

MLS Building Audit Program - Details

Property Address : 3345 WESTON RD

Legal Description: CON 5 WY PT LOT 18 PLAN M722 PT LOTS 2 TO 4 PT MAIN S

Roll No. : 1908012320002000000

Building : **3345 WESTON RD**

Report Date : January 18, 2019

Building Audit Date : October 24, 2013

**** 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 18, 2019

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 | 13 255849 PRS 00 IV | EXTERIOR COMMON ELEMENTS - DEFECTS | Closed | 1-Nov-13 | 25-MAY-15 | 100.00% |
| 2 | Property Standards | 13 255862 PRS 00 IV | PARKING GARAGE/STRUCTURE - DEFECTS | Closed | 1-Nov-13 | 29-DEC-14 | 100.00% |
| 3 | Property Standards | 13 257418 PRS 00 IV | INTERIOR COMMON ELEMENTS - DEFECTS | Closed | 1-Nov-13 | 29-DEC-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 | 13 255849 PRS 00 IV | EXTERIOR COMMON ELEMENTS - DEFECTS | Closed | 1-Nov-13 | 25-MAY-15 | 16-Nov-15 |

No. of defects contained within the Order :

No. of defects that remain outstanding :

| Deficiency Details | | | |
|--------------------|--|----------------------|--------|
| No. | Violation/Defect | Location | Status |
| 1 | The balconies, fire escape or other similar structure, and/or other appurtenant attachment and/or the supporting structural member(s) are not maintained in good repair. Namely: Paint is peeling on concrete balcony slabs. | Exterior Of Building | Closed |
| 2 | The balconies, fire escape or other similar structure, and/or other appurtenant attachment and/or the supporting structural member(s) are not maintained in good repair. Namely: The steel panel balcony guards are showing rust and paint is peeling. | 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 | 13 255862 PRS 00 IV | PARKING GARAGE/STRUCTURE - DEFECTS | Closed | 1-Nov-13 | 29-DEC-14 | 31-Dec-14 |

No. of defects contained within the Order :

No. of defects that remain outstanding :

| Deficiency Details | | | |
|--------------------|---|--------------------------|--------|
| No. | Violation/Defect | Location | Status |
| 1 | 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. | Underground Parking Area | Closed |
| 2 | The parking or storage garage does not have a designated safe-exit route. | Underground Parking Area | Closed |
| 3 | Large safe-exit arrows are not displayed on safe-exit doors 1.5 metres above the floor, measured from the center of the arrow to the floor, with the arrow pointing down. | Underground Parking Area | Closed |
| 4 | The trapped floor drain is not screened with a metal grill or other suitable material so as to effectively exclude rodents. | Underground Parking Area | Closed |
| 5 | The safe-exit door, the frame of a safe-exit door and the wall adjacent to the safe-exit door to a distance of one (1) metre on both sides of the frame, and to a height of three (3) metres above the floor or to the soffit above the bulkhead over the door is not the required coloured green. | Underground Parking Area | Closed |
| 6 | The walls in the parking or storage garage are not impervious to water. | Underground Parking Area | Closed |
| 7 | The parking or storage garage columns from floor level to a height of sixty (60) centimeters are not painted black. | Underground Parking Area | Closed |
| 8 | The parking or storage garage walls from floor level to a height of sixty (60) centimeters are not painted black. | Underground Parking Area | Closed |
| 9 | 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. | Underground Parking Area | Closed |

| No. | Type of Investigation | Investigation Reference No. | Investigation Description | Investigation Status | Date of Issuance | Expiration Date | Next Scheduled Inspection Date |
|-----|-----------------------|-----------------------------|------------------------------------|----------------------|------------------|-----------------|--------------------------------|
| 3 | Property Standards | 13 257418 PRS 00 IV | INTERIOR COMMON ELEMENTS - DEFECTS | Closed | 1-Nov-13 | 29-DEC-14 | 31-Dec-14 |

No. of defects contained within the Order : **12**

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

| Deficiency Details | | | |
|--------------------|--|---------------|--------|
| No. | Violation/Defect | Location | Status |
| 1 | The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection. | 1st Floor | Closed |
| 2 | Garbage chute system originally installed in the multiple-dwelling is not maintained. Namely: Garbage Chute Door is not closing. | 1st Floor | Closed |
| 3 | The electrical connections are not maintained in a safe and complete condition. Namely: No covers on Junction boxes. | 1st Floor | Closed |
| 4 | Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. | 1st Floor | Closed |
| 5 | Lighting in a service room is provided at less than 200 lux. | 1st Floor | Closed |
| 6 | The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection. | 1st Floor | Closed |
| 7 | The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection. | 1st Floor | Closed |
| 8 | Garbage chute system originally installed in the multiple-dwelling is not maintained. Namely: Garbage Chute Door is not closing. | 2nd Floor | Closed |
| 9 | Garbage chute system originally installed in the multiple-dwelling is not maintained. Namely: No Fire Damper in the chute. | 3rd Floor | Closed |
| 10 | The trapped floor drain is not screened with a metal grill or other suitable material so as to effectively exclude rodents. | 3rd Floor | Closed |
| 11 | Lighting in a service hallway is provided at less than 50 lux. | Hallways | Closed |
| 12 | The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection. | Storage Rooms | 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.**