

MLS Building Audit Program - Details

Property Address : 3250 KEELE ST

Legal Description: PLAN 4731 N PT BLK A

Roll No. : 1908032750015000000

Building : 3250 KEELE ST -- N0903 -- NO FURTHER ACTION REQUIRED

Report Date : May 11, 2012

Building Audit Date : February 24, 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 139563 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	28-Mar-11	27-MAR-12	100.00%
2	Property Standards	11 139713 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	28-Mar-11	27-APR-11	100.00%
3	Property Standards	11 142230 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	28-Mar-11	26-JUL-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
2	Property Standards	11 139713 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	28-Mar-11	27-APR-11	31-Aug-11

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The parking lot area is not being kept clean and free from accumulation of junk, rubbish, refuse, litter, garbage and/or other debris.	Parking Area	Closed
2	Exterior yard that is used for the parking or storage of vehicles or surfaced with a material impervious to water is not adequately graded and drained so as to prevent the ponding of water .	Parking Area	Closed
3	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.	Parking Area	Closed
4	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.	Parking Area	Closed
5	Lighting in parking lot is provided at less than 10 lux at ground or tread level.	Parking Area	Closed
6	Exterior area of property for vehicular traffic or parking/storage not provided with curb stops or other restraining device.	Parking Area	Closed
7	Curb stops or restraining devices are not positioned to prevent vehicles from causing injury, damage or encroaching on to property.	Parking Area	Closed
8	The light standard(s) supporting artificial light are not kept in good repair and in good working order.	Parking Area	Closed
9	The protective/decorative finish on the exterior surface of the vehicle parking area is not being maintained in good repair.	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	11 139563 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	28-Mar-11	27-MAR-12	27-Apr-12

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

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Exterior door not maintained weather-tight	Exterior	Closed
2	Exterior door is not maintained in good repair.	Exterior	Closed
3	Lighting on walkway is provided at less than 10 lux at ground or tread level.	Exterior	Closed
4	Exterior door are not maintained in good repair. (Namely: North, south and lobby entrance doors not free from defect and damage)	Exterior	Closed
5	Storm or screen doors are not maintained in good repair. (Namely: All storm/screen doors located on ground and balconies that are missing screens, that are not self-closing, that have missing or damaged hardware, or that fail to fit proper into their frames, require replacement or repair)	Exterior	Closed
6	The opening in an exterior wall is not protected by suitable materials to prevent the entry of rodents, vermin and/or insects. (Namely: Unprotected and uncovered laundry vents)	Exterior	Closed
7	The exterior walls and their components are not being maintained free from loose or unsecured objects or materials. (Namely: Any damaged, dented and or loose building siding, requires repair or replacement)	Exterior	Closed
8	Dwelling unit windows that are capable of being opened have no screens.	Exterior	Closed
9	Dwelling unit windows that are capable of being opened have screens that are not maintained in good repair and free from defects or missing components.	Exterior	Closed
10	The yards and other surrounding parts of the property are not being kept clean and free from accumulation of junk, rubbish, brush, refuse, litter, garbage and other debris.	Exterior	Closed
11	Exterior garbage containment area not screened.	Exterior	Closed
12	The tree or shrub that is dead, decayed or diseased which is located on the property has not been removed. (Namely: All trip hazards located throughout common grounds of property require immediate attention to eliminate further danger)	Exterior	Closed
13	Exterior walkways not maintained. (Namely: Broken concrete walkway)	Exterior	Closed
14	The guard and its supporting structural member is not maintained in good repair. (Namely: Guard is not securely affixed in addition to paint finish is not free of rust)	Exterior	Closed
15	The balcony guards and their supporting structural members are not being maintained free from defects/hazards. (Namely: Defective and or damaged balcony guard panels, repair or replace as required)	Exterior	Closed
16	The light standard(s) supporting artificial light are not kept in good repair and in good working order. (Namely: Any damaged or non-functioning light fixture requires repair or replacement)	Exterior	Closed
17	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Exterior	Closed
18	The balcony guards and their supporting structural members are not maintained in good repair. (Namely but not limited to: Rusted and/or perforated balcony guard panels that require repair or replacement)	Exterior Of Building	Closed
19	The stairs and their supporting structural members are not maintained in a safe condition. (Namely: Roof top stairway not securely affixed and not free from defect and hazard)	Roof Of Building	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
3	Property Standards	11 142230 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	28-Mar-11	26-JUL-11	2-May-12

