

**MLS Building Audit Program - Details**

**Property Address : 6000 YONGE ST**

Legal Description: CON 1 WY PT LOT 23

Roll No. : 1908073420052000000

Building : **6000 YONGE ST**

**Report Date : May 11, 2012**

**Building Audit Date : January 27, 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	Fence	10 112735 FEN 00 IV	FENCING INVESTIGATION	Closed	5-Feb-10	06-APR-10	0.00%
2	Property Standards	10 110608 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	5-Feb-10	06-MAY-10	100.00%
3	Property Standards	10 112596 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Order Issued	5-Feb-10	06-MAY-10	27.27%
6	Property Standards	11 107646 PRS 00 IV	REPORT ORDERS Electrical of Underground Parking Garage.	Order Issued	20-Jan-11	20-APR-11	N/A**
7	Property Standards	11 107596 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS Underground Parking Garage	Order Issued	21-Jan-11	20-JUL-11	53.57%
8	Waste	10 111919 WST 00 IV	LITTER DUMPING/REFUSE INVESTIGATION	Closed	5-Feb-10	16-FEB-10	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
3	Property Standards	10 112596 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Order Issued	5-Feb-10	06-MAY-10	16-Jul-12

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Lighting in a garage is provided at less than 50 lux. Namely in all parking spots.	Parking Area	Closed
2	The light standard(s) supporting artificial light is not kept in good repair and in good working order.	Parking Area	Closed
3	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Parking Area	Closed
4	The ceilings in the parking or storage garage are not maintained free of holes, breaks or cracks.	Parking Area	Open
5	The ceilings in the parking or storage garage are not impervious to water.	Parking Area	Open
6	The parking or storage garage ceiling painted surface is not maintained reasonably clean. Namely peeling paint.	Parking Area	Open
7	The parking or storage garage ceiling are not painted white.	Parking Area	Open
8	The parking or storage garage columns from floor level to a height of sixty (60) centimeters are not painted black.	Parking Area	Open
9	The parking or storage garage is used to keep junk or rubbish. Namely tires, wood and other debris.	Parking Area	Open
10	The walls in the parking or storage garage are not maintained free of holes, breaks or cracks.	Parking Area	Open
11	The walls in the parking or storage garage are not impervious to water.	Parking Area	Open

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
7	Property Standards	11 107596 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS Underground Parking Garage	Order Issued	21-Jan-11	20-JUL-11	31-May-12

No. of defects contained within the Order : **28**

No. of defects that remain outstanding : **13**

Deficiency Details			
No.	Violation/Defect	Location	Status
1	A retaining wall exceeding 1,000 millimetres in exposed height is not protected by a guard on the open side where access is provided.	Underground Parking Area	Open
2	The parking or storage garage walls from floor level to a height of sixty (60) centimeters are not painted black.	Underground Parking Area	Open
3	The ceilings in the parking or storage garage are not maintained free of holes, breaks or cracks.	Underground Parking Area	Closed
4	The ceilings in the parking or storage garage are not impervious to water.	Underground Parking Area	Closed
5	The parking or storage garage ceiling are not painted white.	Underground Parking Area	Open
6	The columns in the parking or storage garage are not maintained free of holes, breaks or cracks.	Underground Parking Area	Open
7	The parking or storage garage columns are not painted white from sixty (60) centimeters above floor level.	Underground Parking Area	Open
8	The parking or storage garage columns from floor level to a height of sixty (60) centimeters are not painted black.	Underground Parking Area	Open
9	The parking or storage garage is used to keep junk or rubbish.	Underground Parking Area	Closed
10	Extension cords or other extensions are used as a permanent wiring system.	Underground Parking Area	Closed
11	The electrical connections are not maintained in a safe and complete condition. Namely; missing cover plates.	Underground Parking Area	Closed
12	The electrical fixtures are not maintained in good working order, namely missing covers and burnt out bulbs	Underground Parking Area	Open
13	The electrical connections are not maintained in good working order, namely loose wires.	Underground Parking Area	Closed
14	The electrical connections are not maintained in good working order, namely abandoned and/or rusted conduits.	Underground Parking Area	Open
15	The floors in the parking or storage garage are not maintained free of holes, breaks or cracks	Underground Parking Area	Open
16	The floors in the parking or storage garage are not impervious to water.	Underground Parking Area	Open
17	The plumbing system is not kept in good working order, namely remove unused plumbing.	Underground Parking Area	Closed
18	The floor drain is not maintained in good repair. Namely; cover broken	Underground Parking Area	Open
19	Large safe-exit arrows are not displayed on safe-exit doors 1.5 metres above the floor, measured from the center of the arrow to the floor, with the arrow pointing down.	Underground Parking Area	Closed
20	The parking or storage garage does not have a designated safe-exit route.	Underground Parking Area	Closed
21	Small safe-exit arrows are not prominently displayed on columns or walls 1.5 metres above the floor, measured from the center of the arrow to the floor; at least every ten (10) metres along the safe-exit route; at all safe-exit route decision points along the safe-exit route; and wherever a safe-exit route crosses a traffic aisle.	Underground Parking Area	Closed
22	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
23	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.	Underground Parking Area	Closed
24	The mechanical ventilation system in the parking or storage garage is not on at all times or otherwise controlled automatically by a carbon monoxide detection system that is located so as to provide full protection.	Underground Parking Area	Closed
25	The walls in the parking or storage garage are not maintained free of holes, breaks or cracks.	Underground Parking Area	Closed

