

MLS Building Audit Program - Details

Property Address : 1 VENDOME PL

Legal Description: PLAN M834 BLK H6

Roll No. : 1908101160001000000

Building : **1 VENDOME PL -- NO FURTHER ACTION REQUIRED**

Report Date : **May 11, 2012**

Building Audit Date : **April 27, 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 130762 PRS 00 IV	REPORT ORDERS Satellite Dishes	Order Issued	6-May-09	05-JUN-09	N/A**
5	Property Standards	09 130832 PRS 00 IV	REPORT ORDERS Ventilation System	Order Issued	6-May-09	05-JUN-09	N/A**
6	Property Standards	09 130891 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	6-May-09	05-JUN-09	89.29%
7	Property Standards	09 131758 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	6-May-09	05-JUN-09	90.91%
8	Property Standards	09 155771 PRS 00 IV	REPORT ORDERS Ventilation System	Order Issued	19-Aug-09	08-SEP-09	N/A**
9	Property Standards	09 155773 PRS 00 IV	REPORT ORDERS Satellites	Order Issued	19-Aug-09	18-SEP-09	N/A**
13	Property Standards	09 155794 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	19-Aug-09	18-SEP-09	100.00%
14	Property Standards	09 156983 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	19-Aug-09	18-SEP-09	81.48%
15	Property Standards	09 157062 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	19-Aug-09	18-SEP-09	69.23%
16	Waste	09 130754 WST 00 IV	LITTER DUMPING AND FEFUSE INVESTIGATION	Closed	6-May-09	05-JUN-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
7	Property Standards	09 131758 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	6-May-09	05-JUN-09	17-Jun-12

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The garage door that is equipped with an automatic closing mechanism is not equipped with a sensing device that does not allow the door to close when any person, animal or object is crossing its path.	Throughout Lot	Closed
2	The parking or storage garage is used to keep junk or rubbish. Namely tires, paper, glass.	Throughout Lot	Closed
3	The parking or storage garage ceiling painted surface is not maintained reasonably clean. Namely mold growing on ceiling.	Throughout Lot	Closed
4	The ceilings in the parking or storage garage are not maintained free of holes, breaks or cracks.	Throughout Lot	Closed
5	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair. Namely compactor rooms and electrical rooms.	Throughout Lot	Closed
6	Door providing access to a parking or storage garage has not been equipped with a self-closing device designed to return the door to the closed and latched position after each use.	Throughout Lot	Closed
7	The mechanical ventilation system in the parking or storage garage is not on at all times or otherwise controlled automatically by a carbon monoxide detection system that is located so as to provide full protection.	Throughout Lot	Closed
8	The sign(s) is not being maintained in a good state of repair. Namely signs spray painted on.	Throughout Lot	Closed
9	Interior lighting fixtures or lamps are not maintained. Namely all lighting fixture covers are broken.	Throughout Lot	Closed
10	The electrical connections are not maintained in a safe and complete condition. Namely no coverplates.	Throughout Lot	Closed
11	The walls in the parking or storage garage are not maintained free of holes, breaks or cracks. Namely large stress cracks.	Throughout Lot	Open

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
13	Property Standards	09 155794 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	19-Aug-09	18-SEP-09	27-Apr-12

