

## MLS Building Audit Program - Details

**Property Address :** 1059 DON MILLS RD

Legal Description: PLAN 4566 PT BLK A RP 64R10923 PARTS 37 TO 44 AND 46

Roll No. : 1908101340004000000

Building : 1059 DON MILLS RD -- N3405

**Report Date :** May 11, 2012

**Building Audit Date :** July 26, 2011

**\*\* 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
1	Fence	11 246260 FEN 00 IV	FENCING INVESTIGATION	Closed	12-Aug-11	12-SEP-11	100.00%
2	Property Standards	11 248076 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Order Issued	10-Aug-11	08-NOV-11	56.76%
3	Property Standards	11 247000 PRS 00 IV	REPORT ORDERS	Order Issued	12-Aug-11	26-SEP-11	N/A**
4	Property Standards	11 247014 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Order Issued	12-Aug-11	10-NOV-11	77.27%

**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
4	Property Standards	11 247014 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Order Issued	12-Aug-11	10-NOV-11	30-May-12

No. of defects contained within the Order : **22**

No. of defects that remain outstanding : **5**

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Driveway(s) and/or similar areas not maintained.	Exterior	Open
2	Exterior yard that is used for the parking or storage of vehicles or surfaced with a material impervious to water is not maintained so as parking space marking are to be clearly visible.	Exterior	Open
3	The property has not been repaired in accordance with the standards, namely : Remove the abandoned steel posts	Exterior	Closed
4	The fence, screen and/or other enclosure around or on the property is not being maintained in good repair, namely : Damaged boards in garbage screen	Exterior	Closed
5	The ventilation system is not kept in good repair and maintained in good working condition at all times, namely : Damaged vent covers	Exterior Of Building	Closed
6	The protective/decorative finish on the exterior surfaces is not being maintained in good repair, namely : Louver/grilles for ventilation rusted/deteriorated	Exterior Of Building	Closed
7	The electrical connections are not maintained in good working order, namely : Loose wires/cables	Exterior Of Building	Closed
8	Equipment/attachment appurtenant to the building is not properly anchored, namely: Cable conduit	Exterior Of Building	Closed
9	The exterior walls and their components are not being maintained in good repair, namely : Spalling bricks	Exterior Of Building	Open
10	The balcony or other similar structure and/or the supporting structural member(s) is not maintained in good repair, namely : Balcony slabs deteriorated	Exterior Of Building	Open
11	The balcony and/or other appurtenant attachment is not maintained in good repair, namely : Deteriorated balcony panel	Exterior Of Building	Open
12	The tree which is located on the property is diseased, decayed or damaged and has not been removed or otherwise pruned to remove the diseased, decayed or damaged portion.	North	Substantially Com
13	The fence enclosure around or on the property is not being maintained in a structurally sound condition, namely : Horizontal bar not attached	North Side of Building	Closed
14	The fence/enclosure around or on the property is not being maintained in good repair, namely : Paint peeling	North Side of Building	Closed
15	The handrails and/or other appurtenant attachments and/or their supporting structural members are not maintained in good repair, namely : Deteriorated posts	North Side of Building	Closed
16	The handrails and/or other appurtenant attachments and/or their supporting structural members are not maintained in good repair, namely : Missing hand rail	North West	Closed
17	Exterior walkway not maintained.	North West	Closed
18	The roof or one of its components is not weather tight, namely : Bent flashing	Roof Of Building	Closed
19	The parking or storage garage is used to keep machinery, boats, vehicles, trailers and/or parts of them that are in a wrecked, discarded, dismantled, inoperative or abandoned condition. Namely: Inoperative vehicles, machinery and similar discarded/abandoned material	Storage Garage	Substantially Com
20	Exterior door is not maintained in good repair, namely : Damaged door trim	Storage Garage	Closed
21	Lighting in a garage is provided at less than 50 lux.	Storage Garage	Substantially Com
22	The fence, screen and/or other enclosure around or on the property is not being maintained in good repair, namely : Damaged boards in swimming pool enclosure	Swimming Pool	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
2	Property Standards	11 248076 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Order Issued	10-Aug-11	08-NOV-11	9-Nov-11

