

MLS Building Audit Program - Details

Property Address : 623-625 FINCH AVE W

Legal Description: CON 2 WY PT LOT 20 RP 64R8368 PART 13 & 14

Roll No. : 1908054580001000000

Building : 625 FINCH AVE W -- NO FURTHER ACTION REQUIRED

Report Date : May 11, 2012

Building Audit Date : September 21, 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
4	Property Standards	09 171930 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	30-Sep-09	30-OCT-09	100.00%
5	Property Standards	09 172281 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	30-Sep-09	30-OCT-09	100.00%
7	Property Standards	09 172679 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	30-Sep-09	30-OCT-09	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	09 172281 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	30-Sep-09	30-OCT-09	14-Jun-11

No. of defects contained within the Order : 18

No. of defects that remain outstanding : 0

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Immediate action has not been taken to eliminate an unsafe condition. Namely: Shelving materials/stand on balcony. Safety hazard.	East Side of Building	Closed
2	The yards and /or other part of property is not being kept clean and free from accumulation of junk, rubbish, brush, refuse, litter, garbage and/or other debris. Namely: Tires, pop cans, and plastic bottles.	East Side of Property	Closed
3	Door does not prevent entry of draughts. Namely: A large gap at the bottom of exterior door from underground garage.	East Side of Property	Closed
4	The opening(s) in an exterior wall is not weather tight. Namely: Hole in wall exposing electrical wires. Electrical cover plate is required.	Exit	Closed
5	Exterior door not maintained weather-tight. Namely: Exterior door from underground garage. Gap under door. Weatherstripping is required.	Exterior	Closed
6	Immediate action has not been taken to eliminate an unsafe condition. Namely: Owner is responsible to check and make sure all air conditioning units are properly installed and secured safely. Also, all bicycles overhanging balcony guard should be removed. (9th flr. east side)	Exterior Of Building	Closed
7	The retaining wall is not being maintained in good repair. Namely: Evidence of water/moisture penetration underneath retaining wall adjacent to garage ramp.	Ramp	Closed
8	The light standard(s) supporting artificial light is not kept in good repair and in good working order. Namely: Rust hole at the bottom of light standard supporting light fixture near ramp.	Ramp	Closed
9	The supplied facility in or on the property is not kept in a satisfactory working condition. Namely; Noisy ventilation fan motor on the roof. Possible defective fan belt.	Roof Of Building	Closed
10	The fence, screen and/or other enclosure around or on the property is not being maintained in a structurally sound and/or plumb condition. Namely: Fence enclosure around garbage bins is broken and deteriorated. Platform landing - concrete blocks are broken and displaced.	South Side of Building	Closed
11	The yards and /or other part of property is not being kept clean and free from accumulation of junk, rubbish, brush, refuse, litter, garbage and/or other debris. Namely: Improper storage of discarded materials namely: discarded wood furniture, boxes, T.V., car seat and plastic bags	South Side of Building	Closed
12	Immediate action has not been taken to eliminate an unsafe condition. Namely: Refrigerator stored on 6th floor balcony.	South Side of Building	Closed
13	Window more than two metres above finished grade and not leading to a balcony is not equipped with a safety device to prevent an opening in any part of the window greater than 100 millimetres.	South Side of Building	Closed
14	Driveway(s) and/or similar areas does not afford safe passage. Namely; Broken concrete curb next to handicap parking space. Trip hazard.	South Side of Building	Closed
15	The fence, screen and/or other enclosure around or on the property is not being maintained free from hazards. Namely: A Telephone pole is leaning against the fence.	West Side of Property	Closed
16	The fence, screen and/or other enclosure around or on the property is not being maintained in good repair. Namely: Hole in fence.	West Side of Property	Closed
17	The yard contains mechanical equipment, vehicles, trailers, boats or remnant parts thereof that are wrecked, discarded, dismantled or inoperative. Namely: Abandoned RV with expired validation sticker. Several tires stored underneath the vehicle adjacent to fence.	West Side of Property	Closed
18	The yard and/or any other part of the property contains dilapidated or collapsed structures. Namely: Broken and discarded concrete curbs. Near spaces #6, #7 and #8.	West Side of Property	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
7	Property Standards	09 172679 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	30-Sep-09	30-OCT-09	2-Nov-09

