

MLS Building Audit Program - Details

Property Address : 2600 DON MILLS RD

Legal Description: PLAN M992 BLK NN PT RP R2755 PART 1 TO PART 5

Roll No. : 1908112710020000000

Building : **2600 DON MILLS RD -- NO FURTHER ACTION REQUIRED**

Report Date : **May 11, 2012**

Building Audit Date : **November 23, 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	Fence	09 190595 FEN 00 IV	FENCING INVESTIGATION	Closed	2-Dec-09	04-JAN-10	100.00%
4	Property Standards	09 190609 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	2-Dec-09	04-JAN-10	100.00%
5	Property Standards	09 190912 AUD 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	2-Dec-09	04-JAN-10	100.00%
6	Property Standards	09 191005 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	2-Dec-09	04-JAN-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
5	Property Standards	09 190912 AUD 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	2-Dec-09	04-JAN-10	1-May-10

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The yard does not have suitable ground cover to prevent unstable soil conditions or erosion.	Exterior	Closed
2	Exterior yard that is used for the parking or storage of vehicles or surfaced with a material impervious to water is not maintained so as parking space marking are to be clearly visible.	Exterior	Closed
3	The (verandah, porch, deck, loading dock, ramp, balcony, fire escape or other similar structure, and/or other appurtenant attachment) and/or the supporting structural member(s) is not maintained in good repair. Namely paint and repair rusty balcony panels as required.	Exterior Of Building	Substantially Com
4	The exterior surface of the building shall be maintained free of graffiti and/or painted slogans. Namely paint all exterior doors as required.	Exterior Of Building	Closed
5	The electrical fixtures are not maintained in a safe and complete condition. Namely repair light fixture at rear of building.	Exterior Of Building	Closed
6	Aerial, satellite dish, or other similar structure and/or its supporting member is not maintained in a safe condition.	Exterior Of Building	Substantially Com
7	The fence, screen and/or other enclosure around or on the property is not being maintained in good repair. Namely fencing around property falling down.	Exterior Of Building	Closed
8	Exterior walkway not maintained. Namely repair all missing cracked chipped concrete.	Exterior Of Building	Closed
9	The guards and/or other appurtenant attachments and/or their supporting structural members are not maintained in good repair. Namely paint and repair rusty stair guards.	Exterior Of Building	Closed
10	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.	Exterior Of Building	Closed
11	Exterior landing not maintained. Namely underground garage exit concrete repair missing concrete.	Exterior Of 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 191005 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	2-Dec-09	04-JAN-10	5-Jan-10

No. of defects contained within the Order : **14**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The parking or storage garage walls are not painted white from sixty (60) centimeters above floor level.	Garage	Closed
2	The parking or storage garage walls painted surface is not maintained reasonably clean. Namely writing on the wall in pink spray paint.	Garage	Closed
3	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
4	The safe-exit door, the frame of a safe-exit door and the wall adjacent to the safe-exit door to a distance of one (1) metre on both sides of the frame, and to a height of three (3) metres above the floor or to the soffit above the bulkhead over the door is not the required coloured green. Namely all doors leading outside must be painted green.	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	Large safe-exit arrows are not displayed on safe-exit doors 1.5 metres above the floor, measured from the center of the arrow to the floor, with the arrow pointing down.	Garage	Closed
7	The floors in the parking or storage garage are not maintained free of holes, breaks or cracks. Namely missing draincovers.	Garage	Closed
8	The electrical connections are not maintained in a safe and complete condition. Namely missing coverplates.	Garage	Closed
9	Extension cords or other extensions are used as a permanent wiring system.	Garage	Closed
10	Pedestrian exit door within the parking or storage garage is not clearly visible.	Garage	Closed
11	The parking or storage garage is used to keep junk or rubbish.	Garage	Closed
12	Lighting in a garage is provided at less than 50 lux. Namely parking spaces.	Garage	Closed
13	The parking or storage garage walls from floor level to a height of sixty (60) centimeters are not painted black.	Garage	Closed
14	Lighting in a garage is provided at less than 50 lux. Namely drive isles.	Garage	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
4	Property Standards	09 190609 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	2-Dec-09	04-JAN-10	5-Jan-10

