

MLS Building Audit Program - Details

Property Address : 60 MOUNTVIEW AVE

Legal Description: PLAN 980A PT LOT 15-1

Roll No. : 1904013220029000000

Building : 45 OAKMOUNT RD

Report Date : May 11, 2012

Building Audit Date : March 19, 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 121453 GRA 00 IV	GRAFITTI INVESTIGATION	Closed	31-Mar-09	30-MAY-09	N/A**
2	Property Standards	09 118490 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	24-Mar-09	31-DEC-09	100.00%
3	Property Standards	09 119772 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	26-Mar-09	15-JUN-09	100.00%
5	Property Standards	09 121364 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Order Issued	31-Mar-09	27-MAY-11	25.00%

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
3	Property Standards	09 119772 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	26-Mar-09	15-JUN-09	28-Apr-09

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The protective/decorative finish on the exterior surfaces is not being maintained in good repair. specifically missing and damaged painted surface on concrete curbs and planter boxes	West Front South	Closed
2	Walk(s), ramp(s) and/or similar areas does not afford safe passage. Namely; uneven paving stones in walkway by front concrete planter	West Front South	Closed
3	The exterior surface has not been restored and/or resurfacedn where necessary. Specifically unfinished wall repairs at front entrance to the building.	West Side of 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	09 118490 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	24-Mar-09	31-DEC-09	24-Apr-09

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Plaster on wall damaged.	11th Floor	Closed
2	Ceiling light fixture loose, hanging from ceiling.	Basement	Closed
3	Plaster on ceiling and wall damaged. Efflorescence present.	Basement	Closed
4	Area of wall tiles missing.	Basement	Closed
5	Wall tiles chipped, cracked, broken or missing in areas.	Garbage Room	Closed
6	Adequate ventilation has not been provided. Ventilation system not running at all times.	Hall	Closed
7	Repairs do not reasonably match existing walls. Plaster patches not painted.	Hall	Closed
8	Carpeting worn and torn in areas.	Hall	Closed
9	Hallway doors accessing stairwells do not latch shut.	Hall	Closed
10	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	Hall	Closed
11	The average level of 50 lux (4.6 foot candles) is not being provided to the corridor(s).	Hall	Closed
12	Wall plaster damaged or missing in areas.	Stairway	Closed
13	The average level of 50 lux (4.6 foot candles) is not being provided to the corridor(s).	Stairway	Closed
14	The required guard(s) 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

15 The required guard(s) are not installed/maintained to comply with the Ontario Building Code, namely; The required guard is designed so that a member, attachment or opening between 100 mm (4 inches) and 900mm (35 inches) above the floor of the structure, which it is protecting, facilitates climbing.

Stairway

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 121364 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Order Issued	31-Mar-09	27-MAY-11	31-May-11

No. of defects contained within the Order : **16**

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

Deficiency Details

No.	Violation/Defect	Location	Status
1	The parking or storage garage walls painted surface is not maintained in a state of good repair. Specifically the sprinkler room has exposed styrofoam and the exterior plywood is not painted.	Mechanical Room	Open
2	The parking or storage garage walls painted surface is not maintained in a state of good repair. Specifically the black and white paint require renewing.	Underground Parking Area	Open
3	The parking or storage garage ceiling painted surface is not maintained in a state of good repair. Paint requires renewing.	Underground Parking Area	Open
4	The columns in the parking or storage garage are not maintained free of holes, breaks or cracks. Specifically column concrete damaged by 616	Underground Parking Area	Open
5	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: unlicensed vehicles by column 633, 624, 632 and 104.	Underground Parking Area	Closed
6	The floors in the parking or storage garage are not maintained free of holes, breaks or cracks. Specifically drain covers missing.	Underground Parking Area	Open
7	The minimum level of 50 lux (4.6 foot candles) is not being provided to all driving aisles.	Underground Parking Area	Open
8	The minimum level of 50 lux (4.6 foot candles) is not being provided to all designated parking spaces.	Underground Parking Area	Open
9	The plumbing system is not kept in good working order. Specifically the grate at the bottom of the vehicular door requires painting.	Underground Parking Area	Closed
10	The plumbing system is not kept free from leaks or defects. Specifically leaking drain from roof drain.	Underground Parking Area	Closed
11	All repairs shall ensure that the component repaired can perform its intended function. Specifically leaking expansion joint by column 354	Underground Parking Area	Open
12	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	Closed
13	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. Specifically require more Alert Signs	Underground Parking Area	Open
14	The walls in the parking or storage garage are not maintained free of holes, breaks or cracks. Damaged mortar joint by column 358.	Underground Parking Area	Open
15	The ceilings in the parking or storage garage are not maintained free of holes, breaks or cracks. Exposed reinforcing steel in ceiling by column 524	Underground Parking Area	Open
16	The ceilings in the parking or storage garage are not impervious to water. Specifically leaking expansion joint by column 354.	Underground Parking Area	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.**