

MLS Building Audit Program - Details

Property Address : 1450 SHEPPARD AVE W

Legal Description: CON 4 WY PT LOT 16

Roll No. : 1908033010187010000

Building : 1450 SHEPPARD AVE W

Report Date : May 11, 2012

Building Audit Date : June 01, 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
7	Property Standards	09 145324 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Prosecution Initiated	10-May-11	09-JUN-11	93.33%
8	Property Standards	09 144377 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	16-Jun-11	18-JUL-11	100.00%
9	Property Standards	09 145953 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	18-Jul-11	17-OCT-11	100.00%
10	Waste	09 144172 WST 00 IV	LITTER DUMPING/REFUSE INVESTIGATION	Closed	10-Jun-09	10-JUL-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
9	Property Standards	09 145953 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	18-Jul-11	17-OCT-11	

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The walls in the parking or storage garage are not impervious to water. Namely: Evidence of rust stains and moisture penetration on the foundation wall of underground garage.	1st Underground Parking Level	Closed
2	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. Namely: Safe exit arrows should be relocated on the columns for better visibility.	1st Underground Parking Level	Closed
3	The floors in the parking or storage garage are not maintained free of dirt or dust. A power wash for garage floor is required. Also replace all missing floor drain covers.	1st Underground Parking Level	Substantially Com
4	The electrical connections are not maintained in good working order. Namely: Electrical connection to heater is detached. Motor is missing.	1st Underground Parking Level	Closed
5	The electrical connections are not maintained in a safe and complete condition. Namely: Exposed electrical wires, cover plates are missing on ceiling.	1st Underground Parking Level	Closed
6	The parking or storage garage is used to keep junk or rubbish. Namely: Bicycles, garbage, junk and other discarded materials are not permitted to be stored in the underground garage.	1st Underground Parking Level	Closed
7	The parking or storage garage ceiling painted surface is not maintained in a state of good repair. Namely: In some areas surface ceiling paint has deteriorated.	1st Underground Parking Level	Closed
8	The ceilings in the parking or storage garage are not impervious to water. Namely: Water leakage from garage ceiling. Ponding of water on the floor.	1st Underground Parking Level	Closed
9	The ceilings in the parking or storage garage are not maintained free of holes, breaks or cracks. Namely: Hole in ceiling near parking space No. 37	1st Underground Parking Level	Closed
10	The parking or storage garage walls painted surface is not maintained in a state of good repair. Namely: In some areas surface paint on wall has deteriorated. Paint peeling.	1st Underground Parking Level	Closed
11	Parking space(s) and/or similar areas not maintained. Namely: Parking space lines are not visible.	1st Underground Parking Level	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
7	Property Standards	09 145324 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Prosecution Initiat	10-May-11	09-JUN-11	31-Oct-11

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

No. of defects that remain outstanding : **2**

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The catchbasin is not being maintained free from defect and/or obstructions. Namely: Catchbasin sunken and uneven, clogged in driveway area.	Driveway	Closed
2	The exterior walls and their components are not being maintained free from loose or unsecured objects or materials. Namely: Stucco finish on the east side of building is not secured properly to wall.	East Side of Building	Substantially Com
3	The exterior walls and their components are not being maintained in good repair. Namely: Spalling and missing bricks on the east side of the building.	East Side of Building	Closed
4	The storm drain is not being maintained free from defect and/or obstructions. Namely: Storm drain cover is missing in fire escape stairwell.	Exterior	Closed
5	Exterior lighting fixtures or lamps have not been installed. Namely: Missing exterior light fixture above exit door from garage.	Exterior	Closed
6	The fence, screen and/or other enclosure around or on the property is not being maintained in good repair. Namely: Fencing near garbage storage area is in need of repair.	Exterior	Closed
7	Exterior walkway not maintained. Namely: Concrete slabs are cracked on exterior walkways.	Exterior	Closed
8	The supplied facility in or on the property is not constructed, installed and/or maintained so that it will function safely and effectively. Namely: Deteriorated metal on bicycle rack.	Exterior	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 maintained in good repair. Namely: Deteriorated concrete and paint finish on balcony slabs.	Exterior Of Building	Open
10	Previously finished surface(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance. Namely: All exterior exit doors where the paint finish has deteriorated. Repainting is required.	Exterior Of Building	Closed
11	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: Ripped or torn window screens need to be replaced.	Exterior Of Building	Substantially Com
12	Exterior lighting fixtures or lamps have not been installed. Namely: All lighting fixtures above exit doors from the building and from the underground garage must be in a complete safe working condition.	Exterior Of Building	Closed
13	The protective/decorative finish on the exterior surfaces is not being maintained in good repair. Namely: Where the surface finish has deteriorated on balcony panels, painting is required.	Exterior Of Building	Substantially Com
14	The exterior walls and their components are not being maintained in good repair. Namely: Exterior Ventilation grille for dryer needs cleaning, due to lint accumulation.	Exterior Of Building	Closed
15	The (stairs, treads, risers, guards, handrails, and/or other appurtenant attachments) and/or their supporting structural members are not maintained in good repair. Namely: Deteriorated concrete with cracks and holes on fire escape stairs from garage.	Fire Escape	Closed
16	The required guard(s) and/or handrail(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.	Fire Escape	Closed
17	The required guard(s) and/or handrail(s) are not installed/maintained to comply with the Ontario Building Code, namely; The openings on the required guard(s) on the fire escape do not prevent the passage of a spherical object having a diameter of more than 100mm (4 inches).	Fire Escape	Closed
18	Exterior lighting fixtures or lamps are not maintained. Namely; Missing Exterior light fixture above fire escape door from garage.	Fire Escape	Closed
19	The required guard on top of the retaining wall is not maintained in good repair. Namely: Retaining wall guard is defective. Vertical pickets are not anchored securely.	Fire Escape	Closed
20	The exterior walls and their components are not being maintained in good repair. Deteriorated paint and concrete finish on wall adjacent to garage door.	Garage	Open

