

MLS Building Audit Program - Details

Property Address : 50 GREEN BELT DR

Legal Description: PLAN 4639 BLK D

Roll No. : 1908101270003000000

Building : **50 GREEN BELT DR**

Report Date : **May 11, 2012**

Building Audit Date : **June 08, 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 249876 PRS 00 IV | EMERGENCY ORDER | Closed | 9-Jun-10 | 10-JUN-10 | 0.00% |
| 3 | Property Standards | 10 194045 PRS 00 IV | REPORT ORDERS-Window locking devices | Order Issued | 18-Jun-10 | 20-SEP-10 | N/A** |
| 4 | Property Standards | 10 194169 PRS 00 IV | REPORT ORDERS- Balconies | Order Issued | 18-Jun-10 | 20-SEP-10 | N/A** |
| 5 | Property Standards | 10 194286 PRS 00 IV | REPORT ORDERS-Foundation/Exterior Walls | Order Issued | 18-Jun-10 | 20-SEP-10 | N/A** |
| 6 | Property Standards | 10 194986 PRS 00 IV | REPORT ORDERS - Guards and Handrails | Order Issued | 22-Jun-10 | 20-SEP-10 | N/A** |
| 7 | Property Standards | 10 196287 PRS 00 IV | REPORT ORDERS-Electrical | Order Issued | 22-Jun-10 | 20-SEP-10 | N/A** |
| 8 | Property Standards | 10 196359 PRS 00 IV | REPORT ORDERS- Mould | Order Issued | 22-Jun-10 | 20-SEP-10 | N/A** |
| 9 | Property Standards | 10 197917 PRS 00 IV | REPORT ORDERS-Roof | Order Issued | 22-Jun-10 | 20-SEP-10 | N/A** |
| 10 | Property Standards | 10 198020 PRS 00 IV | REPORT ORDERS-Boiler Room | Order Issued | 22-Jun-10 | 20-SEP-10 | N/A** |
| 12 | Property Standards | 10 195077 PRS 00 IV | EXTERIOR COMMON ELEMENTS - DEFECTS | Order Issued | 4-Jan-12 | 03-FEB-12 | 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 |
|-----|-----------------------|-----------------------------|---------------------------|----------------------|------------------|-----------------|--------------------------------|
| 1 | Property Standards | 10 249876 PRS 00 IV | EMERGENCY ORDER | Closed | 9-Jun-10 | 10-JUN-10 | 11-Jun-10 |

No. of defects contained within the Order :

No. of defects that remain outstanding :

| Deficiency Details | | | |
|--------------------|--|----------------------|--------|
| No. | Violation/Defect | Location | Status |
| 1 | <p>The guards and/or other appurtenant attachments) and/or their supporting structural members are not being maintained free from defects/hazards. Namely: Secure a defective guard on top of garage roof. Provide hoarding/guard adjacent to a deteriorated wall. Remove an unsafe/deteriorated canopy. Secured garage doors.</p> <p>Note: The guard system shall be installed and maintained in accordance with the Toronto Municipal Code, Chapter 629- section 19 in order to eliminate the unsafe condition.</p> | Exterior Of Building | Open |

| No. | Type of Investigation | Investigation Reference No. | Investigation Description | Investigation Status | Date of Issuance | Expiration Date | Next Scheduled Inspection Date |
|-----|-----------------------|-----------------------------|------------------------------------|----------------------|------------------|-----------------|--------------------------------|
| 12 | Property Standards | 10 195077 PRS 00 IV | EXTERIOR COMMON ELEMENTS - DEFECTS | Order Issued | 4-Jan-12 | 03-FEB-12 | |

No. of defects contained within the Order :

No. of defects that remain outstanding :

| Deficiency Details | | | |
|--------------------|--|--------------------------------|--------|
| No. | Violation/Defect | Location | Status |
| 1 | Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely: Signs of corrosion on steel decking in boiler room. | Boiler Room in vacant building | Open |
| 2 | The electrical connections are not maintained in a safe and complete condition. Namely: Replace all missing electrical and instrument cover plates inside boiler room. Secure all loose/hanging electrical wires. | Boiler Room in vacant building | Open |
| 3 | Condition of floor does not permit easy cleaning. Namely: Evidence of water on the floor. Possible leak or water penetration? Please check. | Boiler Room in vacant building | Open |
| 4 | The floor and every appurtenance, surface cover and finish is not reasonably smooth and level. Namely: Floor drain cover is missing. | Boiler Room in vacant building | Open |
| 5 | Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Repair holes in wall as required. | Boiler Room in vacant building | Open |
| 6 | Floor and/or floor covering not kept in a clean and sanitary condition and free from rubbish and debris. Namely: Clean and clear all debris and discarded materials from the boiler room. | Boiler Room in vacant building | Open |
| 7 | Driveway(s) and/or similar areas not maintained. Namely: Pot holes and damaged asphalt in the driveways. | East Side of Property | Open |
| 8 | The yard is not being maintained free of heavy undergrowth. Namely: Overgrown bushes and hedges on the exterior of the building. | East Side of Property | Open |
| 9 | The accessory building is not constructed and/or maintained in good repair. Namely: Garage roof membrane has deteriorated. Corroded/rusted metal soffits above garage doors. Deteriorated surface finish on garage doors. Throughout property. | East Side of Property | Open |
| 10 | Exterior steps, not maintained. Namely: Exterior stairs are cracked and deteriorated, throughout building. Also stairs from balcony level to ground level has been removed. | East Side of Property | Open |
| 11 | The electrical connections are not maintained in a safe and complete condition. Namely: Insecured cable box, disconnected and hanging cable and electrical wires. | East Side of Property | Open |

