

MLS Building Audit Program - Details

Property Address : 1071 DON MILLS RD

Legal Description: CON 3 EY PT LOT 5

Roll No. : 1908101340008000000

Building : 1071 DON MILLS RD -- N3405

Report Date : May 11, 2012

Building Audit Date : September 12, 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 274470 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Order Issued	23-Sep-11	21-MAR-12	0.00%
2	Property Standards	11 278308 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Order Issued	23-Sep-11	21-MAR-12	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 278308 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Order Issued	23-Sep-11	21-MAR-12	22-Mar-12

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

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The exterior walls and their components are not being maintained in good repair. Namely; walls around garage doors.	Exterior	Open
2	The fence, screen and/or other enclosure around or on the property is not being maintained in good repair.	Exterior Of Building	Open
3	The protective/decorative finish on the exterior surfaces is not being maintained in good repair. Namely; Window trim where required.	Exterior Of Building	Open
4	Handrails on both sides of stair or ramp 1,100mm in width or more not provided	Exterior Of Building	Open
5	Exterior steps, not maintained. Where required	Exterior Of Building	Open
6	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.	Exterior Of Building	Open
7	Exterior walkway not maintained.	Exterior Of Building	Open
8	Exterior yard surface and/or similar areas not maintained Namely; planter box at steps.	Exterior Of Building	Open
9	The yard does not have suitable ground cover to prevent unstable soil conditions or erosion.	Exterior Of Building	Open
10	Exterior garbage containment area not screened.	Exterior Of Building	Open
11	The protective/decorative finish on the exterior surfaces is not being maintained in good repair. Namely; down spout and exit doors canopy trim/flashing	Exterior Of Building	Open
12	The exterior surface of the building shall be maintained free of graffiti and/or painted slogans.	Garage Area	Open
13	The parking or storage garage is used to keep junk or rubbish.	Garage Area	Open
14	Above ground discharge from downpipe or pipe is directed to discharge in a manner that is likely to damage the building.	North Side of Building	Open
15	Immediate action has not been taken to eliminate an unsafe condition. Where window air-conditioner's installation prevents a safety device from being installed a report is required to be submitted to the Officer for evaluation and approval by a professional or other certified person confirming that acceptable to ensure that the installation of the air-conditioner is done safe and securely; that there are no openings greater than one hundred (100) millimetres adjacent to the air conditioning unit and that the electrical supply and distribution in the suite is capable of safely operating the air conditioning unit. Also it must address any remedial action that must be taken in order to maintain its safe manner.	Throughout Building	Open
16	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 274470 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Order Issued	23-Sep-11	21-MAR-12	22-Mar-12

No. of defects contained within the Order : **41**

No. of defects that remain outstanding : **41**

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The electrical connections are not maintained in a safe and complete condition, namely exposed wires by meter.	1st Floor	Open
2	The electrical fixtures are not maintained in a safe and complete condition, namely missing cover plate at electrical box.	1st Floor	Open
3	The ventilation system or unit is not kept in good repair and maintained in good working condition at all times.	1st Floor	Open
4	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.	1st Floor	Open
5	Floor and/or floor covering not kept free from holes, stains, rubbish and debris, namely undue storage.	1st Floor	Open
6	Floor and/or floor covering not kept in a clean and sanitary condition.	1st Floor	Open
7	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	1st Floor	Open
8	Garbage chute system originally installed in the multiple-dwelling is not maintained operative, namely missing damper	2nd Floor	Open
9	Required guard does not prevent the passage of a spherical object having a diameter more than 100 millimetres	4th Floor	Open
10	Required guard does not prevent the passage of a spherical object having a diameter more than 100 millimetres	Boiler Room	Open
11	Height of the guard for the exit stairs are less than 1,070 millimetres around landings.	Boiler Room	Open
12	The electrical connections are not maintained in a safe and complete condition, namely exposed wires, and abandoned conduits.	Boiler Room	Open
13	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials, namely missing concrete block.	Boiler Room	Open
14	The (stairs, treads, risers, guards, handrails, and/or other appurtenant attachments) and/or their supporting structural members are not maintained in good repair, namely stair tread.	Boiler Room	Open
15	The location and size of openings present a hazard as they are designed with members or attachments between 140 millimetres and 900 millimetres above the level protected by the guard which facilitate climbing.	Boiler Room	Open
16	Height of the guard for the exit stairs are less than 920 millimetres measured vertically to the top of the guard from a line drawn through the outside edges of the stair nosings.	Boiler Room	Open
17	Lighting in a laundry room is provided at less than 200 lux.	Laundry Room	Open
18	The electrical connections are not maintained in a safe and complete condition, namely exposed wires.	Laundry Room	Open
19	The heating system or unit is not in good repair and maintained in good working condition, namely missing grille, at duct.	Laundry Room	Open
20	The electrical connections are not maintained in a safe and complete condition, namely loose and unsecured wires.	Roof Of Building	Open
21	Floor and/or floor covering not kept free from holes, stains, rubbish and debris, namely undue storage.	Roof Of Building	Open
22	The floor drain is not maintained in good repair, namely damaged drain cover.	Roof Of Building	Open
23	The heating system or unit is not in good repair and maintained in good working condition, namely unsecured cover.	Roof Of Building	Open
24	The roof or one of it's components is not free from loose, unsecured or unsafe objects and/or materials, namely storage of window glass.	Roof Of Building	Open

25	The location and size of openings present a hazard as they are designed with members or attachments between 140 millimetres and 900 millimetres above the level protected by the guard which facilitate climbing.	Roof Of Building	Open
26	Height of the guard for the exit stairs are less than 920 millimetres measured vertically to the top of the guard from a line drawn through the outside edges of the stair nosings.	Roof Of Building	Open
27	Height of the guard for the exit stairs are less than 1,070 millimetres around landings.	Roof Of Building	Open
28	Required guard does not prevent the passage of a sphere having a diameter more than 100 millimetres.	Roof Of Building	Open
29	Extension cords or other extensions are used as a permanent wiring system.	Roof Of Building	Open
30	Lighting in a storage room is provided at less than 50 lux.	Throughout Building	Open
31	Handrails on both sides of stair or ramp 1,100mm in width or more not provided	Throughout Building	Open
32	Lighting in a service room is provided at less than 200 lux.	Throughout Building	Open
33	The ventilation system or unit is not regularly cleaned.	Throughout Building	Open
34	Previously finished surface(s) in the public area of the property is not maintained in good repair.	Throughout Building	Open
35	The property is not maintained and/or kept clean in accordance with the standards, namely storage on top of lockers.	Throughout Building	Open
36	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition, namely torn and/or loose seams at corridor carpeting.	Throughout Building	Open
37	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair, namely defective self closing devices.	Throughout Building	Open
38	Floor and/or floor covering not kept in a clean and sanitary condition, namely corridor carpets.	Throughout Building	Open
39	Previously finished wall(s) in the public area of the property is not maintained in good repair.	Throughout Building	Open
40	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials, namely missing baseboards.	Throughout Building	Open
41	An emergency contact sign is not posted and maintained in a prominent place in the front lobby or entrance to the building.		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.