

MLS Building Audit Program - Details

Property Address : 1065 DON MILLS RD

Legal Description: CON 3 PT LOT 5

Roll No. : 1908101340007000000

Building : 1065 DON MILLS RD -- N3405

Report Date : May 11, 2012

Building Audit Date : April 04, 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	Property Standards	11 166452 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Order Issued	14-Apr-11	25-JUL-11	77.27%
2	Property Standards	11 167733 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Order Issued	14-Apr-11	11-OCT-11	0.00%

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
2	Property Standards	11 167733 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Order Issued	14-Apr-11	11-OCT-11	22-Jun-12

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	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
2	Exterior walkway not maintained throughout where required.	Exterior	Open
3	Exterior yard that is used for the parking or storage of vehicles or surfaced with a material impervious to water is not maintained in good repair, free from cracks, holes and ruts.	Exterior	Open
4	The guards and/or other appurtenant attachments) and/or their supporting structural members are not being maintained free from defects/hazards.	Exterior Of Building	Open
5	The exterior walls and their components are not being maintained free from loose or unsecured objects or materials.	Exterior Of Building	Open
6	The protective/decorative finish on the exterior surfaces is not being maintained in good repair. Namely; Balcony rails and slabs.	Exterior Of Building	Open
7	The balcony, or other similar structure, and/or other appurtenant attachment) and/or the supporting structural member(s) is not maintained in good repair to include slabs and panels.	Exterior Of Building	Open
8	The exterior walls and their components are not being maintained in good repair. Namely; spalling brick	Exterior Of Building	Open
9	The protective/decorative finish on the exterior surfaces is not being maintained in good repair. Namely flashing, window trim where required.	Exterior Of Building	Open
10	The exterior surface of the building shall be maintained free of graffiti and/or painted slogans.	Exterior Of Building	Open
11	The balcony, 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 Namely; balcony panels where required..	Exterior Of Building	Open
12	The retaining wall is not being maintained in good repair.	Exterior Of Building	Open
13	The parking or storage garage is used to keep junk or rubbish.	Garage Area	Open
14	Extension cords or other extensions are used as a permanent wiring system.	Garage Area	Open
15	The walls in the parking or storage garage are not maintained free of holes, breaks or cracks where required.	Garage Area	Open
16	The exterior walls and their components are not being maintained in good repair.	Garage Area	Open
17	Dwelling unit window that is capable of being opened has no screen where required.	Throughout Building	Open
18	Dwelling unit window that is capable of being opened has screen that is not maintained in good repair and free from defects or missing components where required.	Throughout Building	Open
19	A window(s) which is capable of being opened, and is located in excess of two (2) metres from the finished grade, is not equipped with safety devices which would prevent any opening greater than one hundred (100) millimeters. A report is required to be submitted to the Officer for evaluation and approval by a professional or other certified person confirming that acceptable safety devices have been installed on all subject windows in an acceptable manner, and that the subject windows are not capable of being opened in excess of one hundred (100) millimeters.	Throughout Building	Open

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
1	Property Standards	11 166452 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Order Issued	14-Apr-11	25-JUL-11	20-Apr-12

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

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Interior door is not a good fit in its frame. Namely: Secondary wood door to laundry room is not closing properly. Repairs are required.	1st Floor	Closed
2	The electrical fixtures are not maintained in a safe and complete condition. Namely: Repair lens cover in hallway near boiler room.	1st Floor	Open
3	An exterior door has a defective locking mechanism. Namely: Exit door does not latch properly, near Telephone Room.	1st Floor	Closed
4	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely: Telephone Room. Repair holes in ceiling. Access hatch doors are not closing properly. Remove debris and discarded materials.	1st Floor	Closed
5	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. namely: Storage Room. Missing access door panel. repair all holes in ceiling/walls.	1st Floor	Closed
6	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair. Namely: Stairwell exit door is not closing properly. Near unit 205.	2nd Floor	Closed
7	Hallway window that is capable of being opened has screen that is not maintained in good repair and free from defects or missing components. Namely: Defective window screen.	4th Floor	Closed
8	Previously finished wall(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance. Namely: Plaster repair on the wall is not painted. Near unit 408.	4th Floor	Closed
9	Floor is not reasonably impervious to water. Namely: Evidence of water seepage onto floor in boiler room. Repairs are required. Clean and clear all debris and discarded materials from the boiler room.	Boiler Room	Closed
10	Electrical equipment room is not equipped to provide illumination to an average level of not less than 50 lux at floor or tread level.	Electrical Room	Open
11	Previously finished surface in the public area of the property is not maintained in good repair. Namely: Laundry Room bathroom. Missing vent cover on the ceiling. Laundry Room Storage Area. Provide shelving and tidy room.	Laundry Area	Closed
12	Lighting in a laundry room is provided at less than 200 lux. Namely: Upgrade lighting in laundry room. Replace missing lens cover on ceiling light fixtures.	Laundry Room	Closed
13	An emergency contact sign is not posted and maintained in a prominent place in the front lobby or entrance to the building.	Lobby	Closed
14	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
15	Communication system identifies the tenant by unit number. Namely: Communication system cannot identify the tenant by unit number. The system should be coded.	Lobby Entrance	Closed
16	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition. Namely: Carpet in hallway needs stretching to prevent any trip hazards.	Throughout Building	Open
17	Handrails on both sides of stair or ramp 1,100mm in width or more not provided. Namely: A second handrail is required.		Closed
18	Lighting in a service hallway is provided at less than 50 lux. Namely: Upgrade lighting to an average of 50Lux in the hallways.		Closed
19	Lighting in a service stairway is provided at less than 50 lux. Namely: Upgrade lighting in the stairway to an average of 50Lux as required.		Closed
20	Elevator machine room is not equipped to provide illumination to an average level of not less than 100 lux at floor level. Namely: Upgrade lighting in elevator room.		Open
21	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely: Repair holes in wall. Replace lens cover on light fixture. Replace cover on heater.		Substantially Com
22	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely: Locker Room K/Electrical room. Repair hole in ceiling. Upgrade light fixtures to 50Lux		Open

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.**