

MLS Building Audit Program - Details

Property Address : 500 DUPLEX AVE

Legal Description: PLAN 563 PT LOT 8 9 10 PLAN 734 RANGE 1 LOTS 8 & 9 PT LOTS 7 /

Roll No. : 1904114550030000000

Building : **500 DUPLEX AVE**

Report Date : **May 11, 2012**

Building Audit Date : **May 14, 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	Property Standards	10 175997 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Order Issued	21-May-10	20-SEP-10	30.77%
2	Property Standards	10 176012 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Order Issued	21-May-10	22-NOV-10	97.78%
3	Property Standards	10 176302 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Order Issued	21-May-10	30-JAN-12	63.16%
4	Property Standards	10 176425 PRS 00 IV	REPORT ORDERS - roof	Order Issued	25-May-10	26-JUL-10	0.00%
5	Property Standards	10 176508 PRS 00 IV	REPORT ORDERS - shear walls and balcony guards	Closed	25-May-10	26-JUL-10	100.00%
6	Property Standards	10 176549 PRS 00 IV	REPORT ORDERS- window locking devices	Order Issued	25-May-10	26-JUL-10	0.00%

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
4	Property Standards	10 176425 PRS 00 IV	REPORT ORDERS - roof	Order Issued	25-May-10	26-JUL-10	30-Mar-12

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Submit to this Department a Professional Engineer's Report on the condition of the roof and its components.	Building	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 176549 PRS 00 IV	REPORT ORDERS- window locking devices	Order Issued	25-May-10	26-JUL-10	30-Mar-12

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	A window(s) which is capable of being opened, and is located in excess of two (2) metres from the finished grade, is not equipped with safety devices which would prevent any opening greater than one hundred (100) millimeters.	Building	Open

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
5	Property Standards	10 176508 PRS 00 IV	REPORT ORDERS - shear walls and balcony guards	Closed	25-May-10	26-JUL-10	27-Jul-10

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Submit to this department a Professional Engineers report, namely indicating the condition survey must include complete structural review and analysis of the balcony panels, and the balustrade guard system, and further, determine if the installation(s) are in compliance with the Toronto Municipal Code.	Exterior Of Building	Closed
2	Submit to this department a professional engineer's report Namely, a condition survey on the condition of the masonry units on the exterior walls of the building. The report shall address the structural integrity of all exterior masonry walls and further address any remedial action that must be taken to prevent any further deterioration.	Exterior Of Building	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
1	Property Standards	10 175997 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Order Issued	21-May-10	20-SEP-10	4-May-12

No. of defects contained within the Order : **13**

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

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	Open
2	The guards and/or other appurtenant attachments and/or their supporting structural members are not maintained in good repair.	Exterior	Closed
3	The tree, plant, limb or branch, which is located on the property is dead and has not been removed or otherwise pruned to remove the dead portion.	Exterior	Closed
4	The yards and /or other part of property is not being kept clean, namely minor amounts of litter.	Exterior	Open
5	Guard has openings of a size that does not prevent the passage of a sphere having a diameter more than 100 millimetres	Exterior	Open
6	The supplied facility in or on the property is not constructed, installed and/or maintained so that it will function safely and effectively, namely exposed rebar at tennis courts.	Exterior	Closed
7	The balcony panels are not maintained in good repair.	Exterior Of Building	Open
8	Immediate action has not been taken to eliminate an unsafe condition, namely satellite dishes.	Exterior Of Building	Open
9	Immediate action has not been taken to eliminate an unsafe condition, namely pigeon screens and wood(on the w/s 16th floor and e/s 15th floor) .	Exterior Of Building	Open
10	The protective/decorative finish on the exterior surfaces is not being maintained in good repair, namely aluminum around windows.	Exterior Of Building	Open
11	The electrical connections are not maintained in good working order, namely loose wire.	Exterior Of Building	Open
12	Previously finished wall(s) have marks, stains, graffiti, smoke damage, painted slogans and/or other defacements.	Exterior Of Building	Open
13	A retaining wall exceeding 1,000 millimetres in exposed height is not protected by a guard on the open side where access is provided.	Garage	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
3	Property Standards	10 176302 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Order Issued	21-May-10	30-JAN-12	31-May-12

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

No. of defects that remain outstanding : **7**

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The electrical receptacle are not maintained in good working order, namely open electrical box covers.	Garage	Closed
2	Exterior door is not maintained in good repair.	Garage	Closed
3	Handrails on both sides of stair or ramp 1,100mm in width or more not provided	Garage	Open
4	Wall(s) constructed for the purpose of separation is not of a gas tight construction.	Garage	Open
5	The ventilation system or unit is not regularly cleaned.	Garage	Closed
6	The ventilation system or unit is not kept in good repair and maintained in good working condition at all times, namely damage fins.	Garage	Closed
7	Lighting in a service room is provided at less than 200 lux.	Garage	Open
8	Lighting in a garage is provided at less than 50 lux.	Garage	Open
9	The ceilings in the parking or storage garage are not maintained free of holes, breaks or cracks.	Garage	Open
10	The parking or storage garage is used to keep junk or rubbish, to include tires.	Garage	Closed
11	Door providing access to a parking or storage garage has not been equipped with a self-closing device designed to return the door to the closed and latched position after each use.	Garage	Substantially Com
12	Immediate action has not been taken to eliminate an unsafe condition, namely flammable racking and/or shelving unit.	Garage	Closed
13	The floor drain is not maintained in good repair, namely broken or missing covers.	Garage	Open
14	The walls in the parking or storage garage are not maintained free of holes, breaks or cracks.	Garage	Open
15	The parking or storage garage walls are not painted white from sixty (60) centimeters above floor level.	Garage	Closed
16	The parking or storage garage walls from floor level to a height of sixty (60) centimeters are not painted black.	Garage	Closed
17	The floor and every appurtenance, surface cover and finish is not maintained.	Garage	Closed
18	Floor and/or floor covering not kept free from holes, stains, rubbish and debris.	Garage	Closed
19	The plumbing system is not kept in good working order, namely a leak nr D23.	Garage	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 176012 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Order Issued	21-May-10	22-NOV-10	30-May-12

