

MLS Building Audit Program - Details

Property Address : 10 HOGARTH AVE

Legal Description: PLAN M81 LOTS 52 TO 54 PT LOTS 51, 55, 68 TO 72 RP R3214 PART

Roll No. : 1904075221002000000

Building : 10 HOGARTH AVE -- NO FURTHER ACTION REQUIRED

Report Date : May 11, 2012

Building Audit Date : April 29, 2009

**** 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	Graffiti	09 149720 GRA 00 IV	GRAFFITI	Closed	16-Jun-09	02-JUL-09	N/A**
2	Property Standards	09 144463 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	8-Jun-09	30-SEP-11	100.00%
3	Property Standards	10 114093 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	5-Feb-10	07-JUN-10	100.00%
4	Property Standards	09 135031 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	17-Jun-11	15-SEP-11	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
3	Property Standards	10 114093 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	5-Feb-10	07-JUN-10	31-Aug-11

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. Namely; Light cover missing.	Garage	Closed
2	The ceilings in the parking or storage garage are not impervious to water.	Garage	Closed
3	The ceilings in the parking or storage garage are not impervious to water.	Garage	Closed
4	The parking or storage garage ceiling painted surface is not maintained in a state of good repair.	Garage	Closed
5	The parking or storage garage ceiling painted surface is not maintained in a state of good repair.	Garage	Closed
6	The parking or storage garage columns from floor level to a height of sixty (60) centimeters are not painted black.	Garage	Closed
7	The parking or storage garage columns from floor level to a height of sixty (60) centimeters are not painted black.	Garage	Closed
8	The parking or storage garage floor is not maintained clean.	Garage	Closed
9	The parking or storage garage floor is not kept clean.	Garage	Closed
10	The parking or storage garage exit door, which does not open directly to the outside of the building, does not incorporate wired glass panels over fifty (50%) of its surface or the maximum coverage of wired glass panels allowed by the Ontario Building Code.	Garage	Closed
11	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.	Garage	Closed
12	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.	Garage	Closed
13	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.	Garage	Closed
14	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.	Garage	Closed
15	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.	Garage	Closed
16	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.	Garage	Closed
17	The parking or storage garage walls painted surface is not maintained in a state of good repair.	Garage	Closed
18	The parking or storage garage walls painted surface is not maintained in a state of good repair.	Garage	Closed
19	The parking or storage garage walls from floor level to a height of sixty (60) centimeters are not painted black.	Garage	Closed
20	The parking or storage garage walls from floor level to a height of sixty (60) centimeters are not painted black.	Garage	Closed
21	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Garage	Closed

22	Exit door hardware/devices are not maintained in good repair. Namely; Hardware missing.	Garage	Closed
23	The parking or storage garage exit door, which does not open directly to the outside of the building, does not incorporate wired glass panels over fifty (50%) of its surface or the maximum coverage of wired glass panels allowed by the Ontario Building Code.	Garage	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
2	Property Standards	09 144463 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	8-Jun-09	30-SEP-11	30-Sep-11

