

MLS Building Audit Program - Details

Property Address : 630 VESTA DR

Legal Description: PLAN 3020 LOT 4 TO 9 RP 66R6673 PARTS 1 TO 3

Roll No. : 1904113070001000000

Building : 630 VESTA DR

Report Date : May 11, 2012

Building Audit Date : February 18, 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
6	Property Standards	09 111774 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	16-Mar-09	15-APR-09	91.67%
7	Property Standards	09 124291 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	14-Apr-09	14-MAY-09	100.00%
8	Waste	09 113058 WST 00 IV	LITTER DUMPING AND REFUSE INVESTIGATION	Closed	2-Mar-09	09-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 111774 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	16-Mar-09	15-APR-09	16-Sep-09

No. of defects contained within the Order : **24**

No. of defects that remain outstanding : **2**

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The exterior walls and their components are not being maintained in good repair. (Namely: the bricks are deteriorated)	East Side of Building	Closed
2	Exterior garbage bin(s) covers left open.	East Side of Property	Closed
3	The roof or one of its components is not weather tight. (Namely: the flashing is missing and defective on the garage roof)	East Side of Property	Closed
4	The required guard on top of retaining wall is not provided (the minimum guard height shall be one thousand and seventy (1070) millimetres). (Namely: the guard is not fully provided)	East Side of Property	Closed
5	Driveway(s) and/or similar areas not maintained in good repair.	East Side of Property	Closed
6	The retaining wall is not being maintained in good repair.	East Side of Property	Closed
7	The retaining wall is not being maintained in good repair.	East Side of Property	Closed
8	The required handrail(s) are not installed/maintained to comply with the Ontario Building Code, namely; the required handrail for the ramp/stairs, that is less than 1100mm (43 inches) in width, is not provided.	East Side of Property	Open
9	Immediate action has not been taken to eliminate an unsafe condition. (Namely: storage of items on balcony)	Exterior Of Building	Closed
10	The balcony or the supporting structural member(s) is not maintained in good repair. (Namely: balcony floor slab is broken)	North Side of Building	Closed
11	The exterior walls are not being maintained in good repair. (Namely: bricks are deteriorated)	North Side of Building	Closed
12	The required handrail(s) are not installed to comply with the Ontario Building Code, namely; the required handrails on both sides of the stairs that are 1100mm (43 inches) in width or greater, are not provided.	North Side of Building	Closed
13	The handrails and/or other appurtenant attachments are not maintained in good repair. (Namely: the handrail is loose)	North Side of Building	Closed
14	Exterior window not maintained in good repair. (Namely: the window sill is defective)	North Side of Building	Closed
15	The exterior walls and their components are not being maintained in good repair. (Namely: brick wall is deteriorated)	South Side of Building	Closed
16	The retaining wall is not being maintained in good repair.	South Side of Property	Closed
17	The required guard on top of retaining wall is 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.	South Side of Property	Closed
18	The required guard on top of the retaining wall is not capable of supporting all loads to which they may be subjected.	South Side of Property	Closed
19	The required guard on top of the retaining wall is not maintained in good repair.	South Side of Property	Open
20	Exterior walkway not maintained in good repair.	South Side of Property	Closed
21	The balcony and/or the supporting structural member(s) is not maintained in good repair. (Namely: balcony floor slab is broken)	West Side of Building	Closed
22	The exterior walls and their components are not being maintained in good repair. (Namely: brick wall is deteriorated)	West Side of Building	Closed
23	Equipment/attachment appurtenant to the building is not properly anchored. (Namely: the grille on the patio)	West Side of Property	Closed
24	The retaining wall is not being maintained in good repair.	West Side of Property	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
7	Property Standards	09 124291 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	14-Apr-09	14-MAY-09	18-Dec-09

