

**MLS Building Audit Program - Details**

**Property Address :** 11 CATFORD RD

Legal Description: PLAN M968 BLKS D AND E

Roll No. : 1908033290001010000

Building : 11 CATFORD RD -- NO FURTHER ACTION REQUIRED

**Report Date :** May 11, 2012

**Building Audit Date :** December 01, 2008

**\*\* 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	08 228044 FEN 00 IV	FENCING INVESTIGATION	Closed	11-Dec-08	12-JAN-09	0.00%
4	Property Standards	08 227376 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	10-Dec-08	09-JAN-09	100.00%
12	Property Standards	08 227553 PRS 00 IV	EXERIOR COMMON ELEMENTS - DEFECTS	Closed	10-Dec-08	09-JAN-09	100.00%
13	Property Standards	08 227818 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	10-Dec-08	09-JAN-09	100.00%
14	Waste	08 227253 WST 00 IV	LITTER DUMPING AND REFUSE INVESTIGATION	Closed	10-Dec-08	15-DEC-08	N/A**

**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
12	Property Standards	08 227553 PRS 00 IV	EXERIOR COMMON ELEMENTS - DEFECTS	Closed	10-Dec-08	09-JAN-09	5-Jul-11

No. of defects contained within the Order : **13**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The exterior surface has not been restored and/or resurfaced where necessary.	Balcony	Closed
2	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.	Building	Closed
3	Exterior lighting fixtures or lamps are not maintained. Namely lighting at doorway exits.	Building	Closed
4	The exterior surface of the building shall be maintained free of graffiti and/or painted slogans.	Exterior Of Building	Closed
5	Walk(s), ramp(s) and/or similar areas does not afford safe passage. Namely; Patio stones uneven.	Exterior Of Building	Closed
6	The front yard of a residential property is not graded to prevent recurrent ponding of water.	Exterior Of Building	Closed
7	Exterior steps, not maintained.	Parking Area	Closed
8	The required guard(s) and/or handrail(s) are not installed securely or maintained in good repair.	Parking Area	Closed
9	The (verandah, porch, deck, loading dock, ramp, balcony, fire escape 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 cracks and ruts	Throughout Building	Closed
10	The (verandah, porch, deck, loading dock, ramp, balcony, fire escape or other similar structure, and/or other appurtenant attachment) and/or the supporting structural member(s) is not maintained in a clean and/or sanitary condition.	Throughout Building	Closed
11	Exterior landing not maintained. Namely replace mat in space provided.	West Side of Building	Closed
12	The supporting member(s) of equipment/attachments appurtenant to the building are not being maintained in good repair, namely, the (canopy, marquee, sign, awning, screen, grille, stairway, pipe, duct, standpipe, air conditioner, etc.). Namely wall covering.	West Side of Building	Closed
13	Aerial, satellite dish, or other similar structure and/or its supporting member is not maintained in a safe condition. Namely loose hanging wires.	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
13	Property Standards	08 227818 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	10-Dec-08	09-JAN-09	30-Aug-11

No. of defects contained within the Order : 21

No. of defects that remain outstanding : 0

### Deficiency Details

No.	Violation/Defect	Location	Status
1	The garage door that is equipped with an automatic closing mechanism is not equipped with a sensing device that does not allow the door to close when any person, animal or object is crossing its path.	Garage Area	Closed
2	Previously finished wall(s) have marks, stains, graffiti, smoke damage, painted slogans and/or other defacements.	Throughout Lot	Closed
3	The columns in the parking or storage garage are not maintained free of holes, breaks or cracks.	Throughout Lot	Substantially Com
4	The columns in the parking or storage garage are not impervious to water.	Throughout Lot	Closed
5	The parking or storage garage is used to keep junk or rubbish. Namely tires, cardboard, wood, broken glass, loose litter.	Throughout Lot	Closed
6	Door providing access to a parking or storage garage has not been equipped with a self-closing device designed to return the door to the closed and latched position after each use.	Throughout Lot	Closed
7	The electrical connections are not maintained in good working order. Namely missing cover plates.	Throughout Lot	Closed
8	The floors in the parking or storage garage are not maintained free of holes, breaks or cracks	Throughout Lot	Substantially Com
9	The floors in the parking or storage garage are not impervious to water.	Throughout Lot	Closed
10	The minimum level of 50 lux (4.6 foot candles) is not being provided to all driving aisles.	Throughout Lot	Closed
11	The minimum level of 50 lux (4.6 foot candles) is not being provided to all designated parking spaces.	Throughout Lot	Substantially Com
12	The parking or storage garage does not have a designated safe-exit route.	Throughout Lot	Closed
13	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.	Throughout Lot	Closed
14	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.	Throughout Lot	Closed
15	The mechanical ventilation system in the parking or storage garage is not on at all times or otherwise controlled automatically by a carbon monoxide detection system that is located so as to provide full protection.	Throughout Lot	Substantially Com
16	The parking or storage garage walls are not painted white from sixty (60) centimeters above floor level.	Throughout Lot	Closed
17	The parking or storage garage walls from floor level to a height of sixty (60) centimeters are not painted black.	Throughout Lot	Closed
18	The floor and every appurtenance, surface cover and finish is not maintained. Namely missing drain covers.	Throughout Lot	Closed
19	The heating system or unit is not in good repair and maintained in good working condition. Namely holes in heating system grills.	Throughout Lot	Substantially Com
20	The ceilings in the parking or storage garage are not maintained free of holes, breaks or cracks.	Throughout Lot	Substantially Com
21	The ceilings in the parking or storage garage are not impervious to water.	Throughout Lot	Substantially Com

