

MLS Building Audit Program - Details

Property Address : 200 ROEHAMPTON AVE

Legal Description: PLAN 806 PT LOT 36 PLAN 573E PT LOT 3 TO 9 PLAN 639 LOTS 13 8

Roll No. : 1904104170032000000

Building : **200 ROEHAMPTON AVE -- NO FURTHER ACTION REQUIRED**

Report Date : May 11, 2012

Building Audit Date : March 23, 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
3	Property Standards	10 138088 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	1-Apr-10	31-MAY-11	100.00%
4	Property Standards	10 141042 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS -Exterior/Interior Handrails/Guards	Closed	1-Apr-10	01-AUG-10	100.00%
5	Property Standards	10 142103 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	1-Apr-10	30-JUL-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
4	Property Standards	10 141042 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS -Exterior/Interior Handrails/Guards	Closed	1-Apr-10	01-AUG-10	

No. of defects contained within the Order : **4**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The location and size of openings present a hazard as they are designed with members or attachments between 140 millimetres and 900 millimetres above the level protected by the guard which facilitate climbing.	Interior and Exterior of Building	Closed
2	Required guard does not prevent the passage of a spherical object having a diameter of of 100 millimetres	Interior of Building	Closed
3	Required handrails on stairs or ramps are less than 865mm or more than 965mm high	Interior of Building	Closed
4	Height of the guard for the exit stairs are less than 1,070 millimetres around landings.	Interior of Building	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
5	Property Standards	10 142103 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	1-Apr-10	30-JUL-10	3-Aug-11

No. of defects contained within the Order : **24**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The electrical connections are not maintained in good working order, namely loose wires.	Garage	Closed
2	The plumbing system is not kept free from leaks or defects, namely missing cover at sump pump.	Garage	Closed
3	The plumbing system is not kept free from leaks or defects.	Garage	Closed
4	The floor drain is not maintained in good repair, namely missing or loose covers.	Garage	Closed
5	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.	Garage	Closed
6	Alert signs are not prominently displayed on columns or walls 2.1 metres above the floor, measured from the top of the sign to the floor, so that there is 1 alert sign for every 25 parking stalls in the parking or storage garage, with the alert signs being evenly distributed in the parking or storage garage, but located no more than 30 metres apart.	Garage	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.	Garage	Closed
8	The walls in the parking or storage garage are not maintained free of holes, breaks or cracks.	Garage	Closed
9	The walls in the parking or storage garage are not impervious to water.	Garage	Closed
10	The parking or storage garage walls are not painted white from sixty (60) centimeters above floor level.	Garage	Closed

11	The parking or storage garage walls from floor level to a height of sixty (60) centimeters are not painted black, to include columns.	Garage	Closed
12	The ventilation system or unit is not kept in good repair and maintained in good working condition at all times, namely missing cover over ventilation stacks.	Garage	Substantially Com
13	Previously finished wall(s) have marks, stains, graffiti, smoke damage, painted slogans and/or other defacements.	Garage	Closed
14	The electrical receptacle are not maintained in good working order, namely missing receptacle covers.	Garage	Closed
15	The electrical receptacle are not maintained in good working order, namely cover off of Bell panel.	Garage	Substantially Com
16	The electrical fixtures are not maintained in good working order, namely lights not working.	Garage	Closed
17	The parking or storage garage is used to keep junk or rubbish, to include derelict vehicles and flammable materials (parking space 89).	Garage	Closed
18	The ceilings in the parking or storage garage are not impervious to water.	Garage	Closed
19	The ceilings in the parking or storage garage are not maintained free of holes, breaks or cracks.	Garage	Closed
20	Lighting in a garage is provided at less than 50 lux.	Garage	Substantially Com
21	The location and size of openings present a hazard as they are designed with members or attachments between 140 millimetres and 900 millimetres above the level protected by the guard which facilitate climbing, namely replace guards at pedestrian exits to conform in its entirety to the Toronto Municipal Code and Ontario Building Code.	Garage	Closed
22	The exterior walls and their components are not being maintained in good repair, namely painting	Garage	Closed
23	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials, namely missing ceiling tiles.	Garage	Closed
24	The electrical fixtures are not maintained in good working order, namely missing lens covers.	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 138088 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	1-Apr-10	31-MAY-11	31-Aug-11