No. of defects contained within the Order : **16**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Interior lighting fixtures or lamps are not maintained. Namely; all lighting fixture covers are broken	Underground Parking Area	Closed
2	The floor drain is not maintained in good repair. Namely: broken drain covers	Underground Parking Area	Closed
3	Where large safe-exit arrow will cover all or part of the glazed portion of an exit door, the arrow has not been displayed in an alternate approved location. Namely; replace where missing	Underground Parking Area	Closed
4	The mechanical ventilation system in the parking or storage garage is not on at all times or otherwise controlled automatically by a carbon monoxide detection system that is located so as to provide full protection.	Underground Parking Area	Closed
5	The floors in the parking or storage garage are not maintained free of holes, breaks or cracks	Underground Parking Area	Closed
6	The electrical connections are not maintained in a safe and complete condition. Namely: missing cover plates.	Underground Parking Area	Closed
7	The electrical connections are not maintained in a safe and complete condition. Namely loose wires.	Underground Parking Area	Closed
8	Door providing access to a parking or storage garage has not been equipped with a self-closing device designed to return the door to the closed and latched position after each use.	Underground Parking Area	Closed
9	The parking or storage garage pedestrian exit door is secured in an open position.	Underground Parking Area	Closed
10	The garage door that is equipped with an automatic closing mechanism is not equipped with a sensing device that does not allow the door to close when any person, animal or object is crossing its path.	Underground Parking Area	Closed
11	The parking or storage garage is used to keep junk or rubbish.	Underground Parking Area	Closed
12	The parking or storage garage ceiling are not painted white. Where required	Underground Parking Area	Closed
13	The walls in the parking or storage garage are not maintained free of holes, breaks or cracks.	Underground Parking Area	Closed
14	The ceilings in the parking or storage garage are not maintained free of holes, breaks or cracks.	Underground Parking Area	Closed
15	The ceilings in the parking or storage garage are not maintained free of holes, breaks or cracks.	Underground Parking Area	Closed
16	The parking or storage garage ceiling painted surface is not maintained reasonably clean. Namely: mold on ceiling.	Underground Parking Area	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
15	Property Standards	09 157062 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	19-Aug-09	18-SEP-09	27-Apr-12

No. of defects contained within the Order : **26**

No. of defects that remain outstanding : **8**

Deficiency Details			
No.	Violation/Defect	Location	Status
1	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; in courtyards	Exterior	Closed
2	The yard does not have suitable ground cover to prevent unstable soil conditions or erosion.	Exterior	Open
3	The exterior door is not capable of being locked or otherwise secured from inside the building.	Exterior Of Building	Open
4	An exterior door has a defective locking mechanism.	Exterior Of Building	Open
5	The protective/decorative finish on the exterior surfaces is not being maintained in good repair. Namely; rusted exterior handrails and guards throughout the property.	Exterior Of Building	Open
6	The exterior surface of the building shall be maintained free of graffiti and/or painted slogans.	Exterior Of Building	Closed
7	The exterior surface has not been restored and/or resurfaced where necessary. Exterior Doors to include doors in rear yards to patio's where required.	Exterior Of Building	Closed
8	The opening in an exterior wall is not protected by suitable materials to prevent the entry of rodents, vermin and/or insects.	Exterior Of Building	Closed
9	The (stairs, treads, risers, guards, handrails, and/or other appurtenant attachments) and/or their supporting structural members are not maintained in good repair.	Exterior Of Building	Closed
10	Exterior steps, not maintained.	Exterior Of Building	Closed
11	Exterior landing not maintained.	Exterior Of Building	Closed
12	The exterior walls and their components are not being maintained in good repair.	Exterior Of Building	Closed
13	Exterior window missing.	Exterior Of Building	Closed
14	Dwelling unit window that is capable of being opened has no screen.	Exterior Of Building	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.	Exterior Of Building	Closed
16	The transparent surface is not kept reasonably clean	Exterior Of Building	Closed
17	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 shall be cleared from all rear yards throughout the complex.	Exterior Of Building	Closed
18	The fence, screen and/or other enclosure around or on the property is not being maintained in good repair.	Exterior Of Building	Closed
19	The yard does not have suitable ground cover to prevent unstable soil conditions or erosion .	Exterior Of Building	Open
20	Exterior lighting fixtures or lamps are not maintained. Namely; missing lens cover rear doors to patio's and damaged / cracked lights above building entrances landings.	Exterior Of Building	Closed
21	Driveway(s) and/or similar areas not maintained. Namely; damaged / broken curbs where required throughout.	Exterior Of Building	Open
22	The retaining wall is not being maintained in a structurally sound and/or plumb condition. Namely; Retaining wall. Pressure treated wood members has deteriorated throughout the complex and should be replaced.	Exterior Of Building	Closed
23	The required guard on top of retaining wall is not provided (the minimum guard height shall be one thousand and seventy (1070) millimetres).	Exterior Of Building	Closed
24	Exterior walkway not maintained. Namely; Areas of walkways that are damaged with pot holes and deteriorated asphalt should be repaired, to allow safe passage of the occupants / visitors.	Exterior Of Building	Open
25	The required handrail(s) are not installed/maintained to comply with the Toronto Municipal Code, namely; The required handrail on the exterior stairs, that have more than 3 risers and serve not more than one dwelling unit, is not provided.	Exterior Of Building	Open
26	The ventilation system or unit is not regularly cleaned. Namely; vents supplying dryers, accumulations of lint on the walls. The vents should be cleaned and cleared of all lint.	Exterior Of Building	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
14	Property Standards	09 156983 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	19-Aug-09	18-SEP-09	27-Apr-12