No. of defects contained within the Order : **26**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The stairs and/or their supporting structural members are not maintained in good repair.	East Side of Property	Closed
2	The required guard on top of retaining wall is less than one thousand and seventy (1070) millimetres high.	East Side of Property	Closed
3	The required guard(s) on top of retaining wall are not installed/maintained to comply with the Ontario Building Code, namely; the required guard is designed so that a member, attachment or opening between 100 mm (4 inches) and 900mm (35 inches) above the floor of the structure, which it is protecting, facilitates climbing.	East Side of Property	Closed
4	The required guard(s) on top of retaining wall are not installed/maintained to comply with the Ontario Building Code, namely; the openings through the guard do not prevent the passage of a spherical object having a diameter of more than 100mm (4 inches).	East Side of Property	Closed
5	The required guard(s) are not installed/maintained to comply with the Ontario Building Code, namely; the open side of the exterior stairs is protected by a guard that is less than 920 mm (36 inches) in height.	East Side of Property	Closed
6	The required guard(s) are not installed/maintained to comply with the Ontario Building Code, namely; the required guard is designed so that a member, attachment or opening between 100 mm (4 inches) and 900mm (35 inches) above the floor of the structure, which it is protecting, facilitates climbing.	East Side of Property	Closed
7	The required guard(s) are not installed/maintained to comply with the Ontario Building Code, namely; the openings through the guard do not prevent the passage of a spherical object having a diameter of more than 100mm (4 inches).	East Side of Property	Closed
8	The required guard(s) are not maintained in good repair. (Namely but not limited to: guards are rusted)	East Side of Property	Closed
9	Exterior garbage bin loaded beyond the top of the container.	East Side of Property	Closed
10	The required guard on top of retaining wall is less than one thousand and seventy (1070) millimetres high.	East Side of Property	Closed
11	Exterior lighting fixtures or lamps have not been installed.	East Side of Property	Closed
12	Exterior lighting fixtures or lamps are not maintained in good repair.	East Side of Property	Closed
13	Exterior garbage containment area not screened.	East Side of Property	Closed
14	Exterior garbage bin(s) covers left open.	East Side of Property	Closed
15	The required guard(s) are not installed/maintained to comply with the Ontario Building Code, namely; the required guard is designed so that a member, attachment or opening between 100 mm (4 inches) and 900mm (35 inches) above the floor of the structure, which it is protecting, facilitates climbing.	North Side of Property	Closed
16	The required guard(s) on top of retaining wall are not installed/maintained to comply with the Ontario Building Code, namely; the required guard is designed so that a member, attachment or opening between 100 mm (4 inches) and 900mm (35 inches) above the floor of the structure, which it is protecting, facilitates climbing.	North Side of Property	Closed
17	The required guard(s) are not installed/maintained to comply with the Ontario Building Code, namely; The openings through the guard do not prevent the passage of a spherical object having a diameter of more than 100mm (4 inches).	North Side of Property	Closed
18	The required guard on top of retaining wall is less than one thousand and seventy (1070) millimetres high.	North Side of Property	Closed
19	The stairs and/or their supporting structural members (steps and landings) are not maintained in good repair.	North Side of Property	Closed
20	The required guard(s) are not installed/maintained to comply with the Ontario Building Code, namely; the open side of the exterior stairs is protected by a guard that is less than 920 mm (36 inches) in height.	North Side of Property	Closed

21	The required guard(s) are not maintained in good repair. (Namely but not limited: guards are rusted)	North Side of Property	Closed
22	The required guard(s) on top of retaining wall are not installed/maintained to comply with the Ontario Building Code, namely; the openings through the guard do not prevent the passage of a spherical object having a diameter of more than 100mm (4 inches).	North Side of Property	Closed
23	Exterior lighting fixtures or lamps are not maintained in good repair.	North Side of Property	Closed
24	The protective/decorative finish on the exterior surfaces is not being maintained in good repair.	Roof Of Building	Closed
25	Exterior door not maintained weather-tight	West Side of Building	Closed
26	The balcony (floor slab of balcony) is not maintained in good repair.	West Side of Building	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
4	Property Standards	09 135031 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	17-Jun-11	15-SEP-11	30-Sep-11

No. of defects contained within the Order : **79**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Floor and/or floor covering not kept free from holes, stains, rubbish and debris.	12th Floor	Closed
2	Floor kept free from rubbish and debris.	Basement	Closed
3	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	Basement	Closed
4	Wall(s) not maintained free of holes.	Basement	Closed
5	Wall(s) not maintained free of holes.	Basement	Closed
6	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	Basement	Closed
7	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	Basement	Closed
8	The trapped floor drain is not screened with a metal grill or other suitable material so as to effectively exclude rodents.	Basement	Closed
9	Previously finished wall(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance.	Basement	Closed
10	Previously finished wall(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance. namely: paint peeling.	Basement	Closed
11	Floor not kept free from rubbish and debris.	Basement	Closed
12	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Basement	Closed
13	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Basement	Closed
14	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Basement	Closed
15	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Basement	Closed
16	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Basement	Closed
17	The electrical connections are not maintained in good working order. namely; junction box cover missing.	Basement	Closed
18	The trapped floor drain is not screened with a metal grill or other suitable material so as to effectively exclude rodents.	Basement	Closed
19	The trapped floor drain is not screened with a metal grill or other suitable material so as to effectively exclude rodents.	Basement	Closed
20	The trapped floor drain is not screened with a metal grill or other suitable material so as to effectively exclude rodents.	Basement	Closed
21	Ceiling not maintained clean.	Basement	Closed
22	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	Basement	Closed
23	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	Basement	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.	Basement	Closed
25	Previously finished surface(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance. namely; ceiling deteriorated.	Basement	Closed
26	The floor is not maintained in good repair.	Basement	Closed
27	Floor and/or floor covering not kept in a clean and sanitary condition	Basement	Closed
28	Floor and/or floor covering not kept in a clean and sanitary condition	Basement	Closed