No. of defects contained within the Order : **37**

No. of defects that remain outstanding : **16**

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	Boiler Room	Substantially Com
2	The electrical switches are not maintained in a safe and complete condition. Namely loose wires, exposed cable and missing cover plates.	Boiler Room	Closed
3	Height of the guard for the exit stairs are less than 1,070 millimetres around landings.	Boiler Room	Open
4	Required guard does not prevent the passage of a sphere having a diameter more than 100 millimetres.	Boiler Room	Open
5	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely missing sump pump cover and clean and clear.	Boiler Room	Substantially Com
6	Required handrails on stairs or ramps are less than 865mm or more than 965mm high	Boiler Room	Open
7	The floor and every appurtenance, surface cover and finish is not maintained. Namely repaint floors.	Boiler Room	Substantially Com
8	In a dwelling unit, a window located more than 2,000 millimetres above grade opens within 1,500 millimetres of the floor not leading to a balcony does not employ a controlled sash operation to restrict, when engaged, the opening of the operable sash to not more than 100 millimetres.	Coachhouse	Closed
9	In a dwelling unit, a window located more than 2,000 millimetres above grade opens within 1,500 millimetres of the floor does not have a heavy-duty screen conforming to CAN/CSA A440, "Windows".	Coachhouse	Closed
10	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely clean and clear all electrical meter rooms in hallways.	Electrical Room	Open
11	Height of the guard for the exit stairs are less than 1,070 millimetres around landings.	Elevator	Open
12	Required handrails on stairs or ramps are less than 865mm or more than 965mm high	Elevator	Open
13	Elevator machine room is not equipped to provide illumination to an average level of not less than 100 lux at floor level.	Elevator	Open
14	Previously finished surface(s) have marks, stains, graffiti, smoke damage, painted slogans and/or other defacements. Namely near #712 markings on ceiling.	Hall	Open
15	Ceiling not maintained clean. Namely stained ceiling tiles.	Laundry Room	Closed
16	Floor and/or floor covering not kept in a clean and sanitary condition. Namely clean behind machines.	Laundry Room	Closed
17	The emergency contact sign is not in lettering of not less than 12.7 millimetres in height.	Lobby	Open
18	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	Open
19	The floor and every appurtenance, surface cover and finish is not maintained. Namely repaint floors.	Locker Room	Closed
20	In a dwelling unit, window located more than 2,000 millimetres above grade opens within 1,500 millimetres of the floor is not protected by a guard conforming to Subsection 19.D.(5).	Office	Open
21	Previously finished surface(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance. Namely paint and plaster where required.	Office	Closed
22	Roof decks, catwalks and/or related guards are not maintained in good repair. Namely remove tree growth from roof deck.	Roof Of Building	Closed
23	Chimney, smoke stack or supporting member is not maintained in good repair and/or free from defects. Namely chimney animal protection not secured.	Roof Of Building	Closed
24	Previously finished surface(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance. Namely repaint vent housings.	Roof Of Building	Closed

25	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. To include Lobby and Hallways.	Throughout Building	Open
26	Interior lighting fixtures or lamps are not maintained. Namely all light fixtures in hallways laundry room, and service rooms.	Throughout Building	Closed
27	In a dwelling unit, a window located more than 2,000 millimetres above grade opens within 1,500 millimetres of the floor not leading to a balcony does not employ a controlled sash operation to restrict, when engaged, the opening of the operable sash to not more than 100 millimetres.	Throughout Building	Closed
28	Lighting in a storage room is provided at less than 50 lux.	Throughout Building	Open
29	Lighting in a service room is provided at less than 200 lux. To include ALL service rooms.	Throughout Building	Open
30	Lighting in a service stairway is provided at less than 50 lux.	Throughout Building	Open
31	Interior door is not a good fit in its frame. Namely stairwell exit doors on both sides of hallways not self-closing and self-latching.	Throughout Building	Closed
32	Previously finished surface(s) in the public area of the property is not maintained in good repair. Namely repaint all interior exit doors and dwelling unit doors where required.	Throughout Building	Closed
33	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition. Namely remove all floor mats.	Throughout Building	Closed
34	Garbage chute system originally installed in the multiple-dwelling is not maintained operative. Namely missing dampers.	Throughout Building	Open
35	Garbage chute is not maintained in a clean and odour free condition.	Throughout Building	Closed
36	The ventilation system or unit is not regularly cleaned. Namely clean all vents in hallways, to include garbage chute rooms and all service rooms.	Throughout Building	Closed
37	In a dwelling unit, a window located more than 2,000 millimetres above grade opens within 1,500 millimetres of the floor does not have a heavy-duty screen conforming to CAN/CSA A440, "Windows".	office	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.