21	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.	Interior of Building	Closed
22	The yard does not have suitable ground cover to prevent unstable soil conditions or erosion. Namely: Foundation flashing is exposed above ground on the north side of the building.	North Side of Building	Closed
23	Exterior window(s) with broken/cracked glass.	North Side of Building	Closed
24	Exterior garbage containment area not screened. Namely: Garbage containment is not completely screened. Gates are not provided.	North Side of Property	Closed
25	The exterior garbage storage area is not maintained in a litter free condition.	North Side of Property	Closed
26	Exterior yard that is used for the parking or storage of vehicles or surfaced with a material impervious to water is not adequately graded and drained so as to prevent the ponding of water . Namely: Sunken and uneven asphalt paving at parking spots 20, 21 & 22.	Parking Area	Closed
27	The storm drain is not being maintained free from defect and/or obstructions. Namely: Damaged/deteriorated storm drain covers in the paved driveways of the parking lot.	Parking Area	Closed
28	The exterior walls and their components are not being maintained in good repair. Namely: Spalling bricks on wall of chimney.	Roof Of Building	Closed
29	Exterior steps not maintained. Namely: Deteriorated concrete adjacent to the side door exit.	West Side of Building	Closed
30	The exterior surface of the building shall be maintained free of graffiti and/or painted slogans. Namely: Graffiti on the west side wall of building.	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
8	Property Standards	09 144377 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	16-Jun-11	18-JUL-11	31-Oct-11

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

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

Deficiency Details

No.	Violation/Defect	Location	Status
1	The floor and every appurtenance, surface cover and finish is not reasonably smooth and level. Namely square floor access panel not level to floor creates a trip hazard.	1st Floor	Closed
2	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	Building	Closed
3	Garbage disposal room is not maintained in a clean and odour free condition.	Compactor Room	Closed
4	Garbage storage area is not maintained so will not attract pests.	Compactor Room	Closed
5	An exterior door has a defective locking mechanism. Namely no door handle. Door is not self-closing, self-latching.	Dwelling Unit	Closed
6	Previously finished wall(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance. Namely peeling paint by windows.	Laundry Room	Closed
7	Laundry room and the facilities, amenities and associated equipment is not maintained in good repair. Namely broken, missing wall and floor tiles. Folding table missing trim.	Laundry Room	Closed
8	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely missing tiles on wall.	Laundry Room	Closed
9	Laundry room is not maintained in a clean and sanitary condition. Namely lint and garbage behind dryers.	Laundry Room	Closed
10	The electrical receptacle are not maintained in good working order. Namely replace broken receptacles/ coverplates.	Throughout Building	Closed
11	The lighting fixture is not maintained in a clean condition. Namely many light fixtures broken or had large amount of insects in them.	Throughout Building	Closed
12	Interior lighting fixtures or lamps are not maintained. Namely bulbs blown out.	Throughout Building	Closed
13	Floor and/or floor covering not kept in a clean and sanitary condition. Namely shampoo carpets throughout the building.	Throughout Building	Closed
14	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition. Namely remove door mats from floors 1, 2, and 3.	Throughout Building	Closed
15	The floor and every appurtenance, surface cover and finish is not maintained. Namely Non-skid strips must be replace in stairwells.	Throughout Building	Closed
16	Previously finished surface(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance. Namely all exterior doors paint on the inside, all utility room doors as required.	Throughout Building	Closed
17	The electrical connections are not maintained in a safe and complete condition. Namely loose wires in the Meter room, supply rooms, storage rooms, Boiler room, Elevator room and Compactor room.	Throughout Building	Closed
18	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
19	Previously finished wall(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance. Namely staircase, hallways, laundry room, boiler room, supply rooms and locker rooms on all floors where required.	Throughout Building	Closed
20	Previously finished wall(s) in the public area of the property is not maintained in good repair. Namely missing baseboards/ sections of baseboards.	Throughout Building	Closed
21	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely Milkboxes.	Throughout Building	Closed
22	The ventilation system or unit is not regularly cleaned.	Throughout Building	Closed
23	The ventilation system or unit is not kept in good repair and maintained in good working condition at all times. Namely remove homemade vent contraption hanging off the walls in the hallways.	Throughout Building	Closed
24	The required handrail(s) are not installed/maintained to comply with the Toronto Municipal Code, namely; The required handrails on both sides of the ramp/stairs that are 1100mm (43 inches) in width or greater, are not provided.	Throughout Building	Closed

25	The minimum level of 200 lux (18.6 foot candles) is not being provided to the service, utility and/or laundry rooms. Namely: including but not limited to the following rooms:Boiler room, Storage rooms, Compactor room, and Meter room.	Throughout Building	Closed
26	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair. Namely door closer not working. Repair all door closers that are not working where required.	Throughout Building	Closed
27	The floor and every appurtenance, surface cover and finish is not reasonably smooth and level. Namely cracked trazzo floors.	Throughout Building	Closed
28	Floor and/or floor covering not kept in a clean and sanitary condition. Namely Boiler room, Bell room, Storage and Locker rooms, Electrical cabinets, and supply rooms near elevators.	Throughout Building	Closed
29	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
30	The average level of 50 lux (4.6 foot candles) is not being provided to the corridor(s).	Throughout 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.**