

MLS Building Audit Program - Details

Property Address : 1446 AVENUE RD

Legal Description: CON 1 WYS PT LOT 5 NOW 66R18621 PART 38 39 & 40

Roll No. : 1908061270030000000

Building : 1446 AVENUE RD -- NO FURTHER ACTION REQUIRED

Report Date : May 11, 2012

Building Audit Date : April 17, 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
2	Property Standards	09 127749 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	24-Apr-09	29-MAY-09	100.00%
3	Property Standards	09 127903 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	24-Apr-09	29-MAY-09	100.00%
4	Waste	09 127492 WST 00 IV	LITTER DUMPING AND REFUSE INVESTIGATION	Closed	24-Apr-09	25-MAY-09	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
2	Property Standards	09 127749 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	24-Apr-09	29-MAY-09	1-Jun-09

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Exterior window(s) with broken/cracked glass.	Furnace Room	Closed
2	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition. Namely at unit #4.	Hall	Closed
3	An emergency contact sign is not posted and maintained in a prominent place in the front lobby or entrance to the building.	Lobby	Closed
4	Adequate artificial light is not being provided at all times to maintain the level of illumination.	Throughout Building	Closed
5	The required handrail(s) are not installed/maintained to comply with the Toronto Municipal Code, namely; The required handrail is not provided at a height between 800mm (31 inches) and 965mm (38 inches) on the stairs.	Throughout Building	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
3	Property Standards	09 127903 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	24-Apr-09	29-MAY-09	26-Nov-09

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Exterior window not maintained weather-tight. Namely: Basement window in boiler room. Additional weather stripping is required.	Basement	Closed
2	The exterior walls and their components are not being maintained free from loose or unsecured objects or materials. Namely: Some exterior wall areas with spalling and cracked bricks and blocks.	Exterior	Closed
3	The exterior walls and their components are not being maintained in good repair. Namely: Exterior retaining wall on the west side of property mortar joints are craked.	Exterior	Closed
4	The storm drain is not being maintained free from defect and/or obstructions. Namely: Clay pipe protruding from the ground needs to be removed.	Exterior	Closed
5	Exterior door is not maintained in good repair. Namely: Deteriorated grill on boiler room door.	Exterior	Closed
6	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. Namely: Accumulation of rubbish and litter in window wells.	Exterior	Closed
7	The required guard on top of retaining wall is not provided (the minimum guard height shall be one thousand and seventy (1070) millimetres). Namely: Retaining wall at the front of building is missing a required guard. Vertical pickets should not be spaced more than 100mm apart.	Exterior	Closed
8	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	Closed
9	Dwelling unit window that is capable of being opened has no screen.	Exterior Of Building	Closed

10	Exterior window or skylight not maintained in good repair. Namely: Deteriorated surface paint finish on exterior window frames. Painting or refinishing of surface is required.	Exterior Of Building	Closed
11	Eavestrough, roof gutter, flashing and/or down pipe not maintained water-tight. Namely: damaged eavestrough at the rear of building.	Exterior Of Building	Closed
12	Eavestrough, roof gutter, flashing and/or down pipe not maintained in good repair. Namely: Damaged downpipe at the rear of building.	Exterior Of Building	Closed
13	Exterior door is not maintained in good repair. Namely: All exterior doors including garage doors, surface paint finish has deteriorated. Painting is required.	Exterior Of Building	Closed
14	Exterior door is not maintained in good repair. Namely: Deteriorated grill on boiler room door.	Exterior Of Building	Closed
15	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: Peeling paint and deteriorated paint finish on exterior soffits.	Exterior Of Building	Closed
16	The opening in an exterior wall is not protected by suitable materials to prevent the entry of rodents, vermin and/or insects. Namely: Hole in the soffit, deteriorated wood and paint finish.	Exterior Of Building	Closed
17	Exterior steps not maintained. Namely: Cracked concrete stairs.	Exterior Of Building	Closed
18	The yard is not landscaped to prevent unstable soil conditions or erosion. Namely: Rear yard requires adequate ground cover mainly grass.	Rear	Closed
19	Exterior window(s) with broken/cracked glass. Namely: Broken window on the south side of building entrance.	South Side of Building	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.**