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| 12 | Equipment/attachment appurtenant to the building is not being maintained in good repair, namely, the (canopy, marquee, sign, awning, screen, grille, stairway, pipe, duct, standpipe, air conditioner. Etc.) Namely: Deteriorated soffit, canopies, walls, doors and guards throughout building. | East Side of Property | Open |
| 13 | Aerial, satellite dish, or other similar structure and/or its supporting member is not maintained in a safe condition. Namely: Antenna on the roof of building. | East Side of Property | Open |
| 14 | The (stairs, treads, risers, guards, handrails, and/or other appurtenant attachments) and/or their supporting structural members are not maintained in good repair. Namely: All stair assemblies are cracked with deteriorated concrete, spalling bricks and exposed reinforcing bars. Including unit 62. | Exterior | Open |
| 15 | The exterior surface has not been restored and/or resurfaced where necessary. Namely: Plywood sheathing is not attached properly to ceiling on the underside of balconies. | Exterior | Open |
| 16 | Eavestrough, roof gutter, flashing and/or down pipe not maintained free from leaks and/or defects. Namely: Metal flashing drip rail is damaged throughout complex. Repairs are required. | Exterior | Open |
| 17 | Storm or screen door not maintained in good repair. Namely: Missing several screen doors throughout complex. | Exterior | Open |
| 18 | Exterior walkway not maintained. Namely: Concrete walkway is cracked. Not in good repair. | Exterior | Open |
| 19 | Equipment/attachment appurtenant to the building is not protected from the elements by paint/other protective coating, namely, the (canopy, marquee, sign, awning, screen, grille, stairway, pipe, duct, standpipe, air conditioner. Etc). Namely: Missing canopy roof over front entrance of unit 44 & 68. | Exterior Of Building | Open |
| 20 | The supporting member(s) of equipment/attachments appurtenant to the building are not being maintained in good repair, namely, the (canopy, marquee, sign, awning, screen, grille, stairway, pipe, duct, standpipe, air conditioner, etc.) Namely: All canopies throughout complex need painting. | Exterior Of Building | Open |
| 21 | Aerial, satellite dish, or other similar structure and/or its supporting member is not maintained in a safe condition. Namely: Loose/hanging wires for satellite dishes, not properly secured. | Exterior Of Building | Open |
| 22 | Storm or screen door not maintained in good repair. Namely: Damaged storm doors and window screens on several units throughout the complex. Repairs are required. | Exterior Of Building | Open |
| 23 | Roof drainage discharging at more than one hundred and fifty (150) millimeters above grade. Namely: Remove downspout from unit 46. Disconnected. | Exterior Of Building | Open |
| 24 | Eavestrough, roof gutter, flashing and/or down pipe not maintained free from leaks and/or defects. Namely: Namely: Damaged and disconnected downspout on the exterior wall of building. | Exterior Of Building | Open |
| 25 | The electrical connections are not maintained in a safe and complete condition. Namely: Light switch is not working, hanging light fixture near unit 47. | Exterior Of Building | Open |
| 26 | The electrical fixtures are not maintained in good working order. Namely: Light fixtures are in need of repair on the underside of balconies. | Exterior Of Building | Open |
| 27 | The fire escape and/or the supporting structural member(s) is not maintained in good repair. Namely: Exterior stairway from ground level to balcony level has been removed in both locations. | Exterior Of Building | Open |
| 28 | The protective/decorative finish on the exterior surfaces is not being maintained in good repair. Namely: Deteriorated paint finish on the underside of balconies. | Exterior Of Building | Open |
| 29 | The exterior surface has not been restored and/or resurfaced where necessary. Namely: All exterior finishes need resurfacing. Deteriorated paint finish on all window and door frames throughout complex. | Exterior Of Building | Open |
| 30 | Immediate action has not been taken to eliminate an unsafe condition. Namely: It is the owners responsibility to make sure that all air condition units installed in the window are properly installed and secured. | Exterior Of Building | Open |
| 31 | The roof or one of its components is not weather tight. namely: Birds nesting under open flashing at roof level. Near unit 58 & 60. | Exterior Of Building | Open |
| 32 | The (stairs, treads, risers, guards, handrails, and/or other appurtenant attachments) and/or their supporting structural members are not maintained in good repair. Namely: Stairs/Landing surfaces requires refinishing and painting, due to surface deterioration. | Exterior Of Building | Open |
| 33 | The exterior walls and their components are not being maintained in a weather tight condition. Namely: Missing and broken exhaust vent covers. | Exterior Of Building | Open |
| 34 | The exterior walls and their components are not being maintained free from loose or unsecured objects or materials. Namely: Deteriorated parging on exterior wall throughout complex. | Exterior Of Building | Open |
| 35 | Exterior yard surface and/or similar areas not maintained. Namely: Patio's, accumulation of debris, junk and other discarded materials. Clean and clear has required. | Exterior Of Building | Open |
| 36 | The property contains shrubs and/or hedges which are overgrown and require trimming. | Exterior Of Building | Open |
| 37 | The guards and/or other appurtenant attachments and/or their supporting structural members are not maintained in good repair. Namely: Balcony guards are corroded, signs of rust and deterioration. | Exterior Of Building | Open |

