

MLS Building Audit Program - Details

Property Address : 1825 FINCH AVE W

Legal Description: PLAN M945 BLK C

Roll No. : 1908011330012000000

Building : 1825 FINCH AVE W -- N0805 -- NO FURTHER ACTION REQUIRED

Report Date : May 11, 2012

Building Audit Date : August 30, 2010

**** 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
5	Property Standards	10 254853 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	29-Sep-10	29-OCT-10	100.00%
6	Property Standards	10 262192 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	29-Sep-10	29-NOV-10	100.00%

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
5	Property Standards	10 254853 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	29-Sep-10	29-OCT-10	1-Sep-11

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Driveway curbs not maintained. (Namely: Broken cracked or damaged curbs located throughout - repair as required)	Driveway	Closed
2	The tree which is located on the property is diseased, or decayed and has not been removed.	North Side of Property	Closed
3	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. (Namely: Worn out and faded parking stall lines)	Parking Area	Closed
4	The exterior garbage storage area is not maintained in a litter free condition. (Namely: Improper and inadequate storage of furniture waste)	Parking Area	Closed
5	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Roof Of Building	Closed
6	The light fixture supporting artificial light is not kept in good repair and in good working order.	Roof Of Building	Closed
7	The guard and their supporting structural members are not being maintained free from defects/hazards. (Namely: Broken and detached lateral support member)	Roof Of Building	Closed
8	The light fixture supporting artificial light is not kept in good repair and in good working order.	Throughout Property	Closed
9	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Throughout Property	Closed
10	The light standards supporting artificial light are not kept in a safe and complete working condition. (Namely: All light standards located throughout the property that are not maintained in a safe and complete working condition)	Throughout Property	Closed
11	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection. (Namely: Light standards and fixtures located throughout exterior of property)	Throughout Property	Closed
12	Handrail on one side of stair less than 1,100mm in width not provided	Throughout Property	Closed
13	The guards and their supporting structural members are not being maintained free from defects. (Namely: Broken base of guards and delaminated cement throughout garage surface exits)	Throughout Property	Closed
14	The guards and their supporting structural members are not maintained in good repair. (Namely: Guards finished surface not free from rust and worn paint)	Throughout Property	Closed
15	Exterior walkway not maintained. (Namely: unlevelled, misaligned or damaged concrete walkways (repair only as required)	Throughout Property	Closed
16	The fence around the property is not being maintained in good repair. (Namely: Surrounding fence is not free from defect, damage and extensive rust)	Throughout Property	Closed
17	The electrical connections are not maintained in a safe and complete condition. (Namely: Incomplete, exposed and unsafe electrical connections to light standards)	Throughout Property	Closed
18	Exterior doors are not maintained in good repair. (Namely: Bent and damaged door sheathing, doors not free from rust)	Throughout Property	Closed
19	The stairs, treads are not being maintained free from defects/hazards. (Namely: Broken treads and nosings, repair as required)	Throughout Property	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
6	Property Standards	10 262192 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	29-Sep-10	29-NOV-10	29-Nov-10

