

MLS Building Audit Program - Details

Property Address : 1210 YORK MILLS RD

Legal Description: PLAN M812 BLK S

Roll No. : 1908123140003000000

Building : 1210 YORK MILLS RD -- N3402

Report Date : May 11, 2012

Building Audit Date : January 24, 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 116570 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Order Issued	7-Feb-11	07-JUN-11	38.24%
2	Property Standards	11 116571 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Order Issued	7-Feb-11	07-JUN-11	14.29%
3	Property Standards	11 118444 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Order Issued	7-Feb-11	31-DEC-11	63.33%
4	Property Standards	11 120999 PRS 00 IV	REPORT ORDERS - Satellite dishes	Order Issued	7-Feb-11	09-MAY-11	N/A**
5	Property Standards	11 121016 PRS 00 IV	REPORT ORDERS- Window air conditioner units	Order Issued	7-Feb-11	09-MAY-11	N/A**
6	Property Standards	11 121026 PRS 00 IV	REPORT ORDERS- Window locking device	Order Issued	7-Feb-11	09-MAY-11	N/A**
7	Property Standards	11 121428 PRS 00 IV	Shear walls -REPORT ORDERS	Order Issued	7-Feb-11	09-MAY-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
7	Property Standards	11 121428 PRS 00 IV	Shear walls -REPORT ORDERS	Order Issued	7-Feb-11	09-MAY-11	20-Jun-12

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Submit to this department a professional engineer's report Namely, a condition survey on the condition of the masonry units on the exterior walls of the building. The report shall address the structural integrity of all exterior masonry walls and further address any remedial action that must be taken to prevent any further deterioration:	Exterior Of Building	Open

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
2	Property Standards	11 116571 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Order Issued	7-Feb-11	07-JUN-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	The ceilings in the parking or storage garage are not maintained free of holes, breaks or cracks.	Compactor Room	Open
2	Required handrails on stairs or ramps are less than 865mm or more than 965mm high	Garage	Open
3	Lighting in a garage is provided at less than 50 lux.	Garage	Open
4	The parking or storage garage is used to keep junk or rubbish.	Garage	Open
5	Extension cords or other extensions are used as a permanent wiring system.	Garage	Open
6	The electrical receptacle are not maintained in good working order.	Garage	Closed
7	The electrical receptacle are not maintained in good working order, namely missing and/or damaged covers.	Garage	Open
8	The electrical connections are not maintained in good working order, namely loose wires.	Garage	Open
9	The floor drain is not maintained in good repair.	Garage	Closed
10	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	Open
11	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	Open
12	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, namely extend green paint on walls.	Garage	Open
13	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	Open

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
3	Property Standards	11 118444 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Order Issued	7-Feb-11	31-DEC-11	20-Jun-12

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

No. of defects that remain outstanding : **11**

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Aerial, satellite dish, or other similar structure and/or its supporting member is not maintained in a safe condition.	Exterior	Closed
2	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials, namely paint deterioration on balcony ceiling(s)	Exterior	Closed
3	The exterior surface of the building shall be maintained free of graffiti and/or painted slogans.	Exterior	Closed
4	The roof or one of its components is not weather tight, namely deteriorated roof flashing.	Exterior	Substantially Com
5	The sign(s), fastening and/or supporting members are not being maintained in a good state of repair, namely damaged sign (" Parking Prohibited")	Exterior	Closed
6	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 excessive storage on balcony.	Exterior	Closed
7	The exterior walls and their components are not being maintained in good repair, namely spalling brick.	Exterior	Closed
8	The exterior walls and their components are not being maintained in good repair, namely paint deterioration on exterior walls, columns and from front porch area.	Exterior	Closed
9	The exterior walls and their components are not being maintained in a weather tight condition, namely loose flashing on balcony guard on top brick wall.	Exterior	Substantially Com
10	The exterior walls and their components are not being maintained in a weather tight condition, namely loose brick.	Exterior	Closed
11	The exterior walls and their components are not being maintained free from loose or unsecured objects or materials.	Exterior	Closed
12	The exterior walls and their components are not being maintained free from loose or unsecured objects or materials, namely loose brick.	Exterior	Closed
13	Exterior window not maintained weather-tight, namely damaged window frame.	Exterior	Closed
14	Exterior window(s) with broken/cracked glass, namely broken .cracked window near main entrance.	Exterior	Closed
15	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, namely damaged screen.	Exterior	Closed
16	The fence, screen and/or other enclosure around or on the property is not being maintained in good repair.	Exterior	Open
17	Driveway(s) and/or similar areas not maintained, namely cracks and potholes	Exterior	Closed
18	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
19	Exterior steps not maintained, namely repair and refinish steps.	Exterior	Open
20	Exterior walkway not maintained, namely broken patio stones.	Exterior	Open
21	The guards and/or other appurtenant attachments and/or their supporting structural members are not maintained in good repair, namely damaged guards at north west exit stairwell from underground parking garage, Repair, repaint and secure subject guard around parking garage ramp.	Exterior	Open
22	The guards and/or other appurtenant attachments and/or their supporting structural members are not maintained in good repair,namely re-parint and secure stairwell guard.	Exterior	Open
23	The guards and/or other appurtenant attachments) and/or their supporting structural members are not being maintained free from defects/hazards, namely repair and secure guards on under ground parking garage ramp	Exterior	Open

