

MLS Building Audit Program - Details

Property Address : 3700 KEELE ST

Legal Description: CON 4 WYS LOT 18

Roll No. : 1908033050029000000

Building : 3700 KEELE ST

Report Date : May 11, 2012

Building Audit Date : May 13, 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	Fence	10 177264 FEN 00 IV	FENCING INVESTIGATION	Closed	25-May-10	24-JUN-10	0.00%
2	Property Standards	10 175520 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Expiry Date Extended	21-May-10	15-MAY-12	40.74%
3	Property Standards	10 175521 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Expiry Date Extended	21-May-10	15-MAY-12	68.42%
4	Property Standards	10 175523 PRS 00 IV	REPORT ORDERS - SATELLITE DISHES/WINDOW AIR-CONDITIONERS	Expiry Date Extended	21-May-10	15-MAY-12	N/A**
5	Property Standards	10 177290 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Expiry Date Extended	25-May-10	22-MAY-12	62.50%
6	Property Standards	10 178127 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Expiry Date Extended	25-May-10	22-MAY-12	76.92%
7	Property Standards	10 180974 PRS 00 IV	REPORT ORDERS - WINDOW SAFETY DEVICE	Expiry Date Extended	25-May-10	22-MAY-12	N/A**
8	Property Standards	10 181098 PRS 00 IV	REPORT ORDERS - BALCONY GUARDS	Expiry Date Extended	25-May-10	22-MAY-12	0.00%
9	Property Standards	10 181102 PRS 00 IV	REPORT ORDERS - UNDERGROUND GARAGE	Expiry Date Extended	25-May-10	22-MAY-12	0.00%
10	Property Standards	10 181106 PRS 00 IV	REPORT ORDERS - EXTERIOR STRUCTURE	Expiry Date Extended	25-May-10	22-MAY-12	N/A**
11	Waste	10 177229 WST 00 IV	LITTER DUMPING/REFUSE INVESTIGATION	Closed	25-May-10	14-JAN-11	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 175521 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Expiry Date Extension	21-May-10	15-MAY-12	25-May-12

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

No. of defects that remain outstanding : **6**

Deficiency Details			
No.	Violation/Defect	Location	Status
1	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	Open
2	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
3	The walls in the parking or storage garage are not impervious to water.	Underground Parking Area	Closed
4	The parking or storage garage walls painted surface is not maintained in a state of good repair.	Underground Parking Area	Closed
5	Floor and/or floor covering not kept in a clean condition	Underground Parking Area	Closed
6	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
7	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
8	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Underground Parking Area	Open
9	Lighting in a garage is provided at less than 50 lux.	Underground Parking Area	Open
10	The ceilings in the parking or storage garage are not impervious to water.	Underground Parking Area	Closed
11	The parking or storage garage ceiling painted surface is not maintained in a state of good repair.	Underground Parking Area	Closed
12	The parking or storage garage columns from floor level to a height of sixty (60) centimeters are not painted black.	Underground Parking Area	Open
13	The parking or storage garage is used to keep junk or rubbish. Namely: near parking space #37 and other locations.	Underground Parking Area	Closed
14	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	Open
15	The parking or storage garage pedestrian exit door does not have a reliable self-closing mechanism. Namely: door latching device is defective.	Underground Parking Area	Closed
16	The electrical connections are not maintained in a safe and complete condition. Namely: junction box cover is missing.	Underground Parking Area	Closed
17	Wall(s) have marks, stains, graffiti, painted slogans and/or other defacements. Namely: near parking space #28, 37 and other locations.	Underground Parking Area	Closed
18	Immediate action has not been taken to eliminate an unsafe condition. Namely: sump pump cover is not properly anchored.	Underground Parking Area	Closed
19	The floors in the parking or storage garage are not maintained free of holes, breaks or cracks	Underground Parking Area	Open

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
6	Property Standards	10 178127 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Expiry Date Exten	25-May-10	22-MAY-12	25-May-12