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
4	Property Standards	08 227376 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	10-Dec-08	09-JAN-09	11-Feb-10

No. of defects contained within the Order : **30**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The electrical switches are not maintained in a safe and complete condition.	Basement	Closed
2	The supplied piece(s) of equipment and/or appliance(s) in or on the property is not kept in a satisfactory working condition. Namely two Saunas.	Basement	Closed
3	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition. Namely remove all tenant mats from doorways.	Building	Closed
4	Materials used for the repair, replacements or painting of the floor(s) and/or its attachments do not have a finish and facing similar to that of the original covering. Namely replace non-skid strips throughout building.	Building	Closed
5	An exterior door has a defective locking mechanism. Namely Roof Hatch not secured properly.	Building	Closed
6	The ventilation system or unit is not regularly cleaned.	Building	Closed
7	The required handrail(s) are not installed/maintained to comply with the Ontario Building Code, namely; The required handrail for the ramp/stairs, that is less than 1100mm (43 inches) in width, is not provided.	Building	Closed
8	Communication system is not maintained in good repair and in operative condition. Namely C.C.T.V. system not operational.	Building	Closed
9	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair. Namely glass door near apartment # 121.	Building	Closed
10	The plumbing system is not kept in good working order. Namely replace plumbing fixtures.	Laundry Room	Closed
11	Interior lighting fixtures or lamps are not maintained.	Throughout Building	Closed
12	The light standard(s) supporting artificial light is not kept in good repair and in good working order.	Throughout Building	Closed
13	The trapped floor drain is not screened with a metal grill or other suitable material so as to effectively exclude rodents.	Throughout Building	Closed
14	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely water damaged walls.	Throughout Building	Closed
15	Repair(s) does not reasonably match existing wall(s)	Throughout Building	Closed
16	Previously finished wall(s) in the public area of the property is not maintained in good repair. Namely peeling paint.	Throughout Building	Closed
17	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 not painted.	Throughout Building	Closed
18	Previously finished wall(s) where marks, stains, graffiti, and/or other defacements have been removed have not been refinished.	Throughout Building	Closed
19	Window more than two metres above finished grade and not leading to a balcony is not equipped with a safety device to prevent an opening in any part of the window greater than 100 millimetres.	Throughout Building	Closed
20	The average level of 100 lux (9.3 ft candles) is not being provided to the illumination levels expressed in lx (foot candles) to include however not limited to, corridors, stairwells, service, utility, storage, laundry, recreational and locker room.	Throughout Building	Closed
21	The average level of 50 lux (4.6 foot candles) is not being provided to the corridor(s).	Throughout Building	Closed
22	The minimum level of 50 lux (4.6 foot candles) is not being provided to all passage and stairways when in use.	Throughout Building	Closed
23	Garbage storage area is not maintained so does not create a health or other hazard. Namely no light in garbage room.	Throughout Building	Closed
24	Garbage chute is not maintained in a clean and odour free condition.	Throughout Building	Closed
25	Floor and/or floor covering not kept in a clean and sanitary condition. Namely clean rugs.	Throughout Building	Closed

26	The electrical fixtures are not maintained in good working order.	Throughout Building	Closed
27	The electrical connections are not maintained in a safe and complete condition.	Throughout Building	Closed
28	The electrical receptacle are not maintained in a safe and complete condition. Namely missing covers or parts of covers.	Throughout Building	Closed
29	Extension cords or other extensions are used as a permanent wiring system.	Throughout Building	Closed
30	Recreation or other ancillary room and the facilities, amenities and associated equipment is not maintained in a clean condition.	Throughout Building	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.**