

MLS Building Audit Program - Details

Property Address : 2808 KEELE ST

Legal Description: CON 4 WYS PT LOT 11 BOAKES PT LOT 20

Roll No. : 1908032330078000000

Building : 2808 KEELE ST -- N0903

Report Date : May 11, 2012

Building Audit Date : January 21, 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 112662 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	28-Jan-11	28-APR-11	100.00%
2	Property Standards	11 226308 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Expiry Date Extended	5-Jul-11	05-JUL-12	25.00%

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
2	Property Standards	11 226308 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Expiry Date Exten	5-Jul-11	05-JUL-12	6-Jul-12

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	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.	Balcony	Open
2	The protective/decorative finish on the exterior surfaces is not being maintained in good repair. Namely; Balcony guards- paint finish deteriorated and rust showing.	Balcony	Open
3	Driveway(s) and/or similar areas not maintained free from cracks, holes and ruts.	Exterior	Open
4	The garbage enclosure is not being maintained in good repair.	Exterior	Open
5	Parking space(s) and/or similar areas not maintained in good repair, free from cracks, holes and ruts.	Exterior	Open
6	Extension cords or other extensions are used as a permanent wiring system.	North	Open
7	The yards and /or other part of property is not being kept clean and free from accumulation of brush and or other debris.	North Side of Property	Closed
8	The fences in front of the units on the South side of property are not being maintained in good repair.(wooden fences)	South Side of Property	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
1	Property Standards	11 112662 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	28-Jan-11	28-APR-11	23-Jun-11

No. of defects contained within the Order : **57**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Floor not kept in a clean condition.	1st Floor	Closed
2	Previously finished surface(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance.	1st Floor	Closed
3	Door hardware/devices are not maintained in good repair. Namely; the door closer is broken.	1st Floor	Closed
4	The treads and/or other appurtenant attachments and/or their supporting structural members are not being maintained free from defects/hazards.	1st Floor	Closed
5	The protective material for the lighting fixture is not maintained in good repair .Namely; the protective material is broken.	1st Floor	Closed
6	Floor not kept in a clean condition..	2nd Floor	Closed
7	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Basement	Closed
8	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Basement	Closed
9	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Basement	Closed
10	Lighting in a storage room is provided at less than 50 lux.	Basement	Closed
11	Lighting in a service room is provided at less than 200 lux.	Basement	Closed
12	Lighting in a service room is provided at less than 200 lux.	Basement	Closed
13	Lighting in a laundry room is provided at less than 200 lux.	Basement	Closed
14	Lighting in a recreation room is provided at less than 100 lux.	Basement	Closed
15	The plumbing system is not kept in good working order. Namely; no water supply for sink.	Basement	Closed
16	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	Basement	Closed
17	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	Basement	Closed
18	Door hardware/devices are not maintained in good repair. Namely; door closer broken.	Basement	Closed
19	The electrical connections are not maintained in a safe and complete condition. Namely; box no cover.	Basement	Closed
20	The electrical connections are not maintained in good working order. Namely; BX cable not secured.	Basement	Closed
21	Previously finished surface(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance.	Basement	Closed
22	Previously finished surface(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance.	Basement	Closed
23	Floor and/or floor covering not kept in good repair. Namely; damaged tiles.	Basement	Closed
24	Elevator part(s) and appendages are not maintained in good repair and operational. Namely : (lighting fixtures, lamps, elevator buttons, floor indicators and ventilation fans)	Elevator	Closed
25	Required or provided safety equipment relative to exits and means of egress are not maintained in good working order. Namely: (door closures, latching devices, and similar devices).	Exit	Closed
26	Floor and/or floor covering not kept in good repair. Namely; carpet seams insecure at various locations in hall way.	Hall	Closed
27	Floor and/or floor covering not kept in a clean and sanitary condition. Stain on carpet.	Hall	Closed
28	The floor and every appurtenance, surface cover and finish is not maintained. Namely; some tiles on each floor damaged.	Hall	Closed

29	Condition of floor does not permit easy cleaning. Namely; unfinished cement surface	Hall	Closed
30	Condition of floor does not permit easy cleaning.	Hall	Closed
31	Previously finished surface(s) in the public area of the property is not maintained in good repair. Namely; suite doors as required.	Hall	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.	Hall	Closed
33	The electrical connections are not maintained in good repair. Namely bx cable not secure.	Hall	Closed
34	The electrical connections are not maintained in a safe and complete condition. Namely; electrical box no cover	Hall	Closed
35	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.	Hall	Closed
36	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely; hatch door not secure.	Hall	Closed
37	Previously finished surface(s) in the public area of the property is not maintained in good repair.	Hall	Closed
38	Previously finished surface(s) in the public area of the property is not maintained in good repair.	Hall	Closed
39	Previously finished surface(s) in the public area of the property is not maintained in good repair.	Hall	Closed
40	Previously finished surface(s) have graffiti, and/or other defacements.	Hall	Closed
41	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Hall	Closed
42	Previously finished surface(s) in the public area of the property is not maintained in good repair.	Lobby	Closed
43	Previously finished surface(s) in the public area of the property is not maintained in good repair.	Lobby	Closed
44	Previously finished surface(s) where marks, stains, graffiti, and/or other defacements have been removed have not been refinished.	Lobby	Closed
45	Door hardware/devices are not maintained in good repair. Name ; door not self closing and self latching.	North	Closed
46	Communication system identifies the tenant by unit number.	North	Closed
47	All repairs shall be made in a good workmanlike manner.	South	Closed
48	Previously finished surface(s) in the public area of the property is not maintained in good repair.	Stairway	Closed
49	Previously finished surface(s) in the public area of the property is not maintained in good repair.	Stairway	Closed
50	Previously finished surface(s) in the public area of the property is not maintained in good repair.	Stairway	Closed
51	Previously finished surface(s) in the public area of the property is not maintained in good repair.	Stairway	Closed
52	Previously finished surface(s) in the public area of the property is not maintained in good repair.	Stairway	Closed
53	Previously finished surface(s) in the public area of the property is not maintained in good repair.	Stairway	Closed
54	Previously finished surface(s) in the public area of the property is not maintained in good repair.	Stairway	Closed
55	Previously finished surface(s) in the public area of the property is not maintained in good repair.	Stairway	Closed
56	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Stairway	Closed
57	Garbage chute system originally installed in the multiple-dwelling is not maintained operative.		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.**