

MLS Building Audit Program - Details

Property Address : 59 SPADINA RD

Legal Description: PLAN M2 LOT 61 TO LOT 62

Roll No. : 1904052150004000000

Building : 59 SPADINA RD

Report Date : May 11, 2012

Building Audit Date : June 21, 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 214899 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Expiry Date Extended	3-Aug-10	12-OCT-12	66.67%
2	Property Standards	10 225473 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Expiry Date Extended	3-Aug-10	02-AUG-12	86.67%
3	Property Standards	10 225713 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Expiry Date Extended	3-Aug-10	02-AUG-12	81.82%
4	Property Standards	10 230391 PRS 00 IV	REPORT ORDERS Parking Garage	Expiry Date Extended	3-Aug-10	12-OCT-12	N/A**
5	Property Standards	10 230489 PRS 00 IV	BALCONY SLABS / GUARDS	Closed	3-Aug-10	04-OCT-10	100.00%

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
5	Property Standards	10 230489 PRS 00 IV	BALCONY SLABS / GUARDS	Closed	3-Aug-10	04-OCT-10	5-Oct-10

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. (Namely: Underside of balcony slabs)	Balcony	Closed
2	The balconies are not maintained in good repair. (Namely: Defective concrete, exposed rebar, defective guards)	Balcony	Closed
3	Guard with a minimum height of 1,070 millimetres has not been provided at a balcony where the difference in level is more than 600 millimetres..	Balcony	Closed
4	Required guard does not prevent the passage of a sphere having a diameter more than 100 millimetres.	Balcony	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 214899 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Expiry Date Exten	3-Aug-10	12-OCT-12	29-Jun-12

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The exterior surface of the building shall be maintained free of graffiti and painted slogans. (Namely: Graffiti tag on east exterior door)	East Side of Building	Closed
2	All repairs shall be made in a good workmanlike manner. (Namely: Previous canopy repair not matching existing design)	East Side of Building	Closed
3	The exterior walls and their components are not being maintained in good repair. (Namely: Loose, missing or defective mortar, replace or repair as required)	Exterior Of Building	Open
4	Guard with a minimum height of 1,070 millimeters has not been provided at a vehicular ramp where the difference in level is more than 600 millimeters.	North Side of Property	Open
5	The protective finish on the exterior surfaces is not being maintained in good repair. (Namely: Metal cladding perforated with rust on garage ramp entrance)	Ramp	Closed
6	The parking area is used to keep vehicle(s) that are in a wrecked, discarded, dismantled, inoperative or abandoned condition. (Namely: White Ford sedan)	South Rear East	Closed
7	Openings in exterior wall not protected with suitable materials (Namely: Broken louvers on laundry vent cover)	South Side of Building	Closed
8	Exterior area of property for vehicular traffic and/or parking, curb stops are not secure or not free from defect. (Namely: Broken or damaged curb stops)	South Side of Property	Open
9	The finishing of repairs and the materials used shall be reasonably compatible in design and colour with adjoining decorative finishing materials. (Namely: Repairs to underside of the front entrance canopy fail to match existing design)	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
3	Property Standards	10 225713 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Expiry Date Exten	3-Aug-10	02-AUG-12	29-Jun-12

No. of defects contained within the Order : **11**

No. of defects that remain outstanding : **2**

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Lighting in a garage is provided at less than 50 lux.	Underground Parking Area	Closed
2		Underground Parking Area	Closed
3	The parking or storage garage columns from floor level to a height of sixty (60) centimeters are not painted black.	Underground Parking Area	Closed
4	The parking or storage garage is used to keep machinery, vehicles, and parts of them that are in a wrecked, discarded, dismantled, inoperative or abandoned condition. (Namely: Derelict vehicle(s) and unused appliances)	Underground Parking Area	Closed
5	The required exit door(s) through which a person must pass through or pass by from the first required exit door to the outside of the building, except the lockable entrance door and the door opening directly to the outside, does not incorporate wired glass panels over fifty percent (50%) of their surfaces.	Underground Parking Area	Closed
6	Exterior door not maintained in good repair. (Namely: Door not free from rust damage)	Underground Parking Area	Closed
7	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	Open
8	The parking or storage garage is not equipped with a mechanical ventilation system capable of providing a supply of fresh air at all times.	Underground Parking Area	Closed
9	The parking or storage garage walls from floor level to a height of sixty (60) centimeters are not painted black.	Underground Parking Area	Closed
10	The walls in the parking or storage garage are not impervious to water. (Namely: Walls displaying evidence of water penetration)	Underground Parking Area	Open
11	The property is not maintained and kept clean in accordance with the standards. (Namely: Improper storage and retention of materials throughout garage and garage storage rooms, garage floor not free from oil stains, dust and debris)	Underground Parking Area	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 225473 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Expiry Date Exten	3-Aug-10	02-AUG-12	31-May-12

