

**MLS Building Audit Program - Details**

**Property Address : 2575 DANFORTH AVE**

Legal Description: CON 1 FB PT LOT 3 RP 64R14519 PART 1

Roll No. : 1904096320002000000

Building : **265 MAIN ST -- NO FURTHER ACTION REQUIRED**

Report Date : **May 11, 2012**

Building Audit Date : **March 03, 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
1	Property Standards	10 126389 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	10-Mar-10	08-JUN-10	100.00%
2	Property Standards	10 126792 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	10-Mar-10	31-MAR-11	100.00%
6	Property Standards	10 126960 PRS 00 IV	INTERIOR COMMON ELEMENTS -Handrails	Closed	10-Mar-10	31-MAR-11	100.00%
7	Property Standards	10 127084 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	10-Mar-10	31-MAR-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
6	Property Standards	10 126960 PRS 00 IV	INTERIOR COMMON ELEMENTS -Handrails	Closed	10-Mar-10	31-MAR-11	27-Apr-11

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Height of the guard for the exit stairs are less than 1,070 millimetres around landings.	Stairway	Closed
2	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.	Stairways	Closed
3	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.	Stairways	Closed
4	Required guard does not prevent the passage of a sphere having a diameter more than 100 millimetres.	Stairways	Closed
5	Handrails on both sides of stair or ramp 1,100mm in width or more not provided	Stairways	Closed
6	Required handrails on stairs or ramps are less than 865mm or more than 965mm high	Stairways	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
2	Property Standards	10 126792 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	10-Mar-10	31-MAR-11	5-Jul-11

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Immediate action has not been taken to eliminate an unsafe condition, namely unsafe storage of household material/furniture in the balconies	Balcony	Substantially Com
2	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: Ventilation cover needs cleaning	East	Closed
3	Exterior yard that is used for the parking or storage of vehicles or surfaced with a material impervious to water is not maintained in good repair, free from cracks, holes and ruts.	East	Closed
4	Handrails on both sides of stair or ramp 1,100mm in width or more not provided	Exit	Closed
5	Equipment/attachment appurtenant to the building is not being maintained in good repair, namely, Paint peeling on ductwork and louvers	Roof Of Building	Closed
6	The supplied piece(s) of equipment on the property is not maintained so that it will function safely and effectively, namely : Cable box had missing door panel	Roof Of Building	Closed
7	The stairs and/or other appurtenant attachments and/or their supporting structural members are not maintained in good repair.	West	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
7	Property Standards	10 127084 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	10-Mar-10	31-MAR-11	5-Jul-11

No. of defects contained within the Order : **9**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The ceilings in the parking or storage garage are not impervious to water.	Garage	Closed
2	The electrical connections are not maintained in a safe and complete condition.	Garage	Closed
3	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
4	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
5	The parking or storage garage is used to keep vehicles, trailers and/or parts of them that are in a wrecked, discarded, inoperative or abandoned condition. Namely: Unplated Vehicles	Garage	Closed
6	The parking or storage garage columns from floor level to a height of sixty (60) centimeters are not painted black.	Garage Area	Closed
7	The parking or storage garage ceiling painted surface is not maintained in a state of good repair.	Garage Area	Closed
8	The property is not maintained and/or kept clean in accordance with the standards, namely: Electrical Fixture cover needs to be cleaned	Stairway	Closed
9	The property has not been repaired in accordance with the standards, namely : Paint Peeling	Stairway	Substantially Com

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
1	Property Standards	10 126389 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	10-Mar-10	08-JUN-10	9-Jun-10