No. of defects contained within the Order : **26**

No. of defects that remain outstanding : **6**

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	Boiler Room	Closed
2	The property is not maintained and/or kept clean in accordance with the standards. Used as storage room.	Boiler Room	Closed
3	The electrical switches are not maintained in good working order.	Boiler Room	Closed
4	Lighting in a service room is provided at less than 200 lux.	Boiler Room	Open
5	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Boiler Room	Open
6	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	Laundry Room	Open
7	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	Laundry Room	Closed
8	The ventilation system or unit is not regularly cleaned.	Laundry Room	Closed
9	The property is not maintained and/or kept clean in accordance with the standards.	Laundry Room	Closed
10	The property is not maintained and/or kept clean in accordance with the standards. Namely : used as storage, sleeping bag, lightes...	Laundry Room	Closed
11	Lighting in a laundry room is provided at less than 200 lux.	Laundry Room	Open
12	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Laundry Room	Closed
13	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Laundry Room	Open
14	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Locker Room	Closed
15	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Locker Room	Closed
16	The ventilation system or unit is not kept in good repair and maintained in good working condition at all times.	Locker Room	Closed
17	Previously finished wall(s) in the public area of the property is not maintained in good repair. Namely : Paint is peeling.	Locker Room	Open
18	The floor drain is not maintained in good repair. Namely : No floor drain cover.	Locker Room	Closed
19	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Locker Room	Closed
20	The property is not maintained and/or kept clean in accordance with the standards. Namely : Material stored to ceiling, preventing fire sprinkler suppression.	Locker Room	Closed
21	The property is not maintained and/or kept clean in accordance with the standards.	Locker Room	Closed
22	The ventilation system or unit is not regularly cleaned.	Locker Room	Closed
23	The property is not maintained and/or kept clean in accordance with the standards. Namely : material stored to ceiling, preventing fire sprinkler suppression.	Locker Room	Closed
24	The property is not maintained and/or kept clean in accordance with the standards. Namely : itema on floor, pails, lumber material...	Storage Room	Closed
25	The ventilation system or unit is not regularly cleaned.	Storage Room	Closed
26	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Storage Room	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 175520 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Expiry Date Exten	21-May-10	15-MAY-12	25-May-12

No. of defects contained within the Order : **27**

No. of defects that remain outstanding : **16**

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The exterior walls and their components are not being maintained in good repair.	East Side of Building	Open
2	Exterior yard surface and/or similar areas not maintained in good repair. Namely: outside Apt 111, patio stones are not level.	East Side of Property	Open
3	Exterior walkway not maintained in good repair.	East Side of Property	Open
4	The protective/decorative finish on the exterior surfaces is not being maintained in good repair. Namely: balcony guards, balcony slab, balcony ceiling, garage ventilation grille, etc.	Exterior Of Building	Open
5	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection. Namely: building main entrance, garage main entrance and other locations.	Exterior Of Building	Closed
6	The retaining wall is not being maintained in good repair. Namely: water seepage damage, paint peeling, etc.	Garage Main Entrance	Open
7	The guard is designed that a member, attachment or opening located between 140 millimetres and 900 millimetres above the level being protected facilitates climbing.	Garage Main Entrance	Open
8	The handrails and/or other appurtenant attachments and/or their supporting structural members are not maintained in good repair.	Garage Main Entrance	Closed
9	The guards and/or other appurtenant attachments and/or their supporting structural members are not maintained in good repair. Namely: guard is not secured, protective finish is not maintained, etc.	Garage Main Entrance	Open
10	Individual elements within the guard, including solid panels and pickets, are not designed for a load of 0.5 kilonewtons applied over an area of 100 millimetres by 100 millimetres located at any point in the element or elements so as to produce the most critical effect	Garage Main Entrance	Open
11	The electrical connections are not maintained in a safe and complete condition. Namely: outdoor light is not properly connected.	North Side of Building	Closed
12	The fence, screen and/or other enclosure around or on the property is not being maintained in good repair.	North Side of Property	Closed
13	The tree, plant, limb or branch, which is located on the property is diseased, decayed or damaged and has not been removed or otherwise pruned to remove the diseased, decayed or damaged portion.	North Side of Property	Open
14	The tree, plant, limb or branch, which is located on the property is diseased, decayed or damaged and has not been removed or otherwise pruned to remove the diseased, decayed or damaged portion.	North-West corner of Property	Open
15	The fence, screen and/or other enclosure around or on the property is not being maintained in good repair.	North-West corner of Property	Open
16	Driveway(s) and/or similar areas not maintained in good repair.	South Side of Property	Open
17	Exterior walkway not maintained in good repair. Namely: walk is broken, curb is not in a plumb condition, etc.	South Side of Property	Open
18	The guards and/or other appurtenant attachments and/or their supporting structural members are not maintained in good repair. Namely: guard is broken and not secured.	South Side of Property	Open
19	Equipment/attachment appurtenant to the building is not being maintained in good repair. Namely: boiler room ventilation grille.	West Side of Building	Closed
20	Walk(s), and/or similar areas does not afford safe passage. Namely: walk paving stones are not level.	West Side of Property	Open
21	Exterior landing/steps not maintained in good repair. Namely: landing/steps not secured.	West Side of Property	Closed
22	The retaining wall is not being maintained in good repair. Namely: water seepage damage, paint peeling, etc.	West Side of Property	Closed
23	Exterior garbage bin(s) has no cover.	West Side of Property	Closed

