

MLS Building Audit Program - Details

Property Address : 1325 YORK MILLS RD

Legal Description: PLAN 5439 BLK M

Roll No. : 1908122410004000000

Building : 1325 YORK MILLS RD -- N3404

Report Date : May 11, 2012

Building Audit Date : April 08, 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 169917 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Order Issued	26-Apr-11	28-JUL-11	53.57%
2	Property Standards	11 171277 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Order Issued	26-Apr-11	18-JUL-12	41.18%

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 171277 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Order Issued	26-Apr-11	18-JUL-12	13-Apr-12

No. of defects contained within the Order : 17

No. of defects that remain outstanding : 10

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The exterior walls and their components are not being maintained in good repair, namely spalling brick.	Building	Open
2	The exterior walls and their components are not being maintained free from loose or unsecured objects or materials, namely remove loose brick.	Building	Closed
3	Dwelling unit window that is capable of being opened has no screen.	Building	Substantially Com
4	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.	Building	Substantially Com
5	Aerial, satellite dish, or other similar structure and/or its supporting member is not maintained in a safe condition, namely air conditioners and satellite Immediate action has not been taken to eliminate an unsafe condition..Namely; the structural integrity of the attachment of all satellite dishes affixed to the building, or the building components. A report is required to be submitted to the Officer for evaluation and approval by a professional or other certified person confirming that Satellite Dishes have been installed safely in an acceptable manner, the report must address any remedial action that must be taken in order to maintain the structural integrity of the attachment and that attachment of all satellite dishes affixed to the building are done in a safe and secure manner dishes.	Building	Open
6	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. 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.	Building	Open
7	Required guard does not prevent the passage of a sphere having a diameter more than 100 millimetres, namely at risers.	Building	Open
8	Exterior walkway not maintained.	Exterior	Open
9	The electrical receptacle are not maintained in good working order, namely missing covers.	Exterior	Substantially Com
10	A retaining wall exceeding 1,000 millimetres in exposed height is not protected by a guard on the open side where access is provided.	Exterior	Open
11	The yards and /or other part of property is not being kept clean and free from accumulation of junk, rubbish, brush, refuse, litter, garbage and/or other debris.	Exterior	Substantially Com
12	The electrical fixtures are not maintained in good working order, namely remove abandoned fixtures.	Exterior Of Building	Closed
13	The electrical connections are not maintained in good working order, namely loose wires.	Exterior Of Building	Open
14	The walls in the parking or storage garage are not maintained free of holes, breaks or cracks.	Garage	Open
15	The parking or storage garage is used to keep junk or rubbish, namely remove storage from parking garage.	Garage	Open
16	Parking space(s) and/or similar areas not maintained, namely damaged curbs.	Parking Area	Open
17	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.	Parking Area	Substantially Com

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
1	Property Standards	11 169917 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Order Issued	26-Apr-11	28-JUL-11	20-Apr-12

No. of defects contained within the Order : **28**

No. of defects that remain outstanding : **13**

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair. Namely: Missing door closer hardware on the hallway door, main floor.	1st Floor	Open
2	The electrical fixtures are not maintained in a safe and complete condition. Namely: Broken lens cover on light fixture in the laundry room.	1st Floor	Closed
3	The electrical fixtures are not maintained in good working order. Namely: Light bulb is out, in front of Unit 109.	1st Floor	Closed
4	Garbage chute system originally installed in the multiple-dwelling is not maintained operative. Namely: Missing fire damper and defective spring on self-closer.	1st Floor	Open
5	The plumbing system is not kept free from leaks or defects. Namely: Sprinkler Valve shut off Room. Evidence of water leak on floor.	1st Floor	Closed
6	Exterior window(s) with broken/cracked glass. Namely: Broken/Cracked window in boiler room. Repairs are required.	Boiler Room	Open
7	Floor and/or floor covering not kept in a clean and sanitary condition. Boiler Room. Namely: All flammable materials in the vicinity of the heat supply should be removed.	Boiler Room	Closed
8	The electrical fixtures are not maintained in a safe and complete condition. Namely: Missing cover panel on electrical instrument. Exposed electrical wires. Repairs are required.	Boiler Room	Open
9	Floor and/or floor covering not kept in a clean and sanitary condition and free from rubbish and debris. Namely: Boiler Room. Remove all debris and stored materials from the boiler room. Including bricks, doors, drywall, carpet and all other discarded materials.	Boiler Room	Closed
10	Lighting in a service room is provided at less than 200 lux. Namely: Boiler Room service room. Lighting level is well below the required 200Lux. Upgrading is required.	Boiler Room	Substantially Com
11	Required guard does not prevent the passage of a spherical object having a diameter more than 100 millimetres. Namely: Boiler Room. Landing guard and Stair guard.	Boiler Room	Open
12	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. Namely: Boiler Room. Landing and Stair Guards. Repairs are required.	Boiler Room	Open
13	The electrical connections are not maintained in good working order. Namely: Remove old fire annunciator panel from wall that is not in use.	Compactor Room	Closed
14	Floor and/or floor covering not kept in a clean and sanitary condition and free from rubbish and debris. namely: Clean and clear all debris and discarded materials from the Compactor room.	Compactor Room	Closed
15	The electrical fixtures are not maintained in a safe and complete condition. Namely: Missing electrical cover plate on the ceiling. Exposed wires. Also lens cover is missing on light fixture.	Compactor Room	Closed
16	Communication system identifies the tenant by unit number. Namely: communication system can not identify a tenant by unit number. A coded system must be implemented.	Lobby	Open
17	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
18	Previously finished surface(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance. Namely: Stairways. Stair nosing, signs of rust and deteriorated surface paint finish.	Stairway	Closed
19	Storage or other ancillary room and the facilities, amenities and associated equipment is not maintained in a clean condition. Namely: Remove debris and discarded materials from storage room.	Storage Room	Closed
20	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition. Namely: Floor mats are not permitted in the Hallways. Trip Hazard.	Throughout Building	Open

21	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
22	Exit, public corridor or corridor is not equipped to provide illumination to an average level of not less than 50 lux at all points such as angles and intersections at changes of level where there are stairs or ramps. Namely: Average lighting level in the corridors/hallways are below 50Lux. Upgrading is required.	Throughout Building	Substantially Com
23	Lighting in a service stairway is provided at less than 50 lux. Namely: Upgrade lighting levels to an average of 50Lux.	Throughout Building	Substantially Com
24	Lighting in a laundry room is provided at less than 200 lux.		Open
25	Garbage chute system originally installed in the multiple-dwelling is not maintained operative. Namely: Missing Fire damper in garbage chute.		Open
26	Handrails on both sides of stair or ramp 1,100mm in width or more not provided. Namely: An additional handrail is required in all exit stairways. Height of handrails, not less than 800mm and not more than 965mm.		Open
27	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely: All locker rooms. Clean and clear all debris and discarded materials from the aisleways.		Closed
28	Laundry Room Machines or other ancillary room and the facilities, amenities and associated equipment is not maintained in a safe condition. Namely: Pursuant to 15.8(1) of the Building Code Act, S.O. 1992, Chapter 23 as amended. An Electrical Safety report on the condition of the existing Washers and Dryers in all Laundry rooms is required. The Report must be prepared by a certified licensed electrical contractor.		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.**