24	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, to include installation of window air conditioner unit.	Exterior	Closed
25	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.	Exterior	Closed
26	The handrails and/or other appurtenant attachments and/or their supporting structural members are not maintained in good repair, repair, re-paint and secure all handrails from underground parking garage.	Exterior	Open
27	Required handrails on stairs or ramps are less than 865mm or more than 965mm high	Exterior	Open
28	The stairs and/or other appurtenant attachments and/or their supporting structural members are not maintained in good repair.	Exterior	Open
29	The stairs and/or other appurtenant attachments and/or their supporting structural members are not maintained in good repair.	Exterior	Open
30	Exterior door is not maintained in good repair, namely paint deterioration on exterior doors and frames.	Exterior	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
1	Property Standards	11 116570 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Order Issued	7-Feb-11	07-JUN-11	22-Jun-12

No. of defects contained within the Order : **34**

No. of defects that remain outstanding : **21**

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Window(s) with broken/cracked glass.	1st Floor	Open
2	The electrical connections are not maintained in good working order.	Boiler Room	Open
3	Elevator machine room is not equipped to provide illumination to an average level of not less than 100 lux at floor level.	Elevator	Open
4	An emergency contact sign is not posted and maintained in a prominent place in the front lobby or entrance to the building.	Lobby	Open
5	Immediate action has not been taken to eliminate an unsafe condition, namely over- storage above lockers.	Locker Room	Closed
6	The floor drain is not maintained in good repair.	Locker Room	Closed
7	Lighting in a storage room is provided at less than 50 lux.	Locker Room	Closed
8	Floor and/or floor covering not kept free from holes, stains, rubbish and debris.	Roof Of Building	Closed
9	Handrails on both sides of stair or ramp 1,100mm in width or more not provided	Stairway	Open
10	Floor and/or floor covering not kept in a clean and sanitary condition, namely remove paint from terrazo floor	Stairway	Closed
11	Required guard does not prevent the passage of a spherical object having a diameter more than 100 millimetres	Stairway	Open
12	Garbage chute system originally installed in the multiple-dwelling is not maintained operative, namely self closers not working.	Throughout Building	Open
13	Floor and/or floor covering not kept free from holes, stains, rubbish and debris.	Throughout Building	Closed
14	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition, namely mats.	Throughout Building	Closed
15	The electrical receptacle are not maintained in good working order, namely missing and/or damaged covers.	Throughout Building	Closed
16	The electrical fixtures are not maintained in good working order, namely loose wall scones.	Throughout Building	Closed
17	The electrical fixtures are not maintained in good working order, namely missing lens covers.	Throughout Building	Open
18	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair, namely repaint doors.	Throughout Building	Open
19	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	Throughout Building	Open
20	The heating system or unit is not in good repair and maintained in good working condition, namely damaged covers.	Throughout Building	Closed
21	Previously finished wall(s) in the public area of the property is not maintained in good repair.	Throughout Building	Open
22	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials, namely milk boxes.	Throughout Building	Substantially Com
23	Floor and/or floor covering not kept free from holes, stains, rubbish and debris.	Throughout Building	Open
24	The ventilation system or unit is not kept in good repair and maintained in good working condition at all times, namely remove ventilation from timer.	Throughout Building	Closed
25	The ventilation system or unit is not regularly cleaned.	Throughout Building	Open
26	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials, to include crown moulding.	Throughout Building	Open
27	Previously finished surface in the public area of the property is not maintained in good repair.	Throughout Building	Open
28	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair.	Throughout Building	Open

29	Door hardware/devices are not maintained in good repair, namely self closes.	Throughout Building	Closed
30	Floor and/or floor covering not kept free from holes, stains, rubbish and debris, namely stained and torn.	Throughout Building	Open
31	Guard has openings of a size that does not prevent the passage of a sphere having a diameter more than 100 millimetres		Open
32	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.		Open
33	Height of the guard for the exit stairs are less than 1,070 millimetres around landings.		Open
34	The risers are not maintained in a safe condition, namely openings of a size that does not prevent the passage of a sphere having a diameter more than 100 millimetres.		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.**