24	Exterior garbage containment area not screened. Namely: section of screen is missing/broken.	West Side of Property	Closed
25	The property has not been repaired in accordance with the standards. Namely: playground is not maintained in a safe and good working condition.	West Side of Property	Open
26	The exterior surface of the building shall be maintained free of graffiti and/or painted slogans. Namely: graffiti on ground floor window.	West Side of Property	Closed
27	Extension cords or other extensions are used as a permanent wiring system.	West Side of Property	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
5	Property Standards	10 177290 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Expiry Date Exten	25-May-10	22-MAY-12	25-May-12

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

No. of defects that remain outstanding : **12**

Deficiency Details			
No.	Violation/Defect	Location	Status
1	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.	Building	Closed
2	The property is not maintained and/or kept clean in accordance with the standards.	Electrical Room	Closed
3	The property is not maintained and/or kept clean in accordance with the standards.	Electrical Room	Closed
4	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Elevator	Closed
5	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Hall	Closed
6	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Hall	Closed
7	Lighting in a service hallway is provided at less than 50 lux.	Hall	Open
8	Lighting in a service hallway is provided at less than 50 lux.	Hall	Closed
9	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely: Ceiling tiles damaged, stained.	Hall	Closed
10	The ventilation system or unit is not regularly cleaned.	Hall	Closed
11	Previously finished wall(s) in the public area of the property is not maintained in good repair.	Hall	Open
12	Previously finished wall(s) in the public area of the property is not maintained in good repair.	Hall	Open
13	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair.	Hall	Closed
14	Emergency contact sign does not indicate current name, address and telephone number of the person responsible for the property and the name and telephone number of the authorized person to contact in case of an emergency on a 24 hour basis.	Lobby	Closed
15	An emergency contact sign is not posted and maintained in a prominent place in the front lobby or entrance to the building.	Lobby	Closed
16	The emergency contact sign is not in lettering of not less than 12.7 millimetres in height.	Lobby	Open
17	The roof or one of it's components is not free from loose, unsecured or unsafe objects and/or materials. Namely: Roof flashing lifting in sections.	Roof Of Building	Closed
18	The electrical fixtures are not maintained in good working order. Namely : light fixture on exterior above door.	Roof Of Building	Closed
19	Roof decks, catwalks and/or related guards are not maintained in good repair.	Roof Of Building	Open
20	Previously finished wall(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance.	Stairway	Open
21	Previously finished wall(s) in the public area of the property is not maintained in good repair.	Stairway	Open
22	The handrails and/or other appurtenant attachments and/or their supporting structural members are not maintained in good repair. Namely: Missing.	Stairway	Open
23	Lighting in a service stairway is provided at less than 50 lux.	Stairway	Open
24	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	Stairway	Open
25	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair. Namely: Cracked glass pane.	Stairway	Closed
26	Interior door is not a good fit in its frame.	Stairway	Open
27	Previously finished wall(s) in the public area of the property is not maintained in good repair. Damaged plaster.	Stairway	Open

28	Exterior window(s) with broken/cracked glass.	Stairway	Closed
29	Dwelling unit window that is capable of being opened has no screen.	Stairway	Closed
30	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Storage Room	Closed
31	Lighting in a storage room is provided at less than 50 lux.	Storage Room	Closed
32	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Storage Room	Closed

Part III - Apartment Unit Activity Summary for Property Standards Orders :3700**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.**