

MLS Building Audit Program - Details

Property Address : 2651 BLOOR ST W

Legal Description: PLAN M545 LOTS 2 3 PT LOT 3 EXCEPT RP R1062 PART 16

Roll No. : 1919018530031000000

Building : 2651 BLOOR ST W -- W0508

Report Date : May 11, 2012

Building Audit Date : September 15, 2011

**** 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	11 275953 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Order Issued	20-Sep-11	16-JAN-12	78.95%
2	Property Standards	11 276150 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Order Issued	20-Sep-11	16-JAN-12	72.73%
3	Property Standards	11 275918 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Order Issued	21-Sep-11	05-MAY-12	43.75%
4	Property Standards	11 276086 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS UNSAFE CONDITION	Closed	21-Sep-11	12-OCT-11	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	11 276086 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS UNSAFE CONDITION	Closed	21-Sep-11	12-OCT-11	13-Oct-11

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Immediate action to be taken to eliminate an unsafe condition. Namely : Bicycle rim with broken glass embedded around edge hanging from balcony and wires protruding from balcony.	Rear	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
2	Property Standards	11 276150 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Order Issued	20-Sep-11	16-JAN-12	22-Nov-11

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The parking or storage garage ceiling are not painted white.	Interior of Garage	Closed
2	The parking or storage garage columns are not painted white from sixty (60) centimeters above floor level.	Interior of Garage	Closed
3	The parking or storage garage walls from floor level to a height of sixty (60) centimeters are not painted black.	Interior of Garage	Closed
4	The parking or storage garage walls are not painted white from sixty (60) centimeters above floor level.	Interior of Garage	Closed
5	The parking or storage garage is not equipped with a mechanical ventilation system capable of providing a supply of fresh air at all times.	Interior of Garage	Open
6	The parking or storage garage columns from floor level to a height of sixty (60) centimeters are not painted black.	Interior of Garage	Closed
7	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.	Interior of Garage	Closed
8	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.	Interior of Garage	Closed
9	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.	Interior of Garage	Closed
10	Garage contains inoperative vehicle and debris.	Interior of Garage	Open
11	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.	Interior of Garage	Open

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
3	Property Standards	11 275918 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Order Issued	21-Sep-11	05-MAY-12	6-Jun-12

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

No. of defects that remain outstanding : **9**

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Concrete surface cracked, broken and deteriorated.	East	Closed
2	Guard is less than 1,070 millimetres high.	East	Open
3	Required guard does not prevent the passage of a spherical object having a diameter of 100 millimetres	East	Open
4	Guard is less than 1,070 millimetres high.	Front	Open
5	Mortat deteriorated and missing in areas between flagstones.	Front	Closed
6	Mortar deteriorated and missing in areas between flagstones.	Front	Closed
7	Area of stone facing on wall is cracked. Also area of mortar missing.	Front	Closed
8	Mortar deteriorated and missing in areas between flagstones.	Front	Closed
9	Paint peeling, faded and deteriorated on wood surfaces.	Front	Open
10	Metal surfaces rusted.	Rear	Open
11	Mortar deteriorated and missing between bricks in areas.	Rear	Closed
12	Guard not less than 1,070 millimetres high not provided on top of retaining wall.	South	Open
13	Sections of mortar between bricks cracked.	South East	Closed
14	The required guard has members, attachments or openings that will facilitate climbing.	West	Open
15	Required guard does not prevent the passage of a spherical object having a diameter of 100 millimetres	West	Open
16	Guard is less than 1,070 millimetres high.	West	Open

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
1	Property Standards	11 275953 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Order Issued	20-Sep-11	16-JAN-12	22-Nov-11

No. of defects contained within the Order : **19**

No. of defects that remain outstanding : **4**

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Height of the guard for the exit stairs are less than 1,070 millimetres around landings.	Guard around landings	Open
2	The guard is designed that a member, attachment or opening located between 140 millimetres and 900 millimetres above the level being protected facilitates climbing.	Guards at stairwells and at landings	Open
3	Required guard does not prevent the passage of a spherical object having a diameter more than 100 millimetres	Guards in stairwell and at landings	Open
4	The laundry room walls require paint	Interior of Building	Closed
5	Basement corridor at west side of building contains glass panels.	Interior of Building	Closed
6	Ceiling in storage room has holes.	Interior of Building	Closed
7	Boiler room contains debris	Interior of Building	Open
8	Boiler room contains open electrical boxes	Interior of Building	Closed
9	Boiler room contains exposed electrical wire	Interior of Building	Closed
10	The lighting in the storage room is not working	Interior of Building	Closed
11	Laundry room ceiling requires paint	Interior of Building	Closed
12	Hallway door next to laundry room has cracked glass	Interior of Building	Closed
13	The hallway door at laundry room will not close.	Interior of Building	Closed
14	The west centre stairwell door on 3rd floor is not a good fit in its frame.	Interior of Building	Closed
15	An emergency contact sign is not posted and maintained in a prominent place in the front lobby or entrance to the building.	Interior of Building	Closed
16	The basement wall at centre of building has damaged drywall	Interior of Building	Closed
17	Basement wall near meter room has broken blocks	Interior of Building	Closed
18	The basement wall at west centre side of building has peeling paint.	Interior of Building	Closed
19	Previously painted basement floor has worn and missing paint	Interior of 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.**