29	Floor not kept in a clean condition	Basement	Closed
30	Floor and/or floor covering not kept free from holes, stains, rubbish and debris.	Basement	Closed
31	Floor and/or floor covering not kept free from rubbish and debris.	Basement	Closed
32	Floor and/or floor covering not kept free from rubbish and debris.	Basement	Closed
33	Floor tiles not in good repair.	Basement	Closed
34	Interior lighting fixtures or lamps are not maintained. namely; exit sign loose.	Basement	Closed
35	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Basement	Closed
36	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Basement	Closed
37	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Basement	Closed
38	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Basement	Closed
39	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection. namely; light cover missing.	Basement	Closed
40	The electrical connections are not maintained in good working order. Cover plate missing from duplex receptacle.	Boiler Room	Closed
41	Floor and/or floor covering not kept in a clean, and free from rubbish and debris.	Boiler Room	Closed
42		Boiler Room	Closed
43	Ceiling not maintained free of holes.	Electrical Room	Closed
44	Floor and/or floor covering not kept free from rubbish and debris.	Electrical Room	Closed
45	Floor not kept free from rubbish and debris.	Electrical Room	Closed
46	Floor not kept free from holes.	Electrical Room	Closed
47	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.namely; wall tiles broken/missing and plaster broken.	Garbage Room	Closed
48	Garbage chute is not maintained in a clean and odour free condition.	Garbage Room	Closed
49	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Garbage Room	Closed
50	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.namely; wall tiles broken/missing.	Garbage Room	Closed
51	Previously finished wall(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance.	Garbage Room	Closed
52	Wall(s) not maintained clean.	Hall	Closed
53	Wall(s) not maintained clean.	Hall	Closed
54	Previously finished wall(s) have marks/or other defacements.	Hall	Closed
55	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Laundry Room	Closed
56	Interior lighting fixtures or lamps are not maintained. namely; light cover defective.	Laundry Room	Closed
57	Previously finished wall(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance.	Lobby	Closed
58	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Locker Room	Closed
59	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Locker Room	Closed
60	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Locker Room	Closed
61	The required guard(s) are not installed/maintained to comply with the Ontario Building Code, namely; The required guard on the landing is less than 1070 mm (42 inches) in height.	Stairway	Closed
62	The required guard(s) are not installed/maintained to comply with the Ontario Building Code, namely; The openings through the guard do not prevent the passage of a spherical object having a diameter of more than 100mm (4 inches).	Stairway	Closed
63	The required guard(s) are not installed/maintained to comply with the Ontario Building Code, namely; The openings through the guard do not prevent the passage of a spherical object having a diameter of more than 100mm (4 inches).	Stairway	Closed

64	The required guard(s) are not installed/maintained to comply with the Ontario Building Code, namely; The required guard is designed so that a member, attachment or opening between 100 mm (4 inches) and 900mm (35 inches) above the floor of the structure, which it is protecting, facilitates climbing.	Stairway	Closed
65	The required guard(s) are not installed/maintained to comply with the Ontario Building Code, namely; The required guard is designed so that a member, attachment or opening between 100 mm (4 inches) and 900mm (35 inches) above the floor of the structure, which it is protecting, facilitates climbing.	Stairway	Closed
66	The required guard(s) are not installed/maintained to comply with the Ontario Building Code, namely; The open side of the interior/exterior stairs is protected by a guard that is less than 920 mm (36 inches) in height.	Stairway	Closed
67	The handrails are not maintained in good repair. Namely; the handrail is loose.	Stairway	Closed
68	Previously finished surface(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance.	Stairway	Closed
69	Exterior door has deteriorated/ineffective weather-proofing.	Stairway	Closed
70		Stairway	Closed
71	Previously finished surface(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance. namely; painted floor landings, and steps in the stairway exits.	Stairway	Closed
72	Interior lighting fixtures or lamps are not maintained.	Stairway	Closed
73	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Stairway	Closed
74	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	Stairway	Closed
75	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	Stairway	Closed
76	Previously finished wall(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance.	Stairway	Closed
77	Previously finished wall(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance.	Stairway	Closed
78	Previously finished wall(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance.	Stairway	Closed
79	Exterior window(s) with broken/cracked glass.	Stairway	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.**