No. of defects contained within the Order : **44**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	1st Floor	Closed
2	Electrical equipment room is not equipped to provide illumination to an average level of not less than 50 lux at floor or tread level.	1st Floor	Closed
3	Lighting in a service room is provided at less than 200 lux.	1st Floor	Closed
4	Ceiling not maintained clean.	1st Floor	Closed
5	Previously finished surface in the public area of the property is not maintained in good repair. (Namely: Defective and stained paint finish and unfinished plaster)	1st Floor	Closed
6	Garbage storage area is not maintained in a litter free and odour free condition.	1st Floor	Closed
7	Garbage storage area is not maintained so will not attract pests.	1st Floor	Closed
8	The property is not maintained or kept clean in accordance with the standards. (Namely: Improper storage and retention of materials)	1st Floor	Closed
9	Previously finished wall(s) in the public area of the property is not maintained in good repair. (Namely: Paint finish not free from extensive staining and garbage splatter)	1st Floor	Closed
10	Elevator parts and appendages are not maintained in good repair and operational. Namely : (elevator cab, buttons, floor indicator lights and ventilation fan)	Elevator	Closed
11	Communication system identifies the tenant by unit number.	Entranceway	Closed
12	An emergency contact sign is not posted and maintained in a prominent place in the front lobby or entrance to the building.	Entranceway	Closed
13	Ceiling not maintained free of holes. (Namely: Ceiling perforations in electrical closet which compromise fire separation)	Hall	Closed
14	The property is not maintained and/or kept clean in accordance with the standards. (Namely: Dust, dirt and debris)	Hall	Closed
15	The heating unit is not maintained in good condition. (Namely: Cleanliness of wall mounted baseboard heater)	Laundry Room	Closed
16	Previously finished walls in the public area of the property is not maintained in good repair. (Namely: Improper plaster and paint finish)	Laundry Room	Closed
17	The property is not maintained or kept clean in accordance with the standards. (Namely: General cleanliness of laundry room, laundry room machinery and sink)	Laundry Room	Closed
18	The electrical receptacle are not maintained in a safe and complete condition. (Namely: Unprotected duplex cover)	Laundry Room	Closed
19	The floor surface cover and finish is not reasonably smooth and level. (Namely: Where the floor surface has settled and broken away from the wall and cracked throughout causing a difference in elevation)	Laundry Room	Closed
20	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Laundry Room	Closed
21	Previously finished ceiling surface in the public area of the property is not maintained in good repair. (Namely: Improper paint and plaster finish)	Laundry Room	Closed
22	Lighting in a laundry room is provided at less than 200 lux.	Laundry Room	Closed
23	Interior doors and hardware not maintained in good repair. (Namely: Door hardware such as locks, handles and mail slot covers not free from damage or defect, repair or replace as required)	Throughout Building	Closed
24	The treads are not maintained in good repair. (Namely: Stair nosings are not free from damage and deflection)	Throughout Building	Closed
25	Lighting in a service room is provided at less than 200 lux.	Throughout Building	Closed

26	Exit stairway is not equipped to provide illumination to an average level of not less than 50 lux at floor or tread level.	Throughout Building	Closed
27	Public corridor is not equipped to provide illumination to an average level of not less than 50 lux at floor level.	Throughout Building	Closed
28	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Throughout Building	Closed
29	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Throughout Building	Closed
30	The window guards and their supporting structural members are not maintained in good repair. (Namely: Loose window guards)	Throughout Building	Closed
31	Walls not maintained free of cracks, damaged and deteriorated materials. (Namely: Damaged or defective paint and plaster throughout stairways)	Throughout Building	Closed
32	The surface of a window is not kept reasonably clean	Throughout Building	Closed
33	The property is not maintained or kept clean in accordance with the standards. (Namely: Dirt, dust and debris located within stairway window ledges and throughout)	Throughout Building	Closed
34	Garbage chute is not maintained in a clean and odor free condition. (Namely: Dirty walls, floors and chute door access to be maintained clean, Chute room to be odor free)	Throughout Building	Closed
35	Floor covering (carpet) not kept free from holes, stains, rubbish and debris.	Throughout Building	Closed
36	Floor coverings (carpet) not maintained free from trip or other hazardous condition. (Namely: Ripped or torn seams that may cause trip hazard)	Throughout Building	Closed
37	The floor surface finish is not maintained. (Namely: Defective and worn paint finish on stairs and landings)	Throughout Building	Closed
38	Previously finished surfaces in the public area of the property is not maintained in good repair. (Namely: Suite doors, walls throughout, and elevator doors and jams throughout, paint not free from defect or damage)	Throughout Building	Closed
39	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. (Namely: Damaged and defective paint and plaster located throughout stairways)	Throughout Building	Closed
40	The heating unit is not in good repair and maintained in good working condition. (Namely: Damaged and dirty baseboard heating elements)	Throughout Building	Closed
41	The property has not been repaired in accordance with the standards. (Namely: Damaged milk boxe covers located throughout, repair or replace as required)	Throughout Building	Closed
42	The ventilation system or unit is not kept in good repair and maintained in good working condition at all times. (Namely: Missing or dirty ventilation covers)	Throughout Building	Closed
43	The ventilation system or unit is not regularly cleaned. (Namely: Dirty ventilation covers, requires cleaning and paint)	Throughout Building	Closed
44	Ceiling not maintained free of cracks, damaged and deteriorated materials. (Namely: Damaged or unfinished plaster work)	Throughout Building	Closed

Part III - Apartment Unit Activity Summary for Property Standards Orders :3250**KEELE ST**

Active apartment unit related investigation matters (Property Standards only) :	1
Number of investigation-related Orders issued to Property owner :	1
Number of investigation-related Orders issued to tenants :	0

*** Note: The number of unit related orders relate to all buildings on the above property.**