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| 38 | The required guard has members, attachments or openings that will facilitate climbing. Namely: Horizontal member between 140mm and 900mm facilitates climbing, balcony guards. | Exterior Of Building | Open |
| 39 | Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely: Hole in canopy ceiling at unit 49. | Exterior Of Building | Open |
| 40 | Exterior window(s) with broken/cracked glass. Namely: Several broken/cracked windows throughout complex, repair as required. | Exterior Of Building | Open |
| 41 | The guards and/or other appurtenant attachments) and/or their supporting structural members are not being maintained free from defects/hazards. Namely: Evidence of corrosion and rust stains on handrails and guards on front porch. | Front Porch | Open |
| 42 | The guards and/or other appurtenant attachments) and/or their supporting structural members are not being maintained free from defects/hazards. Namely: Base plates supporting handrails are corroded/rusted. Repairs are required. | Front Porch | Open |
| 43 | The guards and/or other appurtenant attachments and/or their supporting structural members are not maintained in good repair. Namely; Horizontal guard rail at unit 46 is bent/damaged. Repairs are required. | Front Porch | Open |
| 44 | The protective/decorative finish on the exterior surfaces is not being maintained in good repair. Namely: Deteriorated surface finish on garage doors. Painting and refinishing is required. | Garage | Open |
| 45 | The walls in the parking or storage garage are not maintained free of holes, breaks or cracks. Namely: Exposed corroded metal above garage doors/frames need repair/painting. | Garage | Open |
| 46 | The columns in the parking or storage garage are not maintained free of holes, breaks or cracks. Namely: Exterior columns adjacent to garage doors , deteriorated parking and spalling bricks at the base of columns. | Garage | Open |
| 47 | The walls in the parking or storage garage are not maintained free of holes, breaks or cracks. Namely: Cracks and deteriorated mortar joints on block wall inside garages. | Garages | Open |
| 48 | The parking or storage garage is used to keep junk or rubbish. Namely: Accumulation of debris, junk, appliances and discarded materials stored inside garages. All garages should be cleaned and cleared of all stored materials. | Garages | Open |
| 49 | The ceilings in the parking or storage garage are not maintained free of holes, breaks or cracks. Namely: Deteriorated and corroded steel deck with holes. | Garages | Open |
| 50 | Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely: Laundry room cleaning closet. Holes in the ceiling. Clean and clear all debris and discarded materials. Exposed corroded reinforcing bars in the ceiling/walls. Clean and clear all mineral deposits from the floor. | Laundry Room | Open |
| 51 | The electrical closet is not maintained in good repair. Namely: No ceiling enclosure. Insecured electrical wires. Mineral deposits on the the floor. Corrosion on top of hydro shut off boxes. | Laundry Room | Open |
| 52 | Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely: Replace missing wall tiles. Ventilation is not provided in laundry room washroom. Access wall cover is missing. Door trim and hardware is damaged. | Laundry Room | Open |
| 53 | The electrical connections are not maintained in a safe and complete condition. Namely: Electrical closet in the laundry room, doors need to be locked. | Laundry Room | Open |
| 54 | The floor and every appurtenance, surface cover and finish is not reasonably smooth and level. Namely: Floor drain cover is missing. Clean behind washing and dryer machines. | Laundry Room | Open |
| 55 | The electrical fixtures are not maintained in a safe and complete condition. Namely: Clean all light fixture. Clean lint from ceiling vent. | Laundry Room | Open |
| 56 | Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely: Exposed reinforcing bars in the ceiling areas (corroded) near the locker room areas. | Locker Room | Open |
| 57 | Lighting in a storage room is provided at less than 50 lux. Namely: Inadequate illumination provided for stairs leading to locker rooms. Upgrading is required. | Locker Room Area | Open |
| 58 | Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair. Namely: Several locker room doors are in disrepair. Not locking or closing properly. Repairs are required. | Locker Room Area | Open |
| 59 | Previously finished wall(s) in the public area of the property is not maintained in good repair. Namely: Signs of mineral leaching on wall in the locker room area. | Locker Room Area | Open |
| 60 | The electrical connections are not maintained in good working order. Namely: Broken electrical conduit on wall servicing light switch box. | Locker Room Area | Open |
| 61 | Condition of floor does not permit easy cleaning. Namely: Signs of moisture/mould on record albums in locker room area. | Locker Room Area | Open |
| 62 | The floor and every appurtenance, surface cover and finish is not reasonably smooth and level. Namely: Clean and clear sump pump well of discarded materials and level floor. | Locker Room Area | Open |
| 63 | Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Deteriorated parking on ceiling exposing PVC pipes near unit 53. | Locker Room Area | Open |
| 64 | Handrail not provided on exterior stairs with more than three risers serving the locker room area. | Locker Room Areas | Open |
| 65 | The electrical connections are not maintained in a safe and complete condition. Namely: All Electrical conduit is corroded/rusted servicing light switch. | Locker Room Areas | Open |

