

MLS Building Audit Program - Details

Property Address : 390 DAWES RD

Legal Description: PLAN 3915 LOT 1 TO 5 AND CON 2 F B PT LOT 1,2 NOW RP R2447 P

Roll No. : 1906012273039000000

Building : 390 DAWES RD

Report Date : May 11, 2012

Building Audit Date : January 28, 2009

**** 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	Graffiti	09 108257 GRA 00 IV	GRAFFITI INVESTIGATION	Closed	11-Feb-09	22-APR-09	N/A**
5	Property Standards	09 114434 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Prosecution Initiated	21-Apr-09	15-DEC-09	93.75%
10	Property Standards	12 103815 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Order Issued	13-Jan-12	13-FEB-12	0.00%
11	Property Standards	09 133622 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Order Issued	23-Jan-12	23-MAR-12	88.46%
12	Waste	09 107838 WST 00 IV	LITTER DUMPING AND REFUSE INVESTIGATION	Closed	9-Feb-09	16-FEB-09	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
10	Property Standards	12 103815 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Order Issued	13-Jan-12	13-FEB-12	14-Feb-12

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Lighting in loading dock is provided at less than 10 lux at ground or tread level. (Namely: Lights located in loading and receiving area not illuminated and no longer functional)	Exterior Of Building	Open
2	Lighting on walkway is provided at less than 10 lux at ground or tread level. (Namely: Lighting in said locations are no longer functioning or providing 10 lux at ground level)	South West and East Side of Property	Open
3	Lighting in parking lot is provided at less than 10 lux at ground or tread level. (Namely: Lighting adjacent to south side and east side parking area no longer illuminating or providing 10 lux at ground level)	South and East side	Open
4	The light standards supporting artificial light is not kept in good repair and in good working order. (Namely: Various light fixtures located on building and within parking lot area are no longer operational - repair and or replace as required to meet 10 lux minimum throughout)	Throughout Property	Open

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
11	Property Standards	09 133622 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Order Issued	23-Jan-12	23-MAR-12	

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Exterior window(s) with broken/cracked glass.	East Side of Building	Closed
2	The required guard(s) are not installed/maintained to comply with the Ontario Building Code, namely; The required guard on the garage entranceway is less than 1070 mm (42 inches) in height.	East Side of Property	Closed
3	Exterior yard that is used for the parking or storage of vehicles and surfaced with a material impervious to water is not maintained so as parking space marking are to be clearly visible.	Exterior	Open
4	Driveway and parking area not maintained. (Namely but not limited to: uneven, cracked and broken pavement surface throughout, water pooling throughout)	Exterior	Closed
5	The protective/decorative finish on the exterior surfaces is not being maintained in good repair. (namely but not limited to: guards, handrails, exterior doors, garage ventilation grilles paint)	Exterior	Closed
6	Exterior window(s) with broken/cracked glass.	North Side of Building	Closed
7	The protective/decorative finish on the exterior surfaces is not being maintained in good repair. (namely but not limited to: balcony ceiling paint)	North Side of Building	Closed
8	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.	North Side of Building	Closed
9	Equipment/attachment appurtenant to the building/property is not properly anchored. (namely, the garage ventilation grille)	North Side of Property	Closed
10	The protective/decorative finish on the exterior surfaces is not being maintained in good repair. (namely but not limited to: balcony ceiling paint)	South Side of Building	Closed

11	Exterior window(s) with broken/cracked glass.	South Side of Building	Closed
12	Immediate action has not been taken to eliminate an unsafe condition. (namely but not limited to: balcony storage represents a climbing hazard)	South Side of Building	Closed
13	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.	South Side of Building	Open
14	The exterior walls and their components are not being maintained in good repair. (namely but not limited to: main entrance wall tiles missing)	South Side of Building	Closed
15	Exterior lighting fixtures or lamps have not been installed.	South Side of Property	Closed
16	Equipment/attachment appurtenant to the building is not properly anchored. (namely, the garage ventilation grille)	South Side of Property	Open
17	The required guard(s) are not installed/maintained to comply with the Ontario Building Code, namely; The required guard on the garage entranceway is less than 1070 mm (42 inches) in height.	South Side of Property	Closed
18	Exterior walkway not maintained in good repair.	South Side of Property	Closed
19	The retaining wall is not being maintained in good repair.	South Side of Property	Closed
20	Driveway/ramp is not maintained in good repair.	South Side of Property	Closed
21	Exterior lighting fixtures or lamps are not maintained in good repair.	South Side of Property	Closed
22	Exterior garbage bin loaded beyond the top of the container.	South Side of Property	Closed
23	Exterior garbage containment area not screened.	South Side of Property	Closed
24	Exterior garbage bin(s) covers left open.	South Side of Property	Closed
25	The stairs, guards and handrails are not maintained in good repair.	West Side of Building	Closed
26	The required guard on top of the retaining wall is not maintained in good repair.	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	09 114434 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Prosecution Initiat	21-Apr-09	15-DEC-09	30-Dec-11

