

MLS Building Audit Program - Details

Property Address : 3400 WESTON RD

Legal Description: CON 6 WY PT LOT 20

Roll No. : 1908012130009500000

Building : 3400 WESTON RD

Report Date : January 18, 2019

Building Audit Date : January 27, 2016

**** 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	16 115166 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	18-Feb-16	14-JUN-16	100.00%
2	Property Standards	16 115198 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	18-Feb-16	15-AUG-16	100.00%
3	Property Standards	16 115217 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	18-Feb-16	14-JUN-16	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	16 115166 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	18-Feb-16	14-JUN-16	15-Jun-16

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The ceilings in the parking or storage garage are not maintained free of holes, breaks or cracks. Namely; area of deteriorated concrete.	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	16 115198 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	18-Feb-16	15-AUG-16	24-Nov-16

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The exterior balconies, vertical and horizontal concrete elements or other similar structure, and/or other appurtenant attachment) and/or the supporting structural member is not maintained in good repair. Namely; several areas of deteriorated, spalled concrete throughout the exterior of the building.	Exterior Of Building	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
3	Property Standards	16 115217 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	18-Feb-16	14-JUN-16	15-Jun-16

No. of defects contained within the Order : **16**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The electrical fixtures are not maintained in good working order. Namely; light fixture is not secured to the ceiling, loose.	1st Floor	Closed
2	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely; buckled ceiling by Apt. 109.	1st Floor	Closed
3	The electrical receptacle are not maintained in a safe and complete condition. Namely; electrical cover plate missing.	2nd Floor	Closed
4	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely; deteriorated plaster and paint on corner bead by Apt. 303.	3rd Floor	Closed
5	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely; deteriorated paint on ceiling and deteriorated ceramic tiles around garbage chute.	6th Floor	Closed
6	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely; deteriorated paint on ceiling.	9th Floor	Closed
7	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely; deteriorated paint on ceiling.	11th Floor	Closed
8	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely; deteriorated paint on ceiling.	14th Floor	Closed
9	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely; deteriorated paint on ceiling.	15th Floor	Closed
10	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely; deteriorated ceramic tiles around garbage chute.	16th Floor	Closed
11	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely; deteriorated paint on ceiling.	17th Floor	Closed
12	The electrical fixtures are not maintained in a safe and complete condition. Namely; light fixture not secure and missing cover.	Basement	Closed
13	Previously finished wall(s) in the public area of the property is not maintained in good repair. Namely; several ceramic tiles missing by the elevator across Apt. M5.	Basement	Closed
14	The floor drain is not maintained in good repair. Namely; drain cover broken.	Basement	Closed
15	The guards and/or other appurtenant attachments and/or their supporting structural members are not maintained in good repair. Namely; 1 vertical metal picket missing.	Stairway	Closed
16	Lighting in a service stairway is provided at less than 50 lux.	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.**