

**MLS Building Audit Program - Details**

**Property Address : 3101 WESTON RD**

Legal Description: CON 5 WY N PT LOT 15

Roll No. : 1908012510164000000

Building : **3101 WESTON RD**

**Report Date : January 17, 2020**

**Building Audit Date : December 07, 2010**

**\*\* 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 January 17, 2020

**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	10 310482 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	10-Dec-10	15-JUL-11	100.00%
2	Property Standards	10 312167 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	14-Dec-10	30-JUN-11	100.00%
5	Property Standards	10 310445 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	26-Feb-13	30-JAN-14	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
1	Property Standards	10 310482 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	10-Dec-10	15-JUL-11	4-Nov-11

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	An exterior door has a defective locking mechanism. The east exit door will not lock or latch	Exterior Of Building	Closed
2	The electrical light fixture at main entrance is broken	Exterior Of Building	Closed
3	The stucco finish for main entrance canopy is peeling.	Exterior Of Building	Closed
4	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 being maintained free from defects and/or hazards. There is excessive storage on the balconies	Exterior Of Building	Closed
5	The window on east wall of building at main floor level has broken glass	Exterior Of Building	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
2	Property Standards	10 312167 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	14-Dec-10	30-JUN-11	5-Jul-11

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The parking or storage garage ceiling painted surface is not maintained in a state of good repair. Specifically soffit paint damage by parking stall 85 and 86-88	2nd Parking Level	Closed
2	Exit, public corridor or corridor is not equipped to provide illumination to an average level of not less than 50 lux at floor or tread level. Specifically lighting in safe exit stairway is less than 50 Lux	Stairway	Closed
3	Lighting in a garage is provided at less than 50 lux. Numerous areas lighting is less than 50 lux	Underground Parking Area	Closed
4	The ceilings in the parking or storage garage are not maintained free of holes, breaks or cracks. Specifically ceiling holes by parking stall 83.	Underground Parking Area	Closed
5	The parking or storage garage ceiling painted surface is not maintained in a state of good repair. Specifically damaged/flaking/missing white paint on ceiling in various locations throughout the P1 & P2 levels	Underground Parking Area	Closed
6	The parking or storage garage is used to keep junk or rubbish. Specifically sofa stored by parking stall 50	Underground Parking Area	Closed
7	The electrical fixtures are not maintained in good working order. Specifically light bulbs defective or missing throughout the underground parking garage	Underground Parking Area	Closed
8	The electrical connections are not maintained in good working order. Specifically junction box cover missing/not properly secured by parking stall 85	Underground Parking Area	Closed
9	The parking or storage garage walls painted surface is not maintained in a state of good repair. Specifically wall paint deteriorated in various locations [black and white paint]	Underground Parking Area	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
5	Property Standards	10 310445 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	26-Feb-13	30-JAN-14	26-Feb-14

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Broken and missing wall tiles.	1st Floor	Closed
2	Ceiling tiles stained.	1st Floor	Closed
3	Ceiling tiles stained.	1st Floor	Closed
4	Floor covering loose and lifting at entrance door.	1st Floor	Closed
5	Hole in wall.	1st Floor	Closed
6	Plaster on wall damaged.	1st Floor	Closed
7	Carpeting torn.	3rd Floor	Closed
8	Ceiling not maintained clean.	6th Floor	Closed
9	Ceiling light fixture missing cover.	6th Floor	Closed
10	Plaster on wall damaged.	6th Floor	Closed
11	Hole in floor.	11th Floor	Closed
12	Door to hall does not close properly.	12th Floor	Closed
13	Light cover missing.	13th Floor	Closed
14	Carpeting frayed.	14th Floor	Closed
15	Area of elevators. Ceiling light fixture covers missing or damaged.	16th Floor	Closed
16	Ceiling light covers damaged.	16th Floor	Closed
17	Handrail missing.	17th Floor	Closed
18	Sections of baseboard missing.	17th Floor	Closed
19	Plaster on wall damaged.	17th Floor	Closed
20	Garbage chute rooms. Ceiling light fixture missing cover.	18th Floor	Closed
21	Electrical outlet has no cover.	18th Floor	Closed
22	Walls and floors dirty.	Garbage Room	Closed
23	Walls stained, dirty, marked and graffitied.	Hall	Closed
24	Carpets stained.	Hall	Closed
25	Ceiling light fixtures missing covers.	Hall	Closed
26	Several floor tiles missing.	Hall	Closed
27	Doors and door frames stained, dirty, marked, graffitied and have chipped, scratched and peeling paint.	Hall	Closed
28	Wall near mens change room.	Interior of Building	Closed
29	Mens change room. Light switch missing cover.	Interior of Building	Closed
30	Entrance door. Automatic closer not working.	Interior of Building	Closed
31	Ceiling and walls. Areas damaged and stained.	Interior of Building	Closed
32	Wall damaged and stained.	Interior of Building	Closed
33	Kitchen floor, several tiles missing.	Recreation Room	Closed

34	Hole in wall.	Recreation Room	Closed
35	Walls damaged, paint peeling.	Recreation Room	Closed
36	Ceiling light fixture covers missing.	Recreation Room	Closed
37	Ceiling light fixtures missing covers.	Recreation Room	Closed
38	Section of handrail missing.	South	Closed
39	Stocco ceilings stained in areas. Stucco missing in areas. Mostly on underside of staircase.	Stairway	Closed
40	Handrails and guards have peeling and deteriorated paint. Rust evident.	Stairway	Closed
41	Walls stained, marked and graffitied.	Stairway	Closed
42	Paint peeling on floor.	Stairway	Closed
43	Floor drain missing cover.	Storage Room	Closed
44	Hole in ceiling.	Storage Room	Closed
45	Electrical connection box on wall missing cover.	Storage Room	Closed
46	Walls damaged, paint peeling.	Storage Room	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.**