

MLS Building Audit Program - Details

Property Address : 423 YONGE ST

Legal Description: CON 1 FB PARK PT LOT 8

Roll No. : 1904066770001000000

Building : 423 YONGE ST -- S2712

Report Date : May 11, 2012

Building Audit Date : February 03, 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 120038 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Order Issued	16-Feb-11	22-AUG-11	64.00%
2	Property Standards	11 120039 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Order Issued	16-Feb-11	03-AUG-11	24.32%
3	Property Standards	11 120160 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Order Issued	16-Feb-11	22-AUG-11	64.29%
4	Property Standards	11 120162 PRS 00 IV	REPORT ORDERS Window Safety Devices	Order Issued	16-Feb-11	17-MAY-11	N/A**
5	Property Standards	11 120169 PRS 00 IV	REPORT ORDERS Window Air Condition Units	Order Issued	16-Feb-11	17-MAY-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
1	Property Standards	11 120038 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Order Issued	16-Feb-11	22-AUG-11	20-Jun-12

No. of defects contained within the Order : **25**

No. of defects that remain outstanding : **9**

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The ventilation system or unit is not regularly cleaned.	Compactor Room	Closed
2	The electrical connections are not maintained in a safe and complete condition, namely loose and unsecured wires.	Compactor Room	Closed
3	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	Compactor Room	Open
4	The electrical receptacle are not maintained in a safe and complete condition, namely loose and unsecured receptacles.	Compactor Room	Closed
5	The yards and /or other part of property is not being kept clean and free from accumulation of junk, rubbish, brush, refuse, litter, garbage and/or other debris.	Exterior	Closed
6	Exterior door has defective hardware, namely missing door knob.	Exterior	Closed
7	The garbage containers are not equipped with a tight-fitting cover, namely open garbage containers.	Exterior	Substantially Com
8	The exterior walls and their components are not being maintained in good repair, to include deteriorated and/or damaged flashing, at wall and roof level.	Exterior Of Building	Open
9	The exterior walls and their components are not being maintained in good repair, namely damaged concrete wall.	Exterior Of Building	Open
10	The exterior walls and their components are not being maintained in good repair, namely damaged soffit/overhang.	Exterior Of Building	Open
11	Exterior window(s) with broken/cracked glass.	Exterior Of Building	Closed
12	The ventilation system or unit is not kept in good repair and maintained in good working condition at all times, namely damaged vent cover.	Exterior Of Building	Open
13	The ventilation system or unit is not kept in good repair and maintained in good working condition at all times, namely unsecured, damaged and/or missing vent covers.	Exterior Of Building	Substantially Com
14	The ventilation system or unit is not regularly cleaned.	Exterior Of Building	Open
15	The exterior walls and their components are not being maintained in good repair, to include deteriorated, damaged and/or spalled brick.	Exterior Of Building	Open
16	The exterior surface of the building shall be maintained free of graffiti and/or painted slogans.	Exterior Of Building	Closed
17	The electrical fixtures are not maintained in good working order.	Exterior Of Building	Closed
18	The electrical connections are not maintained in a safe and complete condition, namely loose wires.	Exterior Of Building	Closed
19	The electrical connections are not maintained in a safe and complete condition, namely the use of extension cords for wiring.	Exterior Of Building	Closed
20	The electrical connections are not maintained in a safe and complete condition, namely damaged and/or missing conduits/electrical flashing.	Exterior Of Building	Closed
21	The electrical fixtures are not maintained in a safe and complete condition, namely open cover at cable box.	Exterior Of Building	Closed
22	The electrical fixtures are not maintained in a safe and complete condition, namely missing cover at electrical box.	Exterior Of Building	Closed
23	Dwelling unit window that is capable of being opened has no screen, namely damaged and/or missing screens.	Throughout Building	Substantially Com
24	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, due to installation of window air conditioning unit	Throughout Building	Open

25	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.	Throughout Building	Open
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No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
3	Property Standards	11 120160 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Order Issued	16-Feb-11	22-AUG-11	29-Jun-12

No. of defects contained within the Order : **28**

No. of defects that remain outstanding : **10**

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Door hardware/devices are not maintained in good repair. Namely; door handle broken	17th Floor	Closed
2	Entrance/exit door is not equipped with a self-closing and self-locking mechanisms.	17th Floor	Closed
3	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	Boiler Room	Substantially Com
4	Floor and/or floor covering not kept free from holes, stains, rubbish and debris.	Boiler Room	Closed
5	The plumbing system is not kept in good working order. Namely; missing drain covers	Boiler Room	Closed
6	Door hardware/devices are not maintained in good repair. Namely; self closer	Boiler Room	Closed
7	Height of the guard for exit ramps and landings is less than 1,070 millimetres measured vertically to the top of the guard from the ramp surface where the difference in elevation between the adjacent ground or floor level and the ramp is more than 600 millimetres.	Boiler Room	Open
8	The electrical connections are not maintained in a safe and complete condition. Namely; Missing cover plates.	Boiler Room	Closed
9	The electrical connections are not maintained in a safe and complete condition. Namely; loose wires.	Boiler Room	Closed
10	Floor and/or floor covering not kept free from holes, stains, rubbish and debris.	Boiler Room	Closed
11	Required guard does not prevent the passage of a sphere having a diameter more than 100 millimetres.	Boiler Room	Open
12	The electrical connections are not maintained in a safe and complete condition. Namely; loose wire near elevators	Lobby	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.	Throughout Building	Open
14	Height of the guard for the exit stairs are less than 1,070 millimetres around landings.	Throughout Building	Open
15	Required guard or Handrail does not prevent the passage of a sphere having a diameter more than 100 millimetres.	Throughout Building	Open
16	The guard is designed that a member, attachment or opening located between 140 millimetres and 900 millimetres above the level being protected facilitates climbing.	Throughout Building	Open
17	Handrails on both sides of stair or ramp 1,100mm in width or more not provided Where required	Throughout Building	Open
18	Interior lighting fixtures or lamps are not maintained. Namely; missing lens covers	Throughout Building	Open
19	Lighting in a storage room is provided at less than 50 lux.	Throughout Building	Open
20	Lighting in a service room is provided at less than 200 lux.	Throughout Building	Closed
21	Ceiling not maintained clean. where required.	Throughout Building	Closed
22	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely; replace missing broken and or stained ceiling tiles.	Throughout Building	Open
23	The electrical connections are not maintained in a safe and complete condition. Namely; loose wires	Throughout Building	Closed
24	Floor and/or floor covering not kept in a clean and sanitary condition where required.	Throughout Building	Closed
25	Immediate action has not been taken to eliminate an unsafe condition. Namely; secure roof hatch	Throughout Building	Closed
26	Previously finished wall(s) in the public area of the property is not maintained in good repair. Namely; missing base boards where required.	Throughout Building	Closed
27	Previously finished wall(s) in the public area of the property is not maintained in good repair. Namely; broken tile in refuse rooms where required.	Throughout Building	Closed

