

## MLS Building Audit Program - Details

**Property Address :** 2779 YONGE ST

Legal Description: PLAN 621 PT BLK A

Roll No. : 1904104330014000000

Building : 2779 YONGE ST -- N2507

**Report Date :** May 11, 2012

**Building Audit Date :** July 15, 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	Long Grass and Weeds	10 224097 LGW 00 IV	LONG GRASS/WEEDS INVESTIGATION	Closed	23-Jul-10	09-AUG-10	N/A**
2	Property Standards	10 223735 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Order Issued	22-Jul-10	20-OCT-10	61.11%
3	Property Standards	10 223750 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Order Issued	22-Jul-10	20-OCT-10	0.00%
4	Property Standards	10 223539 PRS 00 IV	REPORT ORDERS Window Safety Devices	Order Issued	23-Jul-10	21-OCT-10	N/A**
5	Property Standards	10 223557 PRS 00 IV	REPORT ORDERS Sher Walls	Order Issued	23-Jul-10	21-OCT-10	N/A**
6	Property Standards	10 223566 PRS 00 IV	REPORT ORDERS Ceiling of Boiler Room	Order Issued	23-Jul-10	21-OCT-10	N/A**
7	Waste	10 223590 WST 00 IV	LITTER DUMPING/REFUSE INVESTIGATION	Closed	23-Jul-10	09-AUG-10	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
3	Property Standards	10 223750 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Order Issued	22-Jul-10	20-OCT-10	20-Jun-12

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	An emergency contact sign is not posted and maintained in a prominent place in the front lobby or entrance to the building.	Interior	Open
2	Height of handrail on stairs or ramp is less than the minimum 800mm	Interior of Building	Open
3	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.	Interior of Building	Open
4	Lighting in a service room is provided at less than 200 lux, namely boiler room	Interior of Building	Open
5	Lighting in a service room is provided at less than 200 lux, namely electrical room.	Interior of Building	Open
6	Lighting in a laundry room is provided at less than 200 lux, namely laundry room	Interior of Building	Open
7	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials, namely exposed re-bars	Interior of Building	Open
8	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	Interior of Building	Open
9	An exit door has a defective locking mechanism.	Interior of Building	Open
10	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair.	Interior of Building	Open
11	The electrical fixtures are not maintained in a safe and complete condition, namely missing lens cover	Interior of Building	Open
12	The electrical fixtures are not maintained in a safe and complete condition, namely missing lens cover	Interior of Building	Open
13	The electrical connections are not maintained in a safe and complete condition, namely loose wires	Interior of Building	Open
14	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition, namely floor mats	Interior of Building	Open
15	Floor and/or floor covering not kept in a clean and sanitary condition	Interior of Building	Open
16	Floor and/or floor covering not kept in a clean and sanitary condition, namely floor and behind washer and dryer.	Interior of Building	Open
17	Floor and/or floor covering not kept in a clean and sanitary condition, to include carpeted areas.	Interior of Building	Open
18	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials, namely walls and other finished surfaces.	Interior of Building	Open
19	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	Interior of Building	Open
20	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	Interior of Building	Open
21	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.	Interior of Building	Open
22	Required guard does not prevent the passage of a spherical object having a diameter more than 100 millimetres	Interior of Building	Open
23	Guard is less than 1,070 millimetres high.	Interior of Building	Open
24	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	Interior of Building	Open

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
2	Property Standards	10 223735 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Order Issued	22-Jul-10	20-OCT-10	20-Jun-12

No. of defects contained within the Order : **36**

No. of defects that remain outstanding : **14**

### Deficiency Details

No.	Violation/Defect	Location	Status
1	Guard is less than 1,070 millimetres high.	Exterior	Closed
2	The accessory building is not being protected by paint, preservatives and/or other weather resistant materials, namely spawling bricks.	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 a safe condition, namely deteriorated canopy	Exterior	Closed
4	Exterior walkway not maintained, namely broken patio stones and concrete finishes.	Exterior	Open
5	Exterior yard that is used for the parking or storage of vehicles or surfaced with a material impervious to water is not provided with suitable marking to indicate parking spaces.	Exterior	Open
6	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 rut, namely potholes..	Exterior	Open
7	Exterior yard surface and/or similar areas not maintained,namely posing hazardous conditions by breathers/ventilation stacks.	Exterior	Open
8	The property contains lawns which are overgrown and require trimming.	Exterior	Closed
9	The fence, screen and/or other enclosure around or on the property is not being maintained in good repair.	Exterior	Open
10	The yards and /or other part of property is not being kept clean and free from accumulation of junk, rubbish, brush, refuse, litter, garbage and/or other debris.	Exterior	Closed
11	Required guard does not prevent the passage of a spherical object having a diameter of of 100 millimetres	Exterior	Closed
12	The ventilation system or unit is not kept in good repair and maintained in good working, condition at all times, namely damaged vent cover.	Exterior	Open
13	The ventilation system or unit is not kept in good repair and maintained in good working condition at all times, namely unsecured ventilation stacks/breathers.	Exterior	Open
14	The electrical fixtures are not maintained in a safe and complete condition, namely missing lense cover.	Exterior	Closed
15	The accessory building is not constructed and/or maintained in good repair, ramely roof flashing	Exterior	Substantially Com
16	The accessory building is not constructed and/or maintained free from hazards, namely loose wires	Exterior	Closed
17	The accessory building is not being protected by paint, preservatives and/or other weather resistant materials, namely graffiti	Exterior	Substantially Com
18	The guards and/or other appurtenant attachments and/or their supporting structural members are not maintained in good repair,namely paint deterioration on guards	Exterior	Closed
19	Exterior walkway not maintained, namely broken patio stones and concrete finish.	Exterior Of Building	Open
20	The accessory building is not being protected by paint, preservatives and/or other weather resistant materials, namely paint deterioration on doors	Exterior Of Building	Closed
21	The surface of a window is not kept reasonably clean, namely deteriorated window frame.	Exterior Of Building	Open
22	Dwelling unit window that is capable of being opened has screen that is not maintained in good repair and free from defects or missing components, namely damaged window screen.	Exterior Of Building	Open
23	Dwelling unit window that is capable of being opened has no screen.	Exterior Of Building	Open
24	The exterior walls and their components are not being maintained in good repair, namely spawling bricks.	Exterior Of Building	Closed
25	The exterior walls and their components are not being maintained in good repair, namely walls seperating on north west corner of the building	Exterior Of Building	Closed

26	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 a clean and/or sanitary condition.	Exterior Of Building	Closed
27	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 capable of supporting all loads that they are subjected to, namely deteriorated balcony floors.	Exterior Of Building	Closed
28	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 being maintained free from defects and/or hazards, namely climable condition caused by stored materials on balconies.	Exterior Of Building	Closed
29	The exterior surface has not been restored and/or resurfacedn where necessary.	Exterior Of Building	Closed
30	The protective/decorative finish on the exterior surfaces is not being maintained in good repair, namely paint peeling and deterioration on under roof/canopy.	Exterior Of Building	Closed
31	The electrical connections are not maintained in a safe and complete condition, namely loose wires	Exterior Of Building	Open
32	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, to include installation of window air conditioner units	Exterior Of Building	Open
33	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	Open
34	The guards and/or other appurtenant attachments and/or their supporting structural members are not maintained in good repair, namely paint deterioration on balcony guards	Exterior Of Building	Closed
35	The accessory building is not being protected by paint, preservatives and/or other weather resistant materials, namely exterior finish and paint	Rear East	Substantially Com
36	The roof or one of its components is not weather tight, namely deteriorated flashing.	Roof	Substantially Com

### 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.**