

**MLS Building Audit Program - Details**

**Property Address :** 440 WINONA DR

Legal Description: PLAN 115 PT LOTS 18 & 20

Roll No. : 1914021240083000000

Building : 440 WINONA DR

**Report Date :** May 11, 2012

**Building Audit Date :** January 12, 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
4	Property Standards	09 101969 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	22-Jan-09	23-FEB-09	100.00%
5	Property Standards	09 101970 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	22-Jan-09	23-FEB-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
5	Property Standards	09 101970 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	22-Jan-09	23-FEB-09	8-May-09

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The required balcony guard(s) are not maintained in good repair. Namely: Cracked balcony guard tempered glass panels. North and south elevations.	Balcony	Closed
2	The protective/decorative finish on the exterior surfaces is not being maintained in good repair. Namely: Deteriorated paint finish on the balcony ceilings.	Balcony	Closed
3	The supporting member(s) of equipment/attachments appurtenant to the building are not protected from the elements by paint/other protective coating, namely, the electrical conduit is missing a cover plate.	North Side of Building	Closed
4	Cable boxes, or other similar structure and/or its supporting member is not maintained in good repair. Namely: Door covers are missing.	North Side of Building	Closed
5	Exterior garbage containment area not screened.	North Side of Building	Substantially Com
6	Openings in exterior wall not protected with suitable materials . Namely: Hole in wall. A brick is missing at grade level.	South Side of Building	Closed
7	Exterior lighting fixtures or lamps are not maintained. Namely: Defective light fixture.	South Side of Building	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
4	Property Standards	09 101969 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	22-Jan-09	23-FEB-09	8-May-09

No. of defects contained within the Order : **23**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The minimum level of 200 lux (18.6 foot candles) is not being provided to the service, utility and/or laundry rooms. Namely: Boiler room	Boiler Room	Closed
2	Wall(s) not maintained free of holes. Namely: Hole in wall behind door.- Electrical/Fire alarm room	Electrical Room	Closed
3	The electrical fixtures are not maintained in good working order. Namely: Cover plate missing. High Voltage Room.	Electrical Room	Closed
4	The average level of 50 lux (4.6 foot candles) is not being provided to the corridor(s).	Hall	Closed
5	Exterior window(s) with broken/cracked glass.	Laundry Room	Closed
6	Previously finished surface(s) in the public area of the property is not maintained in good repair. Namely: Deteriorated surface finish on walls and ceiling in the Laundry room.	Laundry Room	Closed
7	The electrical receptacle are not maintained in good working order. Namely: Electrical receptacle is defective, covered with tape.	Laundry Room	Closed
8	The minimum level of 200 lux (18.6 foot candles) is not being provided in the laundry room.	Laundry Room	Closed
9	The electrical connections are not maintained in good working order. Namely: Light fixture is hanging from ceiling.	Locker Room	Closed
10	The minimum level of 200 lux (18.6 foot candles) is not being provided to the service, utility and/or laundry rooms. Namely: Locker rooms.	Locker Room	Closed
11	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition. Namely: Accumulation of discarded materials in the hallway of locker room.	Locker Room	Closed
12	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely: hole in wall, locker room.	Locker Room	Closed
13	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely: Holes in ceiling, needs a cover plate or patch.	Locker Room	Closed
14	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).	Stairway	Closed
15	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition. Namely: Storage of several bicycles in the lower level stairwell.	Stairway	Closed
16	The (stairs, treads, risers, guards, handrails, and/or other appurtenant attachments) and/or their supporting structural members are not maintained in good repair. Namely: Deterioration of Terrazo finish on stair tread between the 3rd and 4th floor.	Stairway	Closed
17	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.	Stairway	Closed
18	The required handrail(s) are not installed/maintained to comply with the Ontario Building Code, namely; The required handrails are not provided on both sides of the stairs within the dwelling unit, having a width of 1100mm (43 inches) or greater and having more than 2 risers.	Stairway	Closed
19	The minimum level of 50 lux (4.6 foot candles) is not being provided to all passage and stairways when in use.	Stairway	Closed
20	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition. Namely: Floor mats in front of entrance of apt. door.	Throughout Building	Closed
21	Adequate artificial light is not being provided at all times to maintain the level of illumination. Namely all floors except floor #3.	Throughout Building	Closed
22	The electrical fixtures are not maintained in good working order.	Throughout Building	Closed

23	The required guard(s) are not installed/maintained to comply with the Ontario Building Code, namely; The open side of the interior/exterior stairs is protected by a guard that is less than 900 mm (35 inches) in height. Namely: The height of the landing guards in both stairways is less than 42inches.	Throughout Property	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.**