

**MLS Building Audit Program - Details**

**Property Address : 225 DAVISVILLE AVE**

Legal Description: PLAN 356 LOT 4 PT LOT 3

Roll No. : 1904103080015000000

Building : **225 DAVISVILLE AVE -- NO FURTHER ACTION REQUIRED**

Report Date : **May 11, 2012**

Building Audit Date : **June 10, 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
1	Property Standards	09 166299 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS- GUARDS AND HANDRAILS	Closed	8-Sep-09	08-OCT-09	100.00%
2	Property Standards	09 166433 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	10-Sep-09	17-FEB-10	100.00%
3	Property Standards	09 174024 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	30-Sep-09	31-DEC-09	100.00%
7	Property Standards	09 186219 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS Guars and hand rails re issued	Closed	9-Nov-09	09-DEC-09	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
3	Property Standards	09 174024 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	30-Sep-09	31-DEC-09	2-Nov-09

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Exterior garbage storage facility is inadequate. (Namely: Screening is not fully provided)	Exterior Of Building	Closed
2	Exterior landing not maintained.(Namely: cracked and broken cement by exit door threshold)	Exterior Of Building	Closed
3	Driveway(s) and parking areas not maintained. (Namely: Curb repair as required)	Exterior Parking Area	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
1	Property Standards	09 166299 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS- GUARDS AND HANDRAILS	Closed	8-Sep-09	08-OCT-09	8-Oct-09

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The required guard(s) are not installed/maintained to comply with the Ontario Building Code, namely; The required guard on the landing is less than 1070 mm (42 inches) in height.	Stairway	Closed by PS Con
2	The required guard(s) are not installed/maintained to comply with the Ontario Building 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.	Stairway	Closed by PS Con
3	The required guard(s) are not installed/maintained to comply with the Ontario Building 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.	Stairway	Closed by PS Con
4	The required guard(s) are not installed/maintained to comply with the Ontario Building Code, namely; The open side of the interior/exterior stairs is protected by a guard that is less than 920 mm (36 inches) in height.	Stairway	Closed by PS Con
5	The required handrail(s) are not installed/maintained to comply with the Ontario Building Code, namely; The required handrail is not provided at a height between 865mm (34 inches) and 965mm (38 inches) on the stairs.	Stairway	Closed by PS Con

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
7	Property Standards	09 186219 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS Guars and hand rails re issued	Closed	9-Nov-09	09-DEC-09	10-Dec-09

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Required handrails on stairs are less than 865mm or more than 965mm high	Stairway	Closed by PS Con
2	Required guard does not prevent the passsage of a spherical object having a diameter more than 100 millimetres	Stairway	Closed by PS Con
3	Height of the guard for the exit stairs are less than 920 millimetres measured vertically to the top of the guard from a line drawn through the outside edges of the stair nosings.	Stairway	Closed by PS Con
4	Height of the guard for the exit stairs are less than 1,070 millimetres around landings.	Stairway	Closed by PS Con
5	The guard is designed that a member, attachment or opening located between 140 millimetres and 900 millimetres above the level being protected facilitates climbing.	Stairway	Closed by PS Con
6	The guard is designed that a member, attachment or opening located between 140 millimetres and 900 millimetres above the level being protected facilitates climbing.	Stairway	Closed by PS Con
7	Required guard does not prevent the passsage of a spherical object having a diameter more than 100 millimetres	Stairway	Closed by PS Con

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
2	Property Standards	09 166433 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	10-Sep-09	17-FEB-10	9-Feb-10