No. of defects contained within the Order : **48**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Interior lighting fixtures or lamps are not maintained. (Namely: Loose light fixtures)	Interior of Building	Closed
2	Interior lighting fixtures or lamps are not maintained. (Namely: Loose Emergency Exit Sign fixture)	Interior of Building	Closed
3	Interior lighting fixtures or lamps are not maintained. (Namely: Loose emergency light fixture)	Interior of Building	Closed
4	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Interior of Building	Closed
5	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Interior of Building	Closed
6	Electrical equipment room is not equipped to provide illumination to an average level of not less than 50 lux at floor or tread level.	Interior of Building	Closed
7	Lighting in a service stairway is provided at less than 50 lux.	Interior of Building	Closed
8	The stairs are not maintained in good repair. (Namely: Stair nosing damaged or deflected from stair tread - repair as required)	Interior of Building	Closed
9	Ceiling not maintained free of holes, damaged and deteriorated materials. (Namely: Ceiling perforations and damaged plaster)	Interior of Building	Closed
10	Ceiling not maintained free of holes. (Namely: East and West electrical closets not free from ceiling perforations)	Interior of Building	Closed
11	Ceiling not maintained free of holes. (Namely: East and West electrical closets not free from ceiling perforations)	Interior of Building	Closed
12	Ceiling not maintained free of holes. (Namely: Ceiling perforations located in electrical closets)	Interior of Building	Closed
13	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	Interior of Building	Closed
14	Exterior door has deteriorated/ineffective weather-proofing. (Namely: Moving room door weather stripping absent)	Interior of Building	Closed
15	Required or provided safety equipment relative to exits and means of egress are not maintained in good working order. Namely: (door closures, door not self closing)	Interior of Building	Closed
16	Interior doors not maintained in good repair. (Namely: Suite doors 202 and 201 not free from markings)	Interior of Building	Closed
17	Interior door(s) are not maintained in good repair. (Namely: Doors 408 and 412 not free from damage)	Interior of Building	Closed
18	Interior door hardware is not maintained in good repair. (Namely: East stairwell door hardware not free from damage)	Interior of Building	Closed
19	Interior door is not maintained in good repair. (Namely: Item 1: Door to suite 802 is not free from damage. Item 2: Bell utility closet door lock not free from damage)	Interior of Building	Closed
20	Extension cords or other extensions are used as a permanent wiring system.	Interior of Building	Closed
21	Extension cords or other extensions are used as a permanent wiring system.	Interior of Building	Closed
22	The electrical receptacle are not maintained in a safe and complete condition. (Namely but not limited to: Open or unprotected electrical fixtures, connections or outlets)	Interior of Building	Closed
23	The electrical connections are not maintained in a safe and complete condition. (Namely: Missing box cover, or open connections)	Interior of Building	Closed
24	The electrical receptacle are not maintained in good working order. (Namely: Duplex near 206 not free from defect)	Interior of Building	Closed
25	The electrical receptacle are not maintained in good working order. (Namely: Duplex located near 409)	Interior of Building	Closed
26	The heating system or unit is not in good repair and maintained in good working condition. (Namely: Heater cover not free from damage)	Interior of Building	Closed

27	The property is not maintained and kept clean in accordance with the standards. (Namely: Improper storage and retention of materials)	Interior of Building	Closed
28	The property is not maintained clean in accordance with the standards. (Specifically: Bell utility closet to be cleaned of debris)	Interior of Building	Closed
29	The ventilation system or unit is not regularly cleaned.	Interior of Building	Closed
30	The ventilation system or unit is not regularly cleaned.	Interior of Building	Closed
31	Wall not maintained free of cracks, damaged and deteriorated materials. (Namely: Wall located near 307 not free from defect)	Interior of Building	Closed
32	Wall not maintained free of damaged and deteriorated materials. (Namely: Baseboard located near 506 not free from defect)	Interior of Building	Closed
33	Wall not maintained free of damaged and deteriorated materials. (Namely: Baseboard located near 607 not free from defect)	Interior of Building	Closed
34	Wall not maintained free of damaged materials. (Namely: Wall access panel located near 707 is not free from damage)	Interior of Building	Closed
35	Wall not maintained free of damaged materials. (Namely: Wall access panel located near 807 is not free from damage)	Interior of Building	Closed
36	Walls are not maintained free of holes. (Specifically: Bell closet walls not free from perforation)	Interior of Building	Closed
37	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	Interior of Building	Closed
38	Previously finished wall not free from markings (Namely: Wall near unit 603 not free from markings)	Interior of Building	Closed
39	Ceiling not maintained free of holes. (Namely: Ceiling perforation located in electrical closet)	Interior of Building	Closed
40	Door hardware/devices are not maintained in good repair. (Specific to Stairwell doors that fail to self close and latch - repair as required)	Interior of Building	Closed
41	The electrical receptacle are not maintained in good working order. (Namely: Loose duplex cover near suite 1203)	Interior of Building	Closed
42	Wall not maintained free of damaged materials. (Namely: Wall access panel located near 1207 is not free from damage)	Interior of Building	Closed
43	Previously finished wall is not free from marks. (Namely but not limited to: Wall marks located near 1109)	Interior of Building	Closed
44	An emergency contact sign is not posted and maintained in a prominent place in the front lobby or entrance to the building.	Lobby	Closed
45	Communication system identifies the tenant by unit number.	Lobby	Closed
46	The stair tread and their supporting structural members are not maintained in good repair. (Namely: Damaged and loose stair tread)	Roof Of Building	Closed
47	Elevator machine room is not equipped to provide illumination to an average level of not less than 100 lux at floor level.	Roof Of Building	Closed
48	Wall has graffiti	Roof 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.**