No. of defects contained within the Order : **27**

No. of defects that remain outstanding : **5**

Deficiency Details			
No.	Violation/Defect	Location	Status
1	An emergency contact sign is not posted and maintained in a prominent place in the front lobby or entrance to the building.	Lobby	Closed
2	Repair(s) does not reasonably match existing ceiling(s).	Throughout Building	Closed
3	The ventilation system or unit is not regularly cleaned. Namely; laundry rooms and hallways.	Throughout Building	Closed
4	The ventilation system or unit is not kept in good repair and maintained in good working condition at all times. Namely; broken grills in boiler rooms	Throughout Building	Closed
5	Adequate ventilation has not been provided.	Throughout Building	Closed
6	The interior lighting of the building area does not meet the level of illumination specified for the area in the Toronto Municipal Code. Namely; Locker rooms, Utility rooms, Compactor rooms,	Throughout Building	Closed
7	The heating system or unit is not in good repair and maintained in good working condition. Namely; covers not secured.	Throughout Building	Closed
8	Floor and/or floor covering not kept free from rubbish and debris.	Throughout Building	Closed
9	The electrical connections are not maintained in a safe and complete condition. Namely; loose wires, missing cover plates.	Throughout Building	Closed
10	The minimum level of 200 lux (18.6 foot candles) is not being provided to the service, utility and/or laundry rooms. Namely:	Throughout Building	Closed
11	The required guard(s) are not installed/maintained to comply with the Toronto Municipal Code, namely; The required guard for the open side of the platform, balcony or stairway forming part of a fire escape is not provided (the minimum height of the guard shall be 920 mm (36 inches)).	Throughout Building	Open
12	The required guard(s) are not installed/maintained to comply with the Toronto Municipal 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.	Throughout Building	Open
13	The required guard(s) are not installed/maintained to comply with the Toronto Municipal Code, namely; The required guard on the (landing, balcony, gallery, mezzanine, porch, deck, floor opening and roof to which access is provided for other than maintenance purposes) is less than 1070 mm (42 inches) in height.	Throughout Building	Open
14	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
15	The floor and every appurtenance, surface cover and finish is not reasonably smooth and level.	Throughout Building	Closed
16	Floor and/or floor covering not kept in a clean and sanitary condition	Throughout Building	Closed
17	Floor and/or floor covering not kept free from holes, stains.	Throughout Building	Closed
18	The minimum level of 50 lux (4.6 foot candles) is not being provided to all passage and stairways when in use.	Throughout Building	Open
19	The average level of 50 lux (4.6 foot candles) is not being provided to the corridor(s).	Throughout Building	Open
20	Interior lighting fixtures or lamps are not maintained. Namely; missing or broken lens covers.	Throughout Building	Closed
21	The lighting fixture is not maintained in a clean condition.	Throughout Building	Closed
22	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	Throughout Building	Closed
23	Previously finished wall(s) in the public area of the property is not maintained in good repair. Namely; broken tiles in refuse rooms and laundry rooms.	Throughout Building	Closed
24	Previously finished wall(s) in the public area of the property is not maintained in good repair.	Throughout Building	Closed
25	Exterior window(s) with broken/cracked glass.	Throughout Building	Closed
26	Dwelling unit window that is capable of being opened has no screen.	Throughout Building	Closed

27 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.