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

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The floor and every appurtenance, surface cover and finish is not maintained. Namely: Surface paint finish on the floor is worn.	1st Floor	Closed
2	The electrical fixtures are not maintained in a safe and complete condition. Namely: Electrical box cover is missing in the pump room adjacent to Garbage chute room.	9th Floor	Closed
3	Ceiling(s) constructed for the purpose of separation is not maintained in a good state of repair. Namely: Opening in ceiling around conduit in the electrical room needs to be sealed/closed.	12th Floor & 1st floor	Closed
4	The electrical connections are not maintained in a safe and complete condition. Namely: Loose/hanging bell wires, not properly secured in Electrical shut-off room.	24th Floor	Closed
5	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely: All ceiling tiles that are damaged, water stained or defective should be replaced.	24th Floor	Closed
6	Floor and/or floor covering not kept in a clean and sanitary condition and free from rubbish and debris. Namely: Daycare Storage Room. C101. Clean and clear discarded materials. Provide shelving and make room tidy.	Basement	Closed
7	The floor and every appurtenance, surface cover and finish is not reasonably smooth and level. Namely: Lower Basement Floor. Access panel on floor needs to be secured properly. Reinforcement is required.	Basement	Closed
8	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. namely: Refrigerator Room. Door screens and lamps to be cleared from floor.	Basement Level	Closed
9	The toilet facilities and/or toilet room is not kept clean and neat. Namely: Upper basement level toilet. Missing ceiling vent cover, toilet tank cover, lens cover, and mirror.	Basement Level	Closed
10	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. All discarded materials, debris, including old fire extinguishers should be cleared from the room.	Basement Level	Closed
11	Previously finished surface(s) in the public area of the property is not maintained in good repair. Namely: Paint peeling on wall/ceiling.	Basement Level	Closed
12	The electrical connections are not maintained in a safe and complete condition. Namely: Hallway Fan Room. Lens cover missing on wall light fixture. Hole in wall. Deteriorated insulation on drain pipe.	Basement Level	Closed
13	Extension cords or other extensions are used as a permanent wiring system. Namely: Hydro Room. Remove extension cord and repair hole in wall.	Basement Level	Closed
14	Exterior window missing. Namely: Make-up Air Room. Window is missing/broken. Plywood to be replaced. Cover plate missing on ceiling. Light fixture missing lens cover.	Basement Level	Closed
15	The ventilation system or unit is not kept in good repair and maintained. Namely: Access door panel on duct work is missing.	Basement Level	Closed
16	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely: Repair holes in wall. Replace plywood, with a proper vent grille.	Boiler Room	Closed
17	The electrical connections are not maintained in a safe and complete condition. Replace all missing electrical cover plates throughout the building. Including Boiler rooms, Storage rooms, Locker rooms, Mechanical Room, Elevator Room, Make-up air Room and Garbage compactor room.	Boiler Room	Closed
18	Elevator machine room is not equipped to provide illumination to an average level of not less than 100 lux at floor level.	Elevator Machine Room	Closed
19	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely: repair hole in the ceiling.	Elevator Service room.	Closed
20	Floor and/or floor covering not kept in a clean and sanitary condition and free from rubbish and debris. Namely: Clean and clear all debris and discarded materials in the Elevator service room.	Elevator Service room.	Closed
21	The electrical connections are not maintained in a safe and complete condition. Namely: Electrical wires on old cable box to be removed.	Elevator Service room.	Closed
22	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely: Carpet is stained in front of elevator.	Hall	Closed

23	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely: Plaster repair on wall is required.	Hall	Closed
24	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely: All plaster pops under wall paper finish are required to be repaired.	Hallway	Closed
25	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely: Hole in ceiling. Drywall finish removed. Exhaust fan room in the laundry room.	Laundry Room	Closed
26	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely: Wall tile is broken behind washing machine. Two wall tiles missing.	Laundry Room	Closed
27	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition. Namely: All locker room hallways are required to clean and cleared of all debris and discarded materials.	Locker Room	Closed
28	Lighting in a storage room is provided at less than 50 lux. Namely: All Locker rooms and storage rooms, lighting should be upgraded to at least 50Lux. Also repair and replace all missing light fixtures.	Locker Room	Closed
29	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely: Deteriorated fire hose cabinet boxes. Fire hose cabinet missing glass. Repair all water leaks in the Mechanical room and remove the rusty tray to catch water. Also repair the rust hole in the duct work. Replace missing floor drain cover.	Mechanical Room	Closed
30	The electrical fixtures are not maintained in a safe and complete condition. Namely: Light switch plate is broken. Upgrade lighting to at least 100Lux. Repair open electrical box on wall.	Mechanical Room	Closed
31	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely: Wall plaster deterioration in the Stairway.	North	Closed
32	Previously finished surface(s) have marks, stains, graffiti, smoke damage, painted slogans and/or other defacements. Namely: Graffiti on the ceiling in the stairway.	South	Closed
33	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. Namely: Illumination in the stairway is below the required average level of 50 Lux.	Stairways	Closed
34	Adequate ventilation has not been provided. Check fresh air supply to corridors. Clean vents as required.	Throughout Building	Closed
35	Lighting in a storage room (All Garbage Chute Rooms) is provided at less than 50 lux.	Throughout Building	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.**