No. of defects contained within the Order : **35**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Garbage compactor room or other ancillary room and the facilities, amenities and associated equipment is not maintained in a safe condition. Namely: Remove loose/hanging wires and replace missing wall tiles.	1st Floor	Closed
2	The electrical fixtures are not maintained in a safe and complete condition. Namely: Missing lens covers for ceiling lights.	1st Floor	Closed
3	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely: Deteriorated paint finish on wall in cleaners room. Repairs required.	1st Floor	Closed
4	Previously finished wall(s) in the public area of the property is not maintained in good repair. Namely: Deteriorated paint finish on wall. Painting is required.	1st Floor	Closed
5	Recreation/Storage Room or other ancillary room and the facilities, amenities and associated equipment is not maintained in a clean condition. Namely: Supplies/materials/tools appurtenant to the building are required to be stored on shelves. Floor areas should be kept cleared.	1st Floor	Closed
6	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair. Namely: North exit exterior door. Deteriorated surface finish on the inside surface of the door. Painting is required.	1st Floor	Closed
7	Mail Room or other ancillary room and the facilities, amenities and associated equipment is not maintained in a safe condition. Namely; Remove loose/hanging wires in the mail room.	1st Floor	Closed
8	Electrical room on the 6th floor contains a plastic tarp. Fire hazard.	6th Floor	Closed
9	The electrical fixtures are not maintained in a safe and complete condition. Namely: Exit sign on ceiling is not properly secured.	6th Floor	Closed
10	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair. namely: Hole in garbage room door. Repair required.	8th Floor	Closed
11	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely: Ceiling is cracked near elevator.	13th Floor	Closed
12	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely; Paint peeling on wall near elevator.	13th Floor	Closed
13	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely: Peeling red paint on wall in supply room.	Basement	Closed
14	Lighting in a service room is provided at less than 200 lux.	Boiler Room	Closed
15	Floor and/or floor covering not kept free from discarded materials, pipe fittings and other items. Clean and clear all items that is not appurtenant to the boiler room. Also repair peeling paint on ductwork and remove scaffolding if not in use.	Boiler Room	Closed
16	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. namely; Areas on the wall/ceiling where pipes or electrical conduits penetrate, the space around the penetration is required to be filled with non shrinkable grout.	Boiler Room	Closed
17	Elevator Room. Missing cover screen on radiator. Also repair hole in floor.	Elevator Service Room	Closed
18	Interior lighting fixtures or lamps have not been installed.	Garbage Room	Substantially Com
19	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely: Hole in ceiling.	Garbage Room	Closed
20	An emergency contact sign is not posted and maintained in a prominent place in the front lobby or entrance to the building.	Lobby	Closed
21	Door hardware/devices are not maintained in good repair. Namely: Locker room door # 183. Also remove locker door stored on top of lockers.	Locker Rooms	Closed
22	The floor and every appurtenance, surface cover and finish is not reasonably smooth and level. Namely: Replace all missing floor drain covers in the locker rooms. Also make sure floor drain cover is properly secured to the floor.	Locker Rooms	Closed

23	Floor and/or floor covering not kept free from rubbish and debris. Namely: All discarded and stored materials/furniture, should be cleared from aisles in the locker room.	Locker Rooms	Closed
24	The electrical fixtures are not maintained in a safe and complete condition. Namely: Electrical cover plate is missing on junction box in ceiling. Also electrical cover plate is missing on wall in boiler room.	Locker Rooms	Closed
25	Cushion Tank Room or other ancillary room and the facilities, amenities and associated equipment is not maintained in a clean condition. Namely: Clean and clear all discarded/stored materials from the Cushion tank room and Elevator room.	Roof Of Building	Closed
26	The electrical switches are not maintained in a safe and complete condition. Namely: Missing electrical switch plate on wall. Also remove any loose/hanging open ended wires.	Roof Of Building	Closed
27	Previously finished surface(s) have marks, stains, graffiti, smoke damage, painted slogans and/or other defacements. Namely: 6th Floor stairway is marked and stained.	Stairway	Closed
28	The electrical fixtures are not maintained in good working order. Namely: Light is out near unit 208 in stairway.	Stairway	Closed
29	Handrails on both sides of stair or ramp 1,100mm in width or more not provided. Namely: Missing handrail on wall. Access stairs to roof.	Stairway	Closed
30	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.	Throughout Building	Closed
31	The electrical connections are not maintained in a safe and complete condition. Namely: Secure electrical cable for Look TV. inside garbage chute rooms.	Throughout Building	Closed
32	Floor and/or floor covering not kept in a clean and sanitary condition. Namely: Floors need cleaning inside electrical rooms in the corridors.	Throughout Building	Closed
33	Lighting in a service stairway is provided at less than 50 lux.	Throughout Building	Closed
34	Floor and/or floor covering not kept in a clean and sanitary condition. Namely: The floors inside the garbage chute rooms should clean and cleared of garbage bags and discarded materials.	Throughout Building	Closed
35	maintained so that it will function safely and effectively. Namely: Defective spring return device for all garbage chutes. Repairs are required.	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.**