

**MLS Building Audit Program - Details**

**Property Address : 2960 KEELE ST**

Legal Description: PLAN 4503 PT BLK C

Roll No. : 1908032700019000000

Building : **2960 KEELE ST -- N0903 -- NO FURTHER ACTION REQUIRED**

**Report Date : May 11, 2012**

**Building Audit Date : September 24, 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 265478 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	30-Sep-10	20-JUL-11	100.00%
2	Property Standards	10 265599 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	30-Sep-10	01-NOV-10	100.00%
3	Property Standards	10 266477 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	30-Sep-10	01-NOV-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
3	Property Standards	10 266477 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	30-Sep-10	01-NOV-10	26-May-11

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	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.	Underground Parking Area	Closed
2	Pedestrian exit doors have broken and missing hardware.	Underground Parking Area	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.	Underground Parking Area	Closed
4	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.	Underground Parking Area	Closed
5	Light fixtures near entrance to main building are loose	Underground Parking Area	Closed
6	Extension cords or other extensions are used as a permanent wiring system.	Underground Parking Area	Closed
7	The parking or storage garage pedestrian exit door is not designed and installed so that, when the latch is released, the door will open easily in the direction of exit travel. The doors will not open.	Underground Parking Area	Closed
8	The garage door that is equipped with an automatic closing mechanism is not equipped with a sensing device that does not allow the door to close when any person, animal or object is crossing its path.	Underground Parking Area	Closed
9	The parking or storage garage is used to keep junk or rubbish.	Underground Parking Area	Closed
10	The parking or storage garage columns are not painted white from sixty (60) centimeters above floor level.	Underground Parking Area	Closed
11	The parking garage ceiling is not painted white.	Underground Parking Area	Closed
12	Lighting in a garage is provided at less than 50 lux.	Underground Parking Area	Closed
13	The parking or storage garage walls are not painted white from sixty (60) centimeters above floor level.	Underground Parking Area	Closed
14	The mechanical ventilation system in the parking or storage garage is not on at all times or otherwise controlled automatically by a carbon monoxide detection system that is located so as to provide full protection.	Underground Parking Area	Closed
15	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.	Underground Parking Area	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
1	Property Standards	10 265478 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	30-Sep-10	20-JUL-11	20-Jul-11

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Paint peeling and deteriorated.	Balcony	Closed
2	Paint blistered and peeling. Rust evident.	Balcony	Closed
3	Handrail not provided.	Exterior	Closed
4	Wood frame walls and roof covering stairwell. Structure dilapidated. Wood damaged and rotted. Asphalt shingles damaged and missing.	Exterior	Closed
5	Light over door not operating.	Exterior	Closed
6	Paint peeling. Rust evident.	Front	Closed
7	Bricks spalling, damaged and missing in areas.	Front	Closed
8	Chain link fence damaged.	North	Closed
9	Door does not latch. Cannot secure.	North	Closed
10	The protective/decorative finish on the exterior surfaces is not being maintained in good repair. Namely: vehicle access door and frame and ventilation grille on wall.	Ramp	Closed
11	Wall has deteriorated and missing mortar between blocks.	Ramp	Closed
12	Wood framed, sloped roof over brick structure. Sections of wood rotted and damaged. Asphalt shingles damaged in areas.	Rear	Closed
13	Access door has no lock or knob.	Roof Of Building	Closed
14	Access door damaged at bottom.	Roof Of Building	Closed
15	Two partial walls at garbage storage area are in a dilapidated condition.	Yard	Closed
16	Exterior garbage containment area not screened.	Yard	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 265599 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	30-Sep-10	01-NOV-10	26-May-11

No. of defects contained within the Order : **32**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Storage room in basement has broken locker doors.	Interior of Building	Closed
2	The boiler room is full of waste.	Interior of Building	Closed
3	The meter room contains debris.	Interior of Building	Closed
4	Basement storage room contains debris.	Interior of Building	Closed
5	Laundry room ceiling has damaged drywall	Interior of Building	Closed
6	The boiler room contains holes in the ceiling	Interior of Building	Closed
7	The underside of the stairs in north stairwell leading to basement is damaged, reinforcement bars are hanging loose.	Interior of Building	Closed
8	Corridors are not equipped to provide illumination to an average level of not less than 50 lux at floor or tread level.	Interior of Building	Closed
9	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Interior of Building	Closed
10	North stairwell 3rd floor light fixtures are loose.	Interior of Building	Closed
11	The handrail in centre stairwell to basement is damaged.	Interior of Building	Closed
12	Guard on open side of stairs from main building to underground garage is not provided.	Interior of Building	Closed
13	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	Closed
14	Required guard does not prevent the passage of a spherical object having a diameter more than 100 millimetres	Interior of Building	Closed
15	Required guard does not prevent the passage of a spherical object having a diameter more than 100 millimetres. The north main floor exit has rails missing from the guard.	Interior of Building	Closed
16	Laundry room wall has broken tiles	Interior of Building	Closed
17	Stairwell walls require paint in areas.	Interior of Building	Closed
18	Corridor walls require paint in areas.	Interior of Building	Closed
19	Stairwell walls have damaged plaster.	Interior of Building	Closed
20	The portion of wall under the window between 3rd and 4th floor south stairwell is damaged and not properly repaired.	Interior of Building	Closed
21	Elevator does not stop flush with the floor	Interior of Building	Closed
22	The rad cover in the 2nd floor exit is not provided with a cover.	Interior of Building	Closed
23	Storage room floor in basement not provided with floor drain cover.	Interior of Building	Closed
24	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
25	The ceiling light fixture in the 2nd floor exit is open around the light fixture box.	Interior of Building	Closed
26	Passageway from main building to underground garage contains debris.	Interior of Building	Closed
27	Ceilings in corridors and stairwells have paint peeling	Interior of Building	Closed
28	Main floor ceiling access holes are not covered.	Interior of Building	Closed
29	The ceiling in passageway from main building to garage is damaged	Interior of Building	Closed
30	2nd floor exit ceiling has a hole.	Interior of Building	Closed

31	The ventilation system or unit is not kept in good repair and maintained in good working condition at all times.	Interior of Building	Closed
32	The ventilation system covers are not regularly cleaned.	Interior of 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.**