26	The walls in the parking or storage garage are not impervious to water.	Underground Parking Area	Closed
27	The parking or storage garage walls are not painted white from sixty (60) centimeters above floor level.	Underground Parking Area	Open
28	Lighting in a garage is provided at less than 50 lux.	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 110608 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	5-Feb-10	06-MAY-10	7-May-10

No. of defects contained within the Order : **34**

No. of defects that remain outstanding : **0**

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The electrical connections are not maintained in a safe and complete condition. Namely unsafe wall connection near #910.	9th Floor	Closed
2	Lighting in a service room is provided at less than 200 lux.	Boiler Room	Closed
3	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition. Namely missing draincovers.	Boiler Room	Closed
4	Recreation or other ancillary room and the facilities, amenities and associated equipment is not maintained in a clean condition. Namely clean out storage room in Boiler room.	Boiler Room	Closed
5	The electrical connections are not maintained in a safe and complete condition. Namely replace cabinet covers on machinery in Boiler Room. Cover plates need on loose and hanging wires.	Boiler Room	Closed
6	Interior lighting fixtures or lamps are not maintained. Namely remove light fixtures that are not being used.	Boiler Room	Closed
7	The ventilation system or unit is not regularly cleaned. Namely clean out vent clogged with debris.	Boiler Room	Closed
8	The plumbing system is not kept in good working order. Namely remove piping that is not being used and hanging.	Boiler Room	Closed
9	Lighting in a service hallway is provided at less than 50 lux.	Boiler Room	Closed
10	Previously finished wall(s) in the public area of the property is not maintained in good repair. Namely broken baseboard.	Boiler Room	Closed
11	Garbage storage area is not maintained in a clean and odour free condition.	Compactor Room	Closed
12	The electrical connections are not maintained in a safe and complete condition. Namely replace cabinet doors on all panels.	Elevator	Closed
13	The ventilation system or unit is not regularly cleaned. Namely clean out fan.	Elevator	Closed
14	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	Laundry Room	Closed
15	The toilet facilities and/or toilet room is not kept clean and neat.	Laundry Room	Closed
16	Mailbox or mail receptacle is not maintained in good repair.	Lobby	Closed
17	Recreation or other ancillary room and the facilities, amenities and associated equipment is not maintained in a clean condition. Namely locker rooms piled with unwanted junk.	Locker Room	Closed
18	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	Locker Room	Closed
19	Lighting in a service room is provided at less than 200 lux.	Locker Room	Closed
20	The floor and every appurtenance, surface cover and finish is not reasonably smooth and level. Namely replace Non-skid strips.	Stairway	Closed
21	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely repair or replace missing /damaged tiles. This is to include HALLWAYS, LOCKER ROOMS AND ALL UTILITY ROOMS.	Throughout Building	Closed
22	Garbage chute is not maintained in a clean and odour free condition.	Throughout Building	Closed
23	Garbage chute system originally installed in the multiple-dwelling is not maintained operative.	Throughout Building	Closed
24	Garbage chute system originally installed in the multiple-dwelling is not maintained operative. Namely but not limited to 9th floor garbage chute system itself not flush to wall.	Throughout Building	Closed
25	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition. Namely remove door mats at but not limited to: 804,711,708,707,704 and 1816.	Throughout Building	Closed
26	The floor and every appurtenance, surface cover and finish is not maintained. Namely paint all floors as required.	Throughout Building	Closed

27	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair. Namely repair or replace as required door hardware ( door handles) that are damaged or missing.	Throughout Building	Closed
28	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair. Namely paint interior doors where required.	Throughout Building	Closed
29	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely repair ALL holes in ceiling namely but not limited to 1809, 1804. Must include all utility rooms, locker rooms, workshop and storage rooms.	Throughout Building	Closed
30	Recreation or other ancillary room and the facilities, amenities and associated equipment is not maintained in a clean condition.	Throughout Building	Closed
31	Previously finished wall(s) have marks, stains, graffiti, smoke damage, painted slogans and/or other defacements.	Throughout Building	Closed
32	Interior lighting fixtures or lamps are not maintained. Namely replace , repair or clean out all light fixtures in all utility rooms, hallways, locker rooms,ect.	Throughout Building	Closed
33	Previously finished wall(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance. Namely paint and plaster where required in all Hallways, Storage/ Locker rooms ect.	Throughout Building	Closed
34	Floor and/or floor covering not kept in a clean and sanitary condition. Namely can not use as storage room.	Washroom	Closed

### 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.**