No. of defects contained within the Order : **61**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Entrance/exit door is secured in an open position. Namely: Defective and missing door latches on exit door in hallway.	2nd Floor	Closed
2	Condition of floor does not permit easy cleaning. Namely: Linoleum floor tiles are worn and broken.	2nd Floor	Closed
3	The stairs and/or other appurtenant attachments and/or their supporting structural members are not being maintained free from defects/hazards. Namely: South stairwell stairs, missing non-skid strips.	2nd Floor	Closed
4	Interior lighting fixtures or lamps are not maintained. Namely: Lens cover missing on light fixture.	3rd Floor	Closed
5	The supplied piece(s) of equipment and/or appliance(s) in or on the property is not constructed, installed and/or maintained so that it will function safely and effectively. Namely: Exhaust vent in 4th floor garbage room needs to be secured to wall properly.	4th Floor	Closed
6	Attachment and/or the supporting structural member(s) is not being maintained free from defects/hazards. Namely: Metal cap is missing on stair railing post.	5th Floor	Closed
7	Door hardware/devices are not maintained in good repair. Namely: Door handle is defective. Loose. Needs repair.	6th Floor	Closed
8	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely: Garbage room, broken/missing wall tiles. Hallway baseboards require cleaning.	7th Floor	Closed
9	Interior door is not a good fit in its frame. Namely: Wall access door is broken. Needs repair. Inside garbage room.	8th Floor	Closed
10	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair. Namely: Door closer is broken.	9th Floor	Closed
11	Floor and/or floor covering not kept in a clean and sanitary condition. Namely: 10th floor Bell room, debris on the floor, loose/hanging wires, and door needs a locking device. Baseboards needs cleaning.	10th Floor	Closed
12	Door does not provide a reasonable degree of privacy and safety. Namely: Hole in door. Unit 1003. Also plaster repair on wall does not match existing paint colour.	10th Floor	Closed
13	Previously finished surface(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance. Namely: Ceilings in the stairway that has been defaced by graffiti are required to be painted.	12th Floor	Closed
14	Previously finished wall(s) in the public area of the property is not maintained in good repair. Namely: Baseboards need painting near elevator.	12th Floor	Closed
15	Wall(s) not maintained clean. Namely: Wall need cleaning near unit 1207.	12th Floor	Closed
16	The floor and every appurtenance, surface cover and finish is not maintained. Namely: Carpet is worn and deteriorated near elevator on the 15th floor.	15th Floor	Closed
17	Door hardware/devices are not maintained in good repair. Namely: Self closing device on the 16th floor exit door needs adjusting.	16th Floor	Closed
18	Previously finished surface(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance. Namely: Apt. door 1804 is required to be painted.	18th Floor	Closed
19	Ceiling not maintained clean. Namely: Ceiling tiles are water stained near unit 2002 and near elevators.	20th Floor	Closed
20	Previously finished surface(s) in the public area of the property is not maintained in good repair. Namely: Hallway exit door needs painting. Near unit 2003.	20th Floor	Closed
21	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely: Deteriorated mortar joints on wall above stairs to Elevator room. Repairs required.	20th Floor	Closed
22	The floor and every appurtenance, surface cover and finish is not reasonably smooth and level. Namely: Carpet is frayed and not secured to floor. Near unit 2004.	20th Floor	Closed

