

**MLS Building Audit Program - Details**

**Property Address :** 434 GERRARD ST E

Legal Description: PLAN D177 PT LOTS 1 TO 3

Roll No. : 1904074030052000000

Building : 434 GERRARD ST E -- S2803

**Report Date :** May 11, 2012

**Building Audit Date :** January 26, 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 116569 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	7-Feb-11	07-JUN-11	100.00%
2	Property Standards	11 114347 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Order Issued	10-Feb-11	09-AUG-11	80.00%
3	Property Standards	11 117559 PRS 00 IV	REPORT ORDERS WINDOW A/C UNITS	Order Issued	10-Feb-11	02-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 116569 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	7-Feb-11	07-JUN-11	8-Nov-11

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Repair(s) does not reasonably match existing wall(s), namely masonry wall.	1st Floor	Closed
2	Interior doors not maintained in good repair.	Basement	Closed
3	Floor and/or floor covering not kept free from holes, stains, rubbish and debris.	Boiler Room	Closed
4	The risers and/or other appurtenant attachments and/or their supporting structural members are not being maintained free from defects/hazards, namely openings of a size that does not prevent the passage of a sphere having a diameter more than 100 millimetres.	Lobby	Closed
5	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
6	The electrical fixtures are not maintained in good working order, namely missing lenses and burnt out bulbs.	Throughout Building	Closed
7	Walls and ceilings not maintained free of holes, cracks, damaged and deteriorated materials.	Throughout Building	Closed
8	The ventilation system or unit is not regularly cleaned.	Throughout Building	Closed
9	Previously finished wall(s) and ceiling(s) in the public area of the property is not maintained in good repair.	Throughout Building	Closed
10	The ventilation system or unit is not kept in good repair and maintained in good working condition at all times, namely missing grills	Throughout Building	Closed
11	Lighting in a service room is provided at less than 200 lux.	Throughout Building	Closed
12	The electrical connections are not maintained in good working order, namely loose wires.	Throughout Building	Substantially Com
13	Floor and/or floor covering not kept free from holes, stains, rubbish and debris, namely clean carpet and repair where required.	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 114347 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Order Issued	10-Feb-11	09-AUG-11	8-May-12

No. of defects contained within the Order : **15**

No. of defects that remain outstanding : **3**

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The fence, screen and/or other enclosure around or on the property is not being maintained in good repair, to include missing and/or damaged panels.	Exterior	Closed
2	Exterior steps, not maintained, namely damaged masonry units under bottom step at riser.	Exterior Of Building	Closed
3	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, namely due to the installation of window air conditioner units.	Throughout Building	Open
4	Dwelling unit window that is capable of being opened has no screen.	Throughout Building	Substantially Com
5	The protective/decorative finish on the exterior surfaces is not being maintained in good repair, to include deteriorated finish at walls and cladding, door /window frames and soffits.	Throughout Building	Open
6	Aerial, satellite dish, or other similar structure and/or its supporting member is not maintained in a confirmed safe condition.		Closed
7	Required guard does not prevent the passage of a sphere having a diameter more than 100 millimetres, namely at bottom of guard.		Closed
8	Height of the guard for the landing is less than 1,070 millimetres measured vertically to the top of the guard from the landing surface where the difference in elevation between the adjacent ground or grade level and the landing is more than 600 millimetres.		Closed
9	Height of the guard for the exit stairs are less than 1,070 millimetres around landings, and adjacent to stairs.		Closed
10	Exterior window or skylight not maintained in good repair, namely rotted window frame above door.		Closed
11	The exterior walls and their components are not being maintained in good repair, to include deteriorated finish, namely at cladding, to include wood trim and frame.		Open
12	The exterior walls and their components are not being maintained in good repair, namely hole under soffit/trim, and deteriorated masonry unit.		Closed
13	The exterior walls and their components are not being maintained in good repair, namely unsecured and damaged cladding.		Closed
14	The exterior walls and their components are not being maintained in good repair, namely deteriorated parging.		Closed
15	The lighting fixture is not maintained, namely missing light bulb.		Substantially Com

### 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.**