

MLS Building Audit Program - Details

Property Address : 200 DUFFERIN ST

Legal Description: PLAN 431 LOT 25 TO 30

Roll No. : 1904021090026000000

Building : **200 DUFFERIN ST -- NO FURTHER ACTION REQUIRED**

Report Date : **May 11, 2012**

Building Audit Date : **May 17, 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
1	Property Standards	10 177798 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	28-May-10	27-JAN-11	100.00%
2	Property Standards	10 177799 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	28-May-10	08-JUL-11	100.00%
3	Property Standards	10 180312 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS - Service rooms	Closed	28-May-10	26-NOV-10	100.00%
4	Property Standards	10 180583 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	28-May-10	26-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
1	Property Standards	10 177798 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	28-May-10	27-JAN-11	28-Jul-10

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	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.	Apartment	Closed
2	Exterior yard that is used for the parking of vehicles and surfaced with a material impervious to water is not maintained so as parking space marking are to be clearly visible. (Namely: Paint as required - lines defining parking spaces)	Exterior	Closed
3	The exterior walls and their components are not being maintained in good repair. (Namely: Spalling bricks throughout)	Exterior Of Building	Closed
4	Equipment appurtenant to the building is not being maintained in good repair. (Namely: Rogers cable box not closed and complete in design, along with loose wires)	Exterior Of Building	Closed
5	The exterior walls and their components are not being maintained in good repair. (Namely: Cracking along garage wall ramp entrance)	Exterior Of Garage	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
3	Property Standards	10 180312 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS - Service rooms	Closed	28-May-10	26-NOV-10	28-Jul-10

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The plumbing system is not kept free from leaks or defects.	Boiler Room	Substantially Com
2	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Boiler Room	Closed
3	The plumbing system is not kept free from leaks or defects. Pipes are leaking and showing rust.	Boiler Room	Closed
4	Lighting in a service room is provided at less than 200 lux.	Boiler Room	Closed
5	Elevator machine room is not equipped to provide illumination to an average level of not less than 100 lux at floor level.	Elevator	Closed
6	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Elevator	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
4	Property Standards	10 180583 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	28-May-10	26-NOV-10	28-Jul-10

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

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 maintained. Floor drain cover is missing.	North East	Closed
2	The finishing of repairs and/or the materials used shall be reasonably compatible in design and colour with adjoining decorative finishing materials.	North East	Closed
3	Exterior door has deteriorated/ineffective weather-proofing. Rust on bottom of door.	North East	Closed
4	Door(s), passageway(s) and/or exit(s), not maintained free from hazardous condition, obstruction and impediments. Door is rusted.	North Front West	Closed
5	Previously finished wall(s) in the public area of the property is not maintained in good repair. Concrete cap on stairway is damaged, cracked.	South East	Closed
6	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	South West	Closed
7	Exterior door, window, skylight or basement hatchway not maintained in good repair. Door does not self close.	South West	Closed
8	Previously finished wall(s) in the public area of the property is not maintained in good repair. Stairwell concrete cap is cracked nad damaged.	South West	Closed
9	The property is not maintained and/or kept clean in accordance with the standards. Stairwell is not clean.	South West	Closed
10	Exterior door has deteriorated/ineffective weather-proofing. Door is rusted at bottom.	South West	Closed
11	The parking or storage garage columns from floor level to a height of sixty (60) centimeters are not painted black.	Underground Parking Area	Closed
12	The parking or storage garage ceiling painted surface is not maintained in a state of good repair. Ceiling paint peeling in sections, near parking spot: 56, 58, 82, 80, 73, 124, 171, 200, 201.	Underground Parking Area	Closed
13	The parking or storage garage walls painted surface is not maintained in a state of good repair. Near parking spot: 71, 72, 82, 84, 85, 90, 91, 92, 200, 201.	Underground Parking Area	Closed
14	The parking or storage garage ceiling painted surface is not maintained in a state of good repair. Ceiling near drive isle: 17, 46, 58	Underground Parking Area	Closed
15	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Exposed rebar near parking spot 171.	Underground Parking Area	Closed
16	Previously finished surface in the public area of the property is not maintained in good repair. Ceiling paint is peeling.	Underground Parking Area	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
2	Property Standards	10 177799 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	28-May-10	08-JUL-11	28-Jul-11

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

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Previously finished surfaces in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance. (Namely: Unfinished plaster and paint)	1st Floor	Closed
2	Elevator parts and appendages are not maintained in good repair. Namely : (Elevator call buttons in 14th floor lobby)	14th Floor	Closed
3	The electrical fixtures are not maintained in a safe and complete condition. (Namely: Incomplete electrical connection)	Basement	Closed
4	Lighting in a storage room is provided at less than 50 lux.	Basement	Closed
5	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Basement	Closed
6	The property is not maintained or kept clean in accordance with the standards. (Namely: Improper storage of unused materials in common corridor of locker room)	Basement	Closed
7	Walls have marks, graffiti, and/or other defacements.	Basement	Closed
8	The property has not been repaired in accordance with the standards. (Namely: Broken locker doors)	Basement	Closed
9	The ventilation system or unit is not regularly cleaned. (Namely: Dirty vent covers)	Basement	Closed
10	The trapped floor drain is not screened with a metal grill or other suitable material so as to effectively exclude rodents.	Basement	Closed
11	The plumbing system is not kept free from leaks or defects.	Basement	Closed
12	The property is not kept clean in accordance with the standards. (Namely: Improper storage and retention of materials)	Basement	Closed
13	Previously finished surfaces in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance. (Namely: Unfinished paint and plaster)	Laundry Room	Closed
14	Previously finished surfaces in the public area of the property is not maintained in good repair. (Namely: Elevator doors and jams paint finished not maintained and not free from damage)	Throughout Building	Closed
15	Previously finished surfaces in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance. (Namely: Suite doors finish not maintained)	Throughout Building	Closed
16	The floor surface cover and finish is not maintained. (Namely: Cracked, broken or missing floor tiles)	Throughout Building	Closed
17	The floor cover and finish is not maintained. (Namely: Worn paint finish on stairway floors)	Throughout Building	Closed
18	Floor covering is not kept free from holes, rips, and stains. (Namely: Ripped carpet seams, and stains throughout)	Throughout Building	Closed
19	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Throughout Building	Closed
20	Required or provided safety equipment relative to exits and means of egress are not maintained in good working order. Namely: (door closures and latching devices fail to engage fully, repair as required)	Throughout Building	Closed
21	Adequate ventilation has not been provided. (Namely: Low or non existent air exchange from vents)	Throughout Building	Closed
22	The ventilation system is not kept in good repair. (Namely: Bent or broken vent covers)	Throughout Building	Closed
23	Previously finished walls in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance. (Namely: Mismatching of paint finishes throughout building)	Throughout Building	Closed
24	Repairs do not reasonably match existing walls. (Namely: Mismatching of paint repairs throughout building common areas)	Throughout Building	Closed
25	The property is not kept clean in accordance with the standards.	Throughout Building	Closed

26	The property has not been repaired in accordance with the standards. (Namely: Garbage chute doors that are not self closing and or self latching, repair as required)	Throughout Building	Closed
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**Part III - Apartment Unit Activity Summary for Property Standards Orders :200
DUFFERIN ST**

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.**