No. of defects contained within the Order : **64**

No. of defects that remain outstanding : **4**

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	Interior door glass pane(s) not maintained in good repair.	1st Floor	Closed
3	Previously finished wall(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance.	1st Floor	Closed
4	The floor and every appurtenance, surface cover and finish is not maintained.	1st Floor	Closed
5	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	1st Floor	Closed
6	The ventilation grille is not kept in good repair.	2nd Floor	Closed
7	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	2nd Floor	Closed
8	The ventilation grille is not kept in good repair.	4th Floor	Closed
9	The ventilation grille is not kept in good repair.	12th Floor	Closed
10	The electrical connections are not maintained in a safe and complete condition.	14th Floor	Closed
11	Materials used for the repair, replacements or painting of the floor(s) and/or its attachments do not have a finish and facing similar to that of the original covering.	14th Floor	Closed
12	The ventilation grille is not kept in good repair.	14th Floor	Closed
13	Floor and/or floor covering not kept free from rubbish and debris.	Basement	Closed
14	The electrical connections are not maintained in a safe and complete condition.	Basement	Closed
15	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. (Namely but not limited to: water seepage)	Basement	Closed
16	Laundry room is not maintained in a clean and sanitary condition.	Basement	Closed
17	Ceiling not maintained clean.	Basement	Closed
18	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. (Namely but not limited to: unfinished walls and missing wall tiles)	Basement	Closed
19	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	Basement	Closed
20	Wall(s) not maintained clean.	Basement	Closed
21	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Basement	Closed
22	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Basement	Closed
23	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Basement	Closed
24	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Basement	Closed
25	Garbage storage area is not maintained in a clean and odour free condition.	Basement	Closed
26	Garbage storage facility is inadequate.	Basement	Closed
27	Elevator part(s) and appendages are not maintained in good repair and operational. Namely : elevator buttons, floor indicators, etc.)	Elevator	Open
28	Elevator(s) is not maintained in a clean condition (not free of markings).	Elevator	Open

29	Previously finished ceiling in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance.	Locker Room	Closed
30	The electrical connections are not maintained in a safe and complete condition.	Locker Room	Closed
31	Floor and/or floor covering not kept free from rubbish and debris.	Locker Room	Closed
32	Floor and/or floor covering not kept in a clean and sanitary condition	Locker Room	Closed
33	Floor and/or floor covering not kept free from rubbish and debris.	Locker Room	Closed
34	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Locker Room	Closed
35	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	Locker Room	Closed
36	Previously finished wall(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance.	Locker Room	Closed
37	The required guard(s) are not installed/maintained to comply with the Ontario Building Code, namely; the required guard on the landing, is less than 1070 mm (42 inches) in height.	Stairway	Closed
38	The required guards (landing) are not installed/maintained to comply with the Ontario Building Code, namely; the openings through the guard do not prevent the passage of a spherical object having a diameter of more than 100mm (4 inches).	Stairway	Closed
39	The required guard(s) are not installed/maintained to comply with the Ontario Building Code, namely; The open side of the interior/exterior stairs is protected by a guard that is less than 920 mm (36 inches) in height.	Stairway	Closed
40	The required handrail(s) are not installed/maintained to comply with the Ontario Building Code, namely; the required handrail is not provided at a height between 865mm (34 inches) and 965mm (38 inches) on the stairs.	Stairway	Closed
41	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	Stairway	Closed
42	Exterior door has defective hardware.	Stairway	Closed
43	Exterior door has defective hardware.	Stairway	Closed
44	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Stairway	Closed
45	The stairs/treads/risers not maintained in good repair.	Stairway	Closed
46	Walls not maintained free of holes, cracks, damaged and deteriorated materials. (Namely but not limited to: Cracked and damaged plaster finish)	Stairway	Closed
47	Previously finished wall(s) in the public area of the property is not maintained in good repair. (Namely but not limited to: Missing baseboards and unfinished paint)	Stairway	Closed
48	Previously finished walls in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance. (Namely but not limited to: Painted finish incomplete or not in good repair)	Stairway	Closed
49	Exterior window(s) with broken/cracked glass.	Stairway	Closed
50	Exterior window(s) with broken/cracked glass.	Stairway	Closed
51	Ceiling not maintained clean. (Namely but not limited to: General cleanliness of ceiling)	Stairway	Closed
52	Floor not kept in a clean and sanitary condition. (Namely but not limited to: General cleanliness)	Stairway	Open
53	Interior doors are not maintained in good repair. (Namely but not limited to: surface refinish)	Throughout Building	Closed
54	Floors not maintained free from trip or other hazardous condition. (Namely but not limited to: Door mats located by various suite entrances)	Throughout Building	Closed
55	Floor covering not kept free from holes, stains, rubbish and debris. (Namely but not limited to: Stains, and excessive wear)	Throughout Building	Closed
56	The ventilation system or unit is not regularly cleaned. (Namely but not limited to: Ventilation grill covers not free from dirt and dust)	Throughout Building	Closed
57	Previously finished wall(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance. (Namely but not limited to: Resurfacing, retiling, and or repainting of walls required)	Throughout Building	Closed
58	Previously finished ceiling surfaces in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance.	Throughout Building	Closed
59	Previously finished surfaces have marks, stains, graffiti, smoke damage, painted slogans and/or other defacements. (Namely but not limited: Suite door surfaces not free from defacement, marks and wear)	Throughout Building	Closed
60	Floor and/or floor covering not kept in a clean and sanitary condition. (Namely but not limited to: General Cleanliness of floor)	Throughout Building	Open

61	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Throughout Building	Closed
62	Wall(s) not maintained clean. (namely but not limited to: General cleanliness of walls)	Throughout Building	Closed
63	Walls not maintained clean.	Throughout Building	Closed
64	Previously finished walls in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance.	Throughout Building	Closed

**Part III - Apartment Unit Activity Summary for Property Standards Orders :390
DAWES RD**

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.**