

MLS Building Audit Program - Details

Property Address : 3355 WESTON RD

Legal Description: CON 5 WY PT LOT 18 PLAN M722 PT LOT 1 TO 4 PT MAIN ST

Roll No. : 1908012320003000000

Building : **3355 WESTON RD**

Report Date : January 18, 2019

Building Audit Date : November 21, 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 268495 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	29-Nov-13	22-JUN-15	100.00%
2	Property Standards	13 268497 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	29-Nov-13	23-JAN-15	100.00%
3	Property Standards	13 268499 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	29-Nov-13	23-JAN-15	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 268495 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	29-Nov-13	22-JUN-15	24-Sep-15

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, balcony, fire escape or other similar structure, and/or other appurtenant attachment) and/or the supporting structural member is not maintained in good repair. Namely: Paint is peeling on concrete balcony slabs.	Exterior Of Building	Closed
2	The (stairs, treads, risers, guards, handrails, and/or other appurtenant attachments) and/or their supporting structural members are not maintained in good repair. Namely: Concrete Stair treads, risers and sections of concrete retaining wall are damaged, cracked and spalling.	North Rear East	Closed
3	Exterior steps not maintained.	West Side	Closed
4	The exterior walls and their components are not being maintained free from loose or unsecured objects or materials. Namely: Parging on foundation wall is peeling.	West Side	Closed
5	The retaining wall is not being maintained in good repair.	West Side	Closed
6	Exterior walkway not maintained. Namely: Exterior pattern concrete walkway has cracks.	West Side	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 268499 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	29-Nov-13	23-JAN-15	31-Dec-14

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	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
2	The walls in the parking or storage garage are not impervious to water.	Underground Parking Area	Closed
3	The parking or storage garage walls painted surface is not maintained in a state of good repair.	Underground Parking Area	Closed
4	The parking or storage garage walls from floor level to a height of sixty (60) centimeters are not painted black.	Underground Parking Area	Closed
5	Exterior door does not prevent the entry of vermin, rodents and/or insects.	Underground Parking Area	Closed
6	The electrical connections are not maintained in a safe and complete condition. Namely N cover on Electrical Junction Box.	Underground Parking Area	Closed
7	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
8	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

9	The parking or storage garage does not have a designated safe-exit route.	Underground Parking Area	Closed
10	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
11	The parking or storage garage columns from floor level to a height of sixty (60) centimeters are not painted black.	Underground Parking Area	Closed
12	The ceilings in the parking or storage garage are not maintained free of holes, breaks or cracks.	Underground Parking Area	Closed
13	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Underground Parking Area	Closed
14	The property is not maintained and/or kept clean in accordance with the standards.	Underground Parking Area	Closed
15	Pedestrian exit door within the parking or storage garage is not clearly visible.	Underground Parking Area	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 268497 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	29-Nov-13	23-JAN-15	31-Dec-14

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

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	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	1st Floor	Closed
3	Previously finished wall(s) in the public area of the property is not maintained in good repair. Namely: Paint peeling on wall.	1st Floor	Closed
4	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	1st Floor	Closed
5	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	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	Floor and/or floor covering not kept free from stains.	1st Floor	Closed
8	Electrical equipment room is not equipped to provide illumination to an average level of not less than 50 lux at floor or tread level.	1st Floor	Closed
9	Lighting in a service room is provided at less than 200 lux.	1st Floor	Closed
10	Lighting in a service room is provided at less than 200 lux.	1st Floor	Closed
11	The electrical connections are not maintained in good working order. Namely: No cover on electrical switch box.	1st Floor	Closed
12	The electrical connections are not maintained in good working order. Namely: No cover on electrical outlet box.	1st Floor	Closed
13	Interior door(s), frames(s), and/or hardware not maintained in good repair. Namely: Milk box steel door is damaged.	2nd Floor	Closed
14	Interior door(s), and/or hardware not maintained in good repair. Namely: No Fire damper.	2nd Floor	Closed
15	Interior door(s), frames(s), and/or hardware not maintained in good repair. Namely: Milk box steel door is damaged.	3rd Floor	Closed
16	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	4th Floor	Closed
17	Ceiling not maintained clean. Namely: Water stain on ceiling.	4th Floor	Closed
18	Lighting in a service hallway is provided at less than 50 lux.	Hallways	Closed
19	An emergency contact sign is not posted and maintained in a prominent place in the front lobby or entrance to the building.	Lobby	Closed
20	Emergency contact sign does not indicate current name, address and telephone number of the person responsible for the property and the name and telephone number of the authorized person to contact in case of an emergency on a 24 hour basis.	Lobby	Closed
21	The emergency contact sign is not in lettering of not less than 12.7 millimetres in height.	Lobby	Closed
22	Guard has openings of a size that does not prevent the passage of a sphere having a diameter more than 100 millimetres	Stair Landings	Closed
23	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Throughout Building	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.**