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| 66 | Floor and/or floor covering not kept in a clean and sanitary condition. Namely: Accumulation of debris, junk and discarded materials on the floor of the locker room aisleway. Cleaning and clearing is required. | Locker Room Areas | Open |
| 67 | Ceiling/Walls not maintained free of holes, cracks, damaged and deteriorated materials. Namely: Repair all holes in the wall/ceiling in the locker room areas. Also replace missing locker room doors. | Locker Room Areas | Open |
| 68 | The building, structure and/or parts thereof are not being maintained in a structurally sound condition so as to prevent the entry of moisture that would contribute to damage, decay or deterioration. Namely: Evidence of moisture penetration on the walls/ceiling in the locker room area. Also exposed reinforcing bars on ceiling near unit 61. | Locker Room Areas | Open |
| 69 | The exterior walls and their components are not being maintained in good repair. Namely: Deteriorated parging and spalling bricks on wall near the stairs. Wall is bulging, immediate repairs are required. | North Side of Building | Open |
| 70 | The accessory building is not constructed and/or maintained free from hazards. Namely: Roof above garages. Deteriorated and corroded metal flashing. Repairs required. | Roof Of The Garage | Open |
| 71 | The exterior walls and their components are not being maintained in good repair. Namely: Vertical and horizontal cracks on the wall near the stairs. | South Side | Open |
| 72 | The exterior walls and their components are not being maintained in good repair. Namely: Deteriorated and spalling bricks on the wall areas near the stairs. | South Side of Building | Open |
| 73 | Handrail not provided on two sides of stairs or ramps that are 1,100mm or greater | South Side of Building | Open |
| 74 | The exterior walls and their components are not being maintained in good repair. Namely: Corroded support brackets should be removed from the wall | West Side of Building | Open |
| 75 | Exterior yard surface and/or similar areas not maintained. Namely: Deteriorated retaining wall constructed with patio slabs. Nearby, broken pieces of concrete and debris. | West Side of Building | Open |
| 76 | The (stairs, treads, risers, guards, handrails, and/or other appurtenant attachments) and/or their supporting structural members are not maintained in good repair. Namely: Handrail is corroded. | West Side of Building | Open |
| 77 | Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely: All ventilation grills are corroded on the wall, near stairs to locker room area. | West Side of Building | Open |
| 78 | The exterior walls and their components are not being maintained in good repair. Namely: Near unit 65. Missing light switch plate cover, broken window, holes in wall and moisture penetration, evidence of mineral leaching on wall leading to laundry room area. | | Open |
| 79 | Exit, public corridor or corridor is not equipped to provide illumination at an average level of not less than 50 lux at all points such as angles and intersections at changes of level where there are stairs or ramps. Also repair light fixture cover near unit 58. | | Open |
| 80 | The electrical connections are not maintained in a safe and complete condition. Namely: Electrical cover plate is missing near unit 57, at the underside of ceiling for stairs. | | Open |
| 81 | The exterior surface has not been restored and/or resurfaced where necessary. Namely: Exposed reinforcing bar on ledge beam near unit 67. | | Open |
| 82 | Exterior window(s) with broken/cracked glass. Namely: Broken /cracked glass at unit 68 | | Open |

Part III - Apartment Unit Activity Summary for Property Standards Orders :

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| 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.**