Throughout Building

Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
6	Property Standards	09 130891 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	6-May-09	05-JUN-09	18-Jun-12

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

No. of defects that remain outstanding : **3**

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The floor drain is not maintained in good repair. Namely floor drain clogged.	Boiler Room	Closed
2	The furnace and/or boiler room is not vented to provide combustion air for the heating equipment directly from the outside air. Namely vent not in good condition.	Boiler Room	Closed
3	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	Compactor Room	Closed
4	Laundry room and the facilities, amenities and associated equipment is not maintained in good repair. Namely taps loose.	Laundry Room	Closed
5	The property is not being kept free of rodents, vermin, insects or other pests.	Laundry Room	Closed
6	An emergency contact sign is not posted and maintained in a prominent place in the front lobby or entrance to the building.	Lobby	Closed
7	The required guard(s) are not installed/maintained to comply with the Toronto Municipal Code the (landing, balcony, gallery, mezzanine, porch, deck, floor opening and roof to which access is provided for other than maintenance purposes) is less than 1070 mm (42 inches) in height.	Throughout Building	Open
8	The required guard(s) are not installed/maintained to comply with the Toronto Municipal Code, namely; The openings through the guard do not prevent the passage of a spherical object having a diameter of more than 100mm (4 inches).	Throughout Building	Open
9	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
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 paint and plaster not done in workman like manner.	Throughout Building	Closed
11	The electrical receptacle are not maintained in good working order.	Throughout Building	Closed
12	The floor and every appurtenance, surface cover and finish is not reasonably smooth and level. Namely missing and broken tiles.	Throughout Building	Closed
13	Floor and/or floor covering not kept in a clean and sanitary condition Namely carpets, Laundry rooms, storage rooms, and locker rooms.	Throughout Building	Closed
14	Garbage chute is not maintained in a clean and odour free condition.	Throughout Building	Closed
15	The heating system or unit is not in good repair and maintained in good working condition. Namely radiator covers not in place.	Throughout Building	Closed
16	Interior lighting fixtures or lamps are not maintained. Namely replace broken or damage light fixtures including Laundry room, storage rooms and boiler room.	Throughout Building	Closed
17	Adequate ventilation has not been provided.	Throughout Building	Closed
18	The ventilation system or unit is not regularly cleaned. Namely laundry room and hallways.	Throughout Building	Closed
19	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely missing and broken tiles.	Throughout Building	Closed
20	Previously finished wall(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance. Namely wall not repaired in workman like manner.	Throughout Building	Closed
21	Stair guard caps are missing.	Throughout Building	Closed
22	The required handrail(s) are not installed/maintained to comply with the Toronto Municipal Code, namely; The required handrail not provided.	Throughout Building	Open
23	Recreation or other ancillary room and the facilities, amenities and associated equipment is not maintained in a safe condition. Namely loose wires and missing caps.	Throughout Building	Closed
24	Recreation or other ancillary room and the facilities, amenities and associated equipment is not maintained in a clean condition. Namely boiler rooms, storage rooms and laundry rooms.	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:	Throughout Building	Closed

26	The lighting fixture is not maintained in a clean condition.	Throughout Building	Closed
27	The minimum level of 50 lux (4.6 foot candles) is not being provided to the storage room(s).	Throughout Building	Closed
28	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely missing baseboards.	Throughout Building	Closed

Part III - Apartment Unit Activity Summary for Property Standards Orders :1
VENDOME PL

Active apartment unit related investigation matters (Property Standards only) :	1
Number of investigation-related Orders issued to Property owner :	1
Number of investigation-related Orders issued to tenants :	0

*** Note: The number of unit related orders relate to all buildings on the above property.**