23	The electrical connections are not maintained in a safe and complete condition. Namely: Repair broken electrical wall plate. Not secured.	20th Floor	Closed
24	Exterior window(s) with broken/cracked glass. Namely: Fire hose cabinet. Broken glass next to unit 505.	5th	Closed
25	The floor and every appurtenance, surface cover and finish is not reasonably smooth and level. Namely: Floor Drain covers are missing. Sauna Room.	Basement	Closed
26	Interior lighting fixtures or lamps are not maintained. Namely: Broken lens cover on ceiling light fixture.	Basement	Closed
27	The supplied facility in or on the property is not kept in a satisfactory working condition. Namely: Sauna Area, should be cleared of all debris and discarded materials. Also walls and ceiling should be repaired.	Basement	Closed
28	The electrical fixtures are not maintained in a safe and complete condition. Namely: Bulb missing on ceiling near exit door in basement.	Basement	Closed
29	The supplied piece(s) of equipment and/or appliance(s) in or on the property is not kept in a satisfactory working condition. Namely: Defective radiator in the sauna area.	Basement	Closed
30	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely: Remove all debris and unwanted materials in the boiler room including pipe insulation, skids, metal plate, flashing, and all other discarded materials.	Boiler Room	Closed
31	Exterior window(s) with broken/cracked glass. Namely: Broken window in the boiler room.	Boiler Room	Closed
32	Lighting in a service room is provided at less than 200 lux. Namely: Inadequate lighting in the boiler room. Additional illumination is required.	Boiler Room	Closed
33	Interior door is not a good fit in its frame. Namely: Replace furnace door panels in the boiler room.	Boiler Room	Closed
34	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely: Repair hole in wall, replace missing cover plate, clean dust from pipes and remove storage of floor tiles from Compactor Room.	Compactor Room	Closed
35	The electrical connections are not maintained in good working order. Namely: Loose wire on ceiling and cover plate missing.	Ground Floor	Closed
36	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely: Cracks on wall around ventilation grill. Repairs required.	Ground Floor	Closed
37	The supplied piece(s) of equipment and/or appliance(s) in or on the property is not kept in a satisfactory working condition. Namely: Thermostat cover is missing on wall. Ground floor north exit.	Ground Floor	Closed
38	Previously finished surface(s) have marks, stains, graffiti, smoke damage, painted slogans and/or other defacements. All floors where the walls have been marked or defaced are required to be cleaned and restored to there original appearance.	Hall	Closed
39	The electrical connections are not maintained in a safe and complete condition. Namely: Electrical plate cover is missing on on the 19th floor.	Hall	Closed
40	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely: Plaster repairs on wall need painting. Clean lint from behind dryers, fans and ventilation grills. Close wall access door.	Laundry Room	Closed
41	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. namely: Repair deteriorated plaster on walls and paint where required.	Stairway	Closed
42	Previously finished surface(s) have marks, stains, graffiti, smoke damage, painted slogans and/or other defacements. Namely: Graffiti on door to roof.	Stairway	Closed
43	The electrical fixtures are not maintained in a safe and complete condition. Namely: Light switch cover plate is missing on stairway wall to roof.	Stairway	Closed
44	The stair, landing and every appurtenance, surface cover and finish is not reasonably smooth and level. Namely: Stair nosing needs repair. Stairs leading to roof.	Stairway	Closed
45	Guard with a minimum height of 1,070 millimetres has not been provided at a mezzanine where the difference in level is more than 600 millimetres.. Namely: Landing guards on the on 20th storey stairways.	Stairway	Closed
46	The property is not maintained and/or kept clean in accordance with the standards. Namely: Storage Rooms. Clean and clear all boxes and debris from floor. Provide shelving where necessary.	Storage Room	Closed
47	The property is not maintained and/or kept clean in accordance with the standards. Namely: Fire Hose cabinets are required to be cleaned.	Throughout Building	Closed
48	Handrails on both sides of stair or ramp 1,100mm in width or more not provided. Namely: A second handrail is required on the stairway wall, where the width of the stairs are 1100 millimetres or greater.	Throughout Building	Closed
49	Exit, public corridor or corridor is not equipped to provide illumination to an average level of not less than 50 lux at floor or tread level.	Throughout Building	Closed

50	Exit, public corridor or corridor is not equipped to provide illumination to an average level of not less than 50 lux at all points such as angles and intersections at changes of level where there are stairs or ramps.	Throughout Building	Closed
51	Adequate ventilation has not been provided. At the south end of the corridors, adequate ventilation is not being provided.	Throughout Building	Closed
52	Previously finished surface(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance. Namely; Apartment doors and frames, where the surface paint is chipped, are required to be repainted.	Throughout Building	Closed
53	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition. Namely: All floor mats in the hallways should be removed. Trip hazard.	Throughout Building	Closed
54	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely: All carpet throughout the building which are stained and dirty are required to be cleaned.	Throughout Building	Closed
55	Condition of floor does not permit easy cleaning. Namely: All electrical rooms where debris has accumulated are required to be cleaned.	Throughout Building	Closed
56	Wall(s) not maintained clean. Namely: All baseboards in hallways should be cleaned where required.	Throughout Building	Closed
57	Wall(s) not maintained clean. Namely: Hallway wall ventilation grills and walls need cleaning.	Throughout Building	Closed
58	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely: Repair/replace tiles that are missing/broken in garbage rooms, where required.	Throughout Building	Closed
59	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. All areas in the hallway and stairways where the wall plaster has deteriorated or bubbled should be repaired.	Throughout Building	Closed
60	The electrical connections are not maintained in a safe and complete condition. Namely: Electrical cover plate is missing on wall. Replace defective fluorescent light bulb. Elevator room.		Closed
61	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely: All holes or openings in wall should be repaired or covered.		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.**