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

No. of defects that remain outstanding : **6**

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Lighting in a service room is provided at less than 200 lux.	Boiler Room	Closed
2	The trapped floor drain is not screened with a metal grill or other suitable material so as to effectively exclude rodents.	Boiler Room	Closed
3	The electrical switches and connections are not maintained in a safe and complete condition. (Namely: Open electrical box covers)	Boiler Room	Closed
4	Extension cords or other extensions are used as a permanent wiring system.	Boiler Room	Closed
5	Elevator part(s) and appendages are not maintained in good repair. Namely : (Interior panel covering not free from damage)	Elevator	Closed
6	Ceiling(s) constructed for the purpose of separation is not maintained in a good state of repair. (Namely: Ceiling perforation)	Ground Floor	Closed
7	Previously finished wall(s) in the public area of the property is not maintained in good repair.	Ground Floor	Closed
8	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Laundry Room	Closed
9	The floor finish is not maintained. (Namely: Unfinished and damaged paint)	Laundry Room	Closed
10	Previously finished surface has stains. (Namely: Water stained ceiling tile)	Laundry Room	Closed
11	The ventilation system or unit is not regularly cleaned. (Namely: Dirty vent cover)	Laundry Room	Closed
12	The trapped floor drain is not screened with a metal grill or other suitable material so as to effectively exclude rodents. (Namely: Damaged floor drain cover)	Laundry Room	Closed
13	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Lobby	Closed
14	Exterior window with broken/cracked glass.	Lobby	Closed
15	An emergency contact sign is not posted and maintained in a prominent place in the front lobby or entrance to the building.	Lobby	Closed
16	Exterior (roof top access) door has deteriorated/ineffective weather-proofing.	Roof Of Building	Closed
17	The property is not maintained and kept clean in accordance with the standards. (Namely: Improper storage and retention of unused materials and debris)	Roof Of Building	Closed
18	The property is not maintained and kept clean in accordance with the standards. (Namely: Improper storage and retention of materials and debris)	Roof Of Building	Closed
19	The property is not maintained or kept clean in accordance with the standards. (Namely: Improper storage and retention of materials. Clean, clear and organize)	Roof Of Building	Closed
20	The electrical switches are not maintained in good working order. (Namely: Damaged duplex cover)	Roof Of Building	Closed
21	The electrical fixtures are not maintained in a safe and complete condition. (Namely: Elevator switch box cover missing)	Roof Of Building	Closed
22	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. (Namely: Damaged or unfinished walls)	Roof Of Building	Closed
23	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. (Namely: Damaged or unfinished ceiling)	Roof Of Building	Closed
24	Required or provided safety equipment relative to exits and means of egress are not maintained in good working order. Namely: (door closures, and latching devices not self closing securely)	Stairway	Closed
25	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	Stairway	Closed
26	The heating unit is not in good repair and maintained in good working condition. (Namely: Broken heat fixture cover)	Stairway	Closed

27	Exit stairway is not equipped to provide illumination to an average level of not less than 50 lux at tread level.	Stairway	Closed
28	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Stairway	Closed
29	Required handrails on stairs or ramps are less than 865mm or more than 965mm high	Stairway	Open
30	The handrails are not being maintained free from defects/hazards. (Namely: Bent Handrail at ground floor)	Stairway	Open
31	Required guard does not prevent the passage of a sphere having a diameter more than 100 millimetres.	Stairway	Open
32	Height of the guard for the exit stairs are less than 1,070 millimetres around landings.	Stairway	Open
33	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.	Stairway	Open
34	Height of the guard for the exit stairs are less than 920 millimetres measured vertically to the top of the guard from a line drawn through the outside edges of the stair nosings.	Stairway	Open
35	Previously finished walls in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance. (Namely: Unfinished plaster and paint)	Stairway	Closed
36	Walls not maintained free of holes, cracks, damaged and deteriorated materials.	Stairway	Closed
37	The floor and every appurtenance, surface cover and finish is not maintained. (Namely: Unfinished, damaged or missing floor paint finish)	Stairway	Closed
38	Ceiling constructed for the purpose of separation is not maintained in a good state of repair. (Namely: Ceiling perforation)	Storage Room	Closed
39	The property is not maintained and kept clean in accordance with the standards. (Namely: Improper storage and retention of unused materials)	Storage Room	Closed
40	The property is not maintained and kept clean in accordance with the standards. (Namely: Improper storage and retention of materials)	Throughout Building	Closed
41	Public corridor is not equipped to provide illumination to an average level of not less than 50 lux at floor level.	Throughout Building	Closed
42	Previously finished walls in the public area of the property is not maintained in good repair. (Namely: Damaged walls located on 5th and 3rd floors)	Throughout Building	Closed
43	Ceilings constructed for the purpose of separation is not maintained in a good state of repair. (Namely: Ceiling perforations)	Throughout Building	Closed
44	The occupant has not taken immediate action to eliminate an unsafe condition. (Namely: Door mats located throughout corridors)	Throughout Building	Closed
45	Floor covering not kept free from stains. (Namely: Carpet stain near 604)	Throughout Building	Closed

**Part III - Apartment Unit Activity Summary for Property Standards Orders :59
SPADINA RD**

Active apartment unit related investigation matters (Property Standards only) :	1
Number of investigation-related Orders issued to Property owner :	1
Number of investigation-related Orders issued to tenants :	0

*** Note: The number of unit related orders relate to all buildings on the above property.**