

MLS Building Audit Program - Details

Property Address : 201 VAN HORNE AVE

Legal Description: PLAN M1005 BLK V

Roll No. : 1908112470044500000

Building : 201 VAN HORNE AVE -- NO FURTHER ACTION REQUIRED

Report Date : May 11, 2012

Building Audit Date : February 09, 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
6	Property Standards	09 108219 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	18-Feb-09	20-MAR-09	100.00%
7	Property Standards	09 108784 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	18-Feb-09	20-MAR-09	100.00%
8	Property Standards	09 108420 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	12-Aug-11	12-SEP-11	100.00%
9	Waste	09 108418 WST 00 IV	LITTER DUMPING AND REFUSE INVESTIGATION	Closed	18-Feb-09	20-MAR-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 108784 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	18-Feb-09	20-MAR-09	30-Sep-09

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The swimming pool enclosure has openings that do not comply with this article.	Exterior	Closed
2	The retaining / garbage enclosure wall is not being maintained in good repair.	Exterior	Closed
3	The yard does not have suitable ground cover to prevent recurrent ponding of water.	Exterior	Closed
4	Exterior lighting fixtures or lamps are not maintained.	Exterior	Closed
5	The fire escape and/or the supporting structural member(s) is not maintained in good repair to include walls and steps.	Exterior	Closed
6	The fence, screen and/or other enclosure around or on the property is not being maintained in good repair.	Exterior	Closed
7	The retaining wall is not being maintained in good repair.	Exterior Of Building	Closed
8	The balcony or other similar structure, and/or other appurtenant attachment and/or the supporting structural member(s) is not maintained in good repair. Namely; protective decorative finish on balcony slabs.	Exterior Of Building	Closed
9	The exterior surface of the building shall be maintained free of graffiti and/or painted slogans.	Exterior Of Building	Closed
10	The ventilation good repair and maintained in good working condition at all times. Namely; missing vent cover.	Exterior Of Building	Closed
11	The electrical connections are not maintained in a safe and complete condition. Namely; loose wires.	Exterior Of Building	Closed
12	The required guard on top of the retaining wall of the parking garage is not maintained in good repair loose.	Underground Parking Area	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 108420 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	12-Aug-11	12-SEP-11	

No. of defects contained within the Order : **12**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The parking or storage garage is used to keep machinery, boats, vehicles, trailers and/or parts of them that are in a wrecked, discarded, dismantled, inoperative or abandoned condition. Namely: unused piping.	Underground Parking Area	Closed
2	The parking or storage garage is used to keep junk or rubbish. Namely wood, stroller, truck cap, garbage bags, cardboard and other discarded materials.	Underground Parking Area	Closed
3	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
4	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. Namely near spot # 43.	Underground Parking Area	Closed
5	The floors in the parking or storage garage are not maintained free of holes, breaks or cracks. Namely no floor drain cover.	Underground Parking Area	Closed
6	The minimum level of 50 lux (4.6 foot candles) is not being provided to all driving aisles.	Underground Parking Area	Closed
7	The minimum level of 50 lux (4.6 foot candles) is not being provided to all designated parking spaces.	Underground Parking Area	Closed
8	Interior lighting fixtures or lamps are not maintained. Namely near spot #43.	Underground Parking Area	Closed
9	The walls in the parking or storage garage are not impervious to water.	Underground Parking Area	Substantially Com
10	The electrical connections are not maintained in a safe and complete condition. Namely loose wiring and missing cover plates.	Underground Parking Area	Closed
11	The electrical connections are not maintained in good working order.	Underground Parking Area	Closed
12	The floors in the parking or storage garage are not maintained free of holes, breaks or cracks	Underground Parking Area	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 108219 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	18-Feb-09	20-MAR-09	27-Nov-09

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 surface(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance. Namely: Repairs to ceiling is inadequate.	1st Floor	Closed
2	Floor and/or floor covering not kept in a clean and sanitary condition Namely: Floor area in front of elevators.	5th Floor	Closed
3	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	Boiler Room	Closed
4	The plumbing system is not kept in good working order. Namely: Remove plumbing system that is not in working condition.	Boiler Room	Closed
5	Previously finished wall(s) in the public area of the property is not maintained in good repair.	Boiler Room	Closed
6	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely: Replace floor drain cover.	Boiler Room	Closed
7	Floor and/or floor covering not kept in a clean and sanitary condition and free from rubbish and debris. Namely; buckes, shopping carts, metal parts, and other discarded materials.	Boiler Room	Closed
8	The electrical connections are not maintained in good working order. Namely: Cover plate missing. electrical	Electrical Room	Closed
9	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition.	Electrical Room	Closed
10	The electrical connections are not maintained in a safe and complete condition. Namely: Missing cover plate on receptacle.	Elevator	Closed
11	Elevator(s) is not maintained in a clean condition. Namely: Vents need cleaning.	Elevator	Closed
12	Floor and/or floor covering not kept in a clean and sanitary condition and free from rubbish and debris. Namely: Waste and debris consisting metals, drywalls, cardboard, wood and other discarded materials.	Elevator	Closed
13	Laundry room and the facilities, amenities and associated equipment is not maintained in a clean condition. Namely; Lint behind dryers.	Laundry Room	Closed
14	Interior lighting fixtures or lamps are not maintained. Namely: Light covers broken, cracked, or missing in Laundry room.	Laundry Room	Closed
15	The minimum level of 50 lux (4.6 foot candles) is not being provided to the doorway(s), and/or stairway(s). Namely:	Stairway	Closed
16	The minimum level of 50 lux (4.6 foot candles) is not being provided to the doorway(s), and/or stairway(s).	Stairway	Closed
17	The (stairs, treads, risers, guards, handrails, and/or other appurtenant attachments) and/or their supporting structural members are not maintained in a safe condition. Namely: Replace non-skid strips.	Stairway	Closed
18	Recreation or other ancillary room and the facilities, amenities and associated equipment is not maintained in a clean condition. namely: Strollers, playpen, empty boxes of wood, shopping carts and other discarded materials need to be cleared from storage room.	Storage Room	Closed
19	Entrance/exit door is not equipped with a self-closing and self-locking mechanisms. Namely: Stairwell doors.	Throughout Building	Closed
20	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair. Namely: Several garbage chute entry doors are in need of repair.	Throughout Building	Closed
21	The ventilation system or unit is not regularly cleaned. Namely: Vents in apartment units, hallways, garbage chute rooms, and all other ancillary rooms.	Throughout Building	Closed
22	The average level of 50 lux (4.6 foot candles) is not being provided to the corridor(s).	Throughout Building	Closed
23	The electrical receptacle are not maintained in a safe and complete condition. Namely: Several electrical receptacles are in need of repair.-Broken.	Throughout Building	Closed
24	The required handrail(s) are not installed/maintained to comply with the Ontario Building 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 by PS Con

25	Previously finished wall(s) in the public area of the property is not maintained in good repair. Namely: Deteriorated paint and plaster on walls. Needs to be repaired.	Throughout Building	Closed
26	Previously finished wall(s) have marks, stains, graffiti, smoke damage, painted slogans and/or other defacements.	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.**