No. of defects contained within the Order : **47**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The floor surface cover( paint) is not maintained.	1st Floor	Closed
2	The interior lighting of the building area does not meet the level of illumination specified for the area in the Ontario Building Code.	1st Floor	Closed
3	An exterior door has a defective locking mechanism. Namely; the magnetic lock is defective.	1st Floor	Closed
4	Exterior door has deteriorated/ineffective weather-proofing.	1st Floor	Closed
5	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	3rd Floor	Closed
6	The required guard(s) are not installed securely.	3rd Floor	Closed
7	Floor and/or floor covering not kept in a clean and sanitary condition. namely; carpet stained.	4th Floor	Closed
8	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	6th Floor	Closed
9	The required guard(s) are not installed securely.	6th Floor	Closed
10	Floor not kept in a clean and sanitary condition.	6th Floor	Closed
11	The required guard(s) are not installed securely.	7th Floor	Closed
12	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	8th Floor	Closed
13	Previously finished wall(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance. Namely; vent grill, wall paint stained.	9th Floor	Closed
14	The required guard(s) are not installed securely.	10th Floor	Closed
15	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	10th Floor	Closed
16	Previously finished wall(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance. namely; walls and vent grill discolored	10th Floor	Closed
17	Interior door(s), frames(s), and/or hardware not maintained in good repair. Namely; door does not close shut.	10th Floor	Closed
18	Floor and/or floor covering not kept in a clean and sanitary condition and free from rubbish and debris.	10th Floor	Closed
19	The electrical connections are not maintained in good working order. namely; loose wires.	10th Floor	Closed
20	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	11th Floor	Closed
21	Floor and/or floor covering not kept in a clean and sanitary condition and free from rubbish and debris.	11th Floor	Closed
22	Ceiling not maintained clean. Namely; tile stained.	11th Floor	Closed
23	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	12th Floor	Closed
24	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	15th Floor	Closed
25	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	18th Floor	Closed
26	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	18th Floor	Closed
27	The minimum level of 50 lux (4.6 foot candles) is not being provided to the stairway(s).	20th Floor	Closed
28	The average level of 50 lux (4.6 foot candles) is not being provided to the corridor(s).	20th Floor	Closed
29	The minimum level of 50 lux (4.6 foot candles) is not being provided to the stairway(s).	21st Floor	Closed
30	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition.Namely door mat outside Apt 2202	22nd Floor	Closed
31	The average level of 50 lux (4.6 foot candles) is not being provided to the corridor(s).	22nd Floor	Closed

32	Previously finished surface(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance.	23rd Floor	Closed
33	The average level of 50 lux (4.6 foot candles) is not being provided to the corridor(s).	23rd Floor	Closed
34	The minimum level of 50 lux (4.6 foot candles) is not being provided to the stairways.	24th Floor	Closed
35	The minimum level of 50 lux (4.6 foot candles) is not being provided to the stairways.	24th Floor	Closed
36	Previously finished wall(s) in the public area of the property is not maintained in good repair.	25th Floor	Closed
37	Floor and/or floor covering not kept in a clean and sanitary condition and free from rubbish and debris.	25th Floor	Closed
38	The interior lighting of the building area does not meet the level of illumination specified for the area in the Ontario Building Code.	25th Floor	Closed
39	The minimum level of 50 lux (4.6 foot candles) is not being provided to the stairways.	25th Floor	Closed
40	The interior lighting of the building area does not meet the level of illumination specified for the area in the Ontario Building Code.	25th Floor	Closed
41	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely; there is a hole near the vent stack.	Basement	Closed
42	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Hole in wall at upper right side.	Recreation Room	Closed
43	The minimum level of 50 lux (4.6 foot candles) is not being provided to the stairway(s).	Stairway	Closed
44	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	Stairway	Closed
45	Interior lighting fixtures or lamps are not maintained. Namely; burnt out lights.		Closed
46	The interior lighting of the building area does not meet the level of illumination specified for the area in the Ontario Building Code.		Closed
47	The interior lighting of the building area does not meet the level of illumination specified for the area in the Ontario Building Code.		Closed

### Part III - Apartment Unit Activity Summary for Property Standards Orders :

<b>Active apartment unit related investigation matters (Property Standards only) :</b>	<b>0</b>
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.**