28 | Previously finished wall(s) in the public area of the property is not maintained in good repair.
Namely; broken tile baseboards at elevators and laundry room

| Throughout Building

| Closed |

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
2	Property Standards	11 120039 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Order Issued	16-Feb-11	03-AUG-11	12-Jun-12

No. of defects contained within the Order : **37**

No. of defects that remain outstanding : **28**

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The electrical connections are not maintained in a safe and complete condition, namely loose unsecured wires and hoses.	1st Parking Level	Closed
2	The electrical fixtures are not maintained in a safe and complete condition, namely missing cover at electrical box.	1st Parking Level	Closed
3	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, namely garage vehicle access door not closing completely.	1st Parking Level	Closed
4	The ceilings in the parking or storage garage are not maintained free of holes, breaks or cracks.	1st Parking Level	Open
5	The ceilings in the parking or storage garage are not maintained free of holes, breaks or cracks.	1st Parking Level	Open
6	The ceilings and soffits in the parking or storage garage are not maintained free of holes, breaks or cracks.	1st Parking Level	Open
7	The parking or storage garage is used to keep junk or rubbish, to include undue storage.	1st Parking Level	Open
8	The parking or storage garage is used to keep machinery, boats, vehicles, trailers and/or parts of them that are in a wrecked, discarded, dismantled, inoperative or abandoned condition. Namely: storage of bicycles in an unacceptable manner.	1st Parking Level	Closed
9	The ceilings and bulk head in the parking or storage garage are not maintained free of holes, breaks or cracks.	1st Parking Level	Open
10	The property has not been repaired in accordance with the standards, namely door incorrectly painted green.	1st Parking Level	Closed
11	The property has not been repaired in accordance with the standards, namely broken mirror.	1st Parking Level	Closed
12	The parking or storage garage is used to keep junk or rubbish.	2nd Parking Level	Open
13	The parking or storage garage is used to keep junk or rubbish, namely storage of tires.	2nd Parking Level	Closed
14	The parking or storage garage is used to keep junk or rubbish.	2nd Parking Level	Open
15	Interior door is not a good fit in its frame.	2nd Parking Level	Open
16	The ceilings and soffit in the parking or storage garage are not impervious to water.	2nd Parking Level	Open
17	The ceilings and soffits in the parking or storage garage are not impervious to water.	2nd Parking Level	Open
18	The ceilings and soffits in the parking or storage garage are not impervious to water.	2nd Parking Level	Open
19	The ceilings and soffits in the parking or storage garage are not impervious to water.	2nd Parking Level	Open
20	The property has not been repaired in accordance with the standards, namely door incorrectly painted green.	2nd Parking Level	Open
21	The plumbing system is not kept free from leaks or defects, namely unconnected drain pipe.	2nd Parking Level	Open
22	The ceilings in the parking or storage garage are not maintained free of holes, breaks or cracks.	2nd Parking Level	Open
23	The parking or storage garage walls painted surface is not maintained in a state of good repair.	2nd Parking Level	Open
24	The ceilings, and soffits in the parking or storage garage are not impervious to water.	2nd Parking Level	Open
25	Lighting in a storage room is provided at less than 50 lux.	2nd Parking Level	Open
26	The parking or storage garage walls painted surface is not maintained in a state of good repair, to include both black and white portions.		Open
27	The parking or storage garage walls painted surface is not maintained in a state of good repair.		Open
28	The walls in the parking or storage garage are not impervious to water.		Open

29	The walls in the parking or storage garage are not maintained free of holes, breaks or cracks, to include deteriorated finish.		Open
30	The walls in the parking or storage garage are not maintained free of holes, breaks or cracks.		Open
31	The floor drain is not maintained in good repair, namely missing and/or damaged drain covers.		Closed
32	The plumbing system is not kept free from leaks or defects, namely blocked drains.		Open
33	The parking or storage garage ceiling painted surface is not maintained in a state of good repair.		Open
34	The ceilings in the parking or storage garage are not maintained free of holes, breaks or cracks, to include deteriorated finish.		Open
35	Lighting in a garage is provided at less than 50 lux.		Closed
36	Required guard does not prevent the passage of a spherical object having a diameter more than 100 millimetres.		Open
37	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.		Open

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.**