No. of defects contained within the Order : **69**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition. namely; door mats. #102	1st Floor	Closed
2	Repair(s) does not reasonably match existing wall(s)	1st Floor	Closed
3	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	1st Floor	Closed
4	Previously finished wall(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance.	1st Floor	Closed
5	entrance door to suite not maintained in good repair. #201 and #202	2nd Floor	Closed
6	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition. namely door mat #209	2nd Floor	Closed
7	Repair(s) does not reasonably match existing wall(s)	2nd Floor	Closed
8	The ventilation system or unit is not regularly cleaned. namely vent grill.	2nd Floor	Closed
9	Previously finished surface in the public area of the property is not maintained in good repair. namely; hall ceiling	2nd Floor	Closed
10	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition. namely; carpet seams not secured.	3rd Floor	Closed
11	Previously finished walls in the public area of the property is not maintained in good repair.	3rd Floor	Closed
12	Repair(s) does not reasonably match existing wall(s)	3rd Floor	Closed
13	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition. namely; door mat.	3rd Floor	Closed
14	Floor and/or floor covering not kept in a clean and sanitary condition	4th Floor	Closed
15	The ventilation system or unit is not regularly cleaned. namely; vent grill.	4th Floor	Closed
16	Previously finished surface in the public area of the property is not maintained in good repair. namely; paint peeling from ceiling.	4th Floor	Closed
17	carpet not free from tears and unsecured seams.	4th Floor	Closed
18	Repair(s) does not reasonably match existing wall(s)	4th Floor	Closed
19	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	4th Floor	Closed
20	Floor not kept free from rubbish and debris.	4th Floor	Closed
21	The ventilation system or unit is not regularly cleaned. namely; vent grill.	5th Floor	Closed
22	Interior door not maintained in good repair. namely; #507.	5th Floor	Closed
23	Repair(s) does not reasonably match existing wall(s)	5th Floor	Closed
24	Floor and/or floor covering not kept in a clean and sanitary condition	5th Floor	Closed
25	Floor and/or floor covering not kept in a clean and sanitary condition	6th Floor	Closed
26	Repair(s) does not reasonably match existing wall(s)	6th Floor	Closed
27	door not maintained in good repair. namely; #603	6th Floor	Closed
28	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	6th Floor	Closed
29	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	6th Floor	Closed

30	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition. namely; door mat #708, #709.	7th Floor	Closed
31	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	7th Floor	Closed
32	The ventilation system or unit is not regularly cleaned. namely; vent grill.	7th Floor	Closed
33	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	7th Floor	Closed
34	Door hardware/devices are not maintained in good repair.	7th Floor	Closed
35	Floor and/or floor covering not kept in a clean and sanitary condition	7th Floor	Closed
36	Floor and/or floor covering not kept in good repair. namely; floor tiles defective.	7th Floor	Closed
37	Repair(s) does not reasonably match existing wall(s)	7th Floor	Closed
38	Wall(s) not maintained clean.	Basement	Closed
39	Wall(s) not maintained clean.	Basement	Closed
40	The trapped floor drain is not screened with a metal grill or other suitable material so as to effectively exclude rodents.	Basement	Closed
41	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Basement	Closed
42	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Basement	Closed
43	Interior lighting fixtures or lamps are not maintained.	Basement	Closed
44	Floor not kept free from rubbish and debris.	Basement	Closed
45	caretakers room and associated equipment is not maintained in a clean condition. namely; floor and tub.	Basement	Closed
46	Laundry room and the facilities, amenities and associated equipment is not maintained in a clean condition. namely; tubs not clean and shelf not clean.	Basement	Closed
47	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	Basement	Closed
48	The ventilation system or unit is not regularly cleaned.	Basement	Closed
49	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.	Roof Of Building	Closed
50	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Roof Of Building	Closed
51	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).	Roof Of Building	Closed
52	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	Stairway	Closed
53	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	Stairway	Closed
54	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	Stairway	Closed
55	Floor and/or floor covering not kept in a clean and sanitary condition	Stairway	Closed
56	The floor and every appurtenance, surface cover and finish is not maintained. namely; the tiles are worn out and defective.	Stairway	Closed
57	Previously finished surface(s) have marks and/or other defacements.	Stairway	Closed
58	Previously finished surface(s) have marks and/or other defacements. namely; cabinet door.	Stairway	Closed
59	exit door is not equipped with a self-closing mechanism.	Stairway	Closed
60	exit door not maintained in good repair. namely; the glazed portion of the hall fire door has a crack in the glass.	Stairway	Closed
61	Exterior door has deteriorated/ineffective weather-proofing.	Stairway	Closed
62	Repair(s) does not reasonably match existing ceiling(s).	Stairway	Closed
63	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Stairway	Closed
64	Floor not kept free from rubbish and debris.	Stairway	Closed
65	Floor and/or floor covering not kept in a clean and sanitary condition	Stairway	Closed

66	The required handrail is not installed to comply with the Ontario Building Code, namely; The required handrail is not provided at a height between 865mm (34 inches) and 965mm (38 inches) on the stairs.	Stairway	Closed
67	The required guard(s) are not installed/maintained to comply with the Ontario Building Code, namely; The open side of the interior stairs is protected by a guard that is less than 920 mm (36 inches) in height.	Stairway	Closed
68	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). (open side of stairway guards)	Stairway	Closed
69	The required guard(s) are not installed/maintained to comply with the Ontario Building Code, namely; The required guard on the landings is less than 1070 mm (42 inches) in height.	Stairway	Closed

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.**