all passage and stairways when in use. | Interior of Building | Closed |
| 13 | Locker room floors have missing drain covers. | Interior of Building | Closed |
| 14 | 2nd floor west stairwell floor tiles are missing | Interior of Building | Closed |
| 15 | 1st floor west stairwell floor tiles missing | Interior of Building | Closed |
| 16 | 1st floor west stairwell light not provided with a cover. | Interior of Building | Closed |
| 17 | 9th floor garbage room door has missing hardware. | Interior of Building | Closed |
| 18 | 8th floor garbage room door hardware is missing. | Interior of Building | Closed |
| 19 | Stairwell doors on east and west side of building on 4th floor are not provided with self closers. | Interior of Building | Closed |
| 20 | 3rd floor west stairwell door not provided with a self closer. | Interior of Building | Closed |
| 21 | Laundry room ceiling missing sections of tile | Interior of Building | Closed |
| 22 | The ceiling in storage room 3 has collapsed also the wall is damaged. | Interior of Building | Closed |
| 23 | Ceiling and walls of storage room within laundry room have plaster damage. | Interior of Building | Closed |
| 24 | Locker doors in locker room 7 not seceued to door jamb | Interior of Building | Closed |
| 25 | Storage room within laundry room not clean. | Interior of Building | Closed |
| 26 | The minimum level of 200 lux (18.6 foot candles) is not being provided to the service, utility and/or laundry rooms. Namely: 200 lux not being provided in laundry room | Interior of Building | Closed |
| 27 | Light covers in laundry room not provided. | Interior of Building | Closed |
| 28 | | Interior of Building | Closed |
| 29 | Door for locker room 6 missing door hardware. | Interior of Building | Closed |

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|----|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|--------|
| 30 | 3rd floor east stairwell floor tiles are broken and missing. | Interior of Building | Closed |
| 31 | The stair, landing and every appurtenance, surface cover and finish is not maintained. The 8th floor bulkhead in east stairwell is ruated and finish has come off. | Interior of Building | Closed |
| 32 | Ventilation covers on numerous floors are damaged or missing. | Interior of Building | Closed |
| 33 | The ventilation system on east side of building on all floors is not working. | Interior of Building | Closed |
| 34 | 9th ceiling near the elevators has missing tilea. | Interior of Building | Closed |
| 35 | The bracket for 9th floor ceiling is bent | Interior of Building | Closed |
| 36 | Apt door 903 is not a good fit in its frame. | Interior of Building | Closed |
| 37 | East stairwell door in basement is not a good fit in its frame. | Interior of Building | Closed |

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

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|----------------------------------------------------------------------------------------|----------|
| 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.**