No. of defects contained within the Order : **45**

No. of defects that remain outstanding : **1**

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The electrical connections are not maintained in a safe and complete condition, namely loose wires.	1st Floor	Closed
2	The ventilation system or unit is not kept in good repair and maintained in good working condition at all times, namely missing vent cover.	1st Floor	Closed
3	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition, namely flower stand.	3rd Floor	Closed
4	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair, namely missing glass pane at fire hose cabinet door.	5th Floor	Closed
5	Previously finished surface(s) in the public area of the property is not maintained in good repair.	10th Floor	Closed
6	Garbage chute system originally installed in the multiple-dwelling is not maintained operative, namely chute frame not secured.	16th Floor	Closed
7	Previously finished surface(s) have marks, stains, graffiti, smoke damage, painted slogans and/or other defacements.	23rd Floor	Closed
8	The electrical connections are not maintained in a safe and complete condition, namely loose wires.	Boiler Room	Closed
9	The ventilation system or unit is not regularly cleaned.	Boiler Room	Closed
10	The plumbing system is not kept in good working order, namely missing clean out covers.	Laundry Room	Closed
11	The electrical receptacle and switches are not maintained in a safe and complete condition, namely missing and/or damaged covers.	Laundry Room	Closed
12	Roof is not maintained in good repair, and in a weather tight condition, namely ponding water.	Roof Of Building	Closed
13	The protective/decorative finish on the exterior surfaces is not being maintained in good repair.	Roof Of Building	Closed
14	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	Roof Of Building	Closed
15	Required guard does not prevent the passage of a sphere having a diameter more than 100 millimetres, namely gap from handrail guard bottom to stair tread.	Throughout Building	Closed
16	Exit, public corridor or corridor is not equipped to provide illumination to an average level of not less than 50 lux at floor or tread level.	Throughout Building	Substantially Com
17	Lighting in a service room is provided at less than 200 lux.	Throughout Building	Open
18	Interior door(s), hardware not maintained in good repair, namely defective self closing devices.	Throughout Building	Closed
19	Interior door(s), hardware not maintained in good repair, namely defective self closing devices.	Throughout Building	Closed
20	The electrical receptacle are not maintained in good working order, namely damaged, missing and/or unsecured duplex receptacles and covers.	Throughout Building	Closed
21	Previously finished surface(s) in the public area of the property is not maintained in good repair, namely walls.	Throughout Building	Closed
22	Previously finished surface(s) in the public area of the property is not maintained in good repair.	Throughout Building	Closed
23	Previously finished surface(s) in the public area of the property is not maintained in good repair, namely walls, floors and ceilings.	Throughout Building	Closed
24	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition, namely ripples and/or buckling in carpeting.	Throughout Building	Closed
25	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition, namely floor mats and shopping cart.	Throughout Building	Closed
26	Floor and/or floor covering not kept in a clean and sanitary condition, namely corridor carpets.	Throughout Building	Closed
27	Garbage chute system originally installed in the multiple-dwelling is not maintained operative, namely defective self closing devices on chute doors, and missing and/or damaged fire dampers.	Throughout Building	Closed

28	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, to include handrail guard.		Closed
29	The plumbing system is not kept free from leaks or defects.		Closed
30	Height of the guard for exit landings 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 floor level and the landing is more than 600 millimetres.		Closed
31	The guard is designed that a member, attachment or opening located between 140 millimetres and 900 millimetres above the level being protected facilitates climbing, to include adjacent climbable roof access ladder.		Closed
32	The handrails and/or other appurtenant attachments and/or their supporting structural members are not being maintained free from defects/hazards, namely bent handrail.		Closed
33	Required handrails on stairs are less than 865mm or more than 965mm high, namely handrail too low.		Closed
34	Required handrails on stairs or ramps are less than 865mm or more than 965mm high, namely handrail too high.		Closed
35	Ceilings and walls not maintained free of holes, cracks, damaged and deteriorated materials, to include refinishing.		Closed
36	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.		Closed
37	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair, namely missing glass pane.		Closed
38	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair, namely missing hardware.		Closed
39	The electrical fixtures are not maintained in a safe and complete condition, namely missing and/or covers at electrical boxes.		Closed
40	The electrical fixtures are not maintained in a safe and complete condition, namely unsecured cover/cap.		Closed
41	The electrical receptacle are not maintained in a safe and complete condition, namely missing cover at duplex receptacle.		Closed
42	Floor and/or floor covering not kept free from holes, stains, rubbish and debris, to include damaged tiles.		Substantially Com
43	Floor and/or floor covering not kept free from holes.		Closed
44	The property is not maintained and/or kept clean in accordance with the standards, namely undue storage.		Closed
45	Guard has openings of a size that does not prevent the passage of a sphere having a diameter more than 100 millimetres, to include handrail guard.		Closed

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.**