No. of defects contained within the Order : **21**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection. Namely: Moving Room - Lens covers missing from ceiling light fixture.	1st Floor	Closed
2	Interior lighting fixtures or lamps are not maintained. Namely: Main floor- West stairwell - Light is out. Check electrical connection. Also lens cover is missing.	1st Floor	Closed
3	Previously finished surface(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance. Namely: Main floor wall needs painting. Wall is marked and scratched.	1st Floor	Closed
4	Exterior door has defective hardware. North exit door on the first floor- door closure needs adjustment in order for door to self- close.	1st Floor	Closed
5	Garbage disposal room is not maintained in a clean and odour free condition. Namely: Floor needs cleaning.	2nd Floor	Closed
6	Previously finished surface(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance. Namely: 2nd Flr. stairwell, walls need painting.	2nd Floor	Closed
7	Previously finished wall(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance. Walls are marked and stained. Painting is required.	5th Flr, 3rd Flr, 2ndFlr	Closed
8	Garbage chute system originally installed in the multiple-dwelling is not maintained operative. Namely: Garbage chute frame is not secured properly to wall. Needs repair.	11th Flr, 7th Flr, 5thFlr.	Closed
9	Recreation or other ancillary room and the facilities, amenities and associated equipment is not maintained in a clean condition. Namely: Room behind Elevator room. - Clean and clear all debris, junk and unused materials. Remove all shopping carts. Electrical cover plate missing.	Basement	Closed
10	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely: Mould on ceiling tiles. Also tiles are water stained in basement corridor.	Basement	Closed
11	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Replace and repair damage ceiling tiles in storage room.	Basement	Closed
12	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely: Missing and water stained ceiling tiles. Mens and womens washroom.	Basement	Closed
13	Floor and/or floor covering not kept in a clean and sanitary condition and free from rubbish and debris. Namely: Clean and clear all unused materials/appliances, car seats, discarded electronic equipment, washer, and fridge door.	Basement	Closed
14	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely: Exposed insulation on the wall.	Boiler Room	Closed
15	The property is not maintained and/or kept clean in accordance with the standards. Namely: Compactor Room- Remove all shopping carts and provide shelving for stored materials.	Compactor Room	Closed
16	Floor and/or floor covering not kept in a clean and sanitary condition. Namely: Floors in electrical service rooms need to be cleaned on most floors.	Electrical Room	Closed
17	Elevator #1- surface finish is damaged. Repair is required.	Elevator	Closed
18	The electrical connections are not maintained in a safe and complete condition. Namely: Elevator room-Green insulated copper wire attached to the wall, with an open end. Check and secure properly.	Elevator Room	Closed
19	Recreation or other ancillary room and the facilities, amenities and associated equipment is not maintained in a clean condition. Namely: Storage room in Laundry room. Toilet fixture drain needs to be finished properly. Sink needs to be cleaned. Abandoned toilet to be removed.	Laundry Room	Closed
20	Floor and/or floor covering not kept in a clean and sanitary condition and free from rubbish and debris. Lower level basement storage room.- clean and clear all unused materials, lockers, fans, boxes, tables, chesterfields, shopping carts, cabinets and all other discarded materials and furniture that are not in use. These items should be removed from all Storage Rooms.	Storage Room	Closed

21 | Recreation or other ancillary room and the facilities, amenities and associated equipment is not maintained in a clean condition. Namely: Storage Room - Remove all shopping carts and discarded materials. Provide proper shelving for stored materials.

Storage Room

Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
4	Property Standards	09 171930 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	30-Sep-09	30-OCT-09	30-Jul-10

No. of defects contained within the Order : **22**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The parking or storage garage walls from floor level to a height of sixty (60) centimeters are not painted black.	1st Underground Parking Level	Closed
2	The parking or storage garage columns from floor level to a height of sixty (60) centimeters are not painted black.	1st Underground Parking Level	Closed
3	Location of pedestrian exit door within the parking or storage garage is not clearly indicated.	1st Underground Parking Level	Closed
4	The minimum level of 50 lux (4.6 foot candles) is not being provided to all designated parking spaces.	1st Underground Parking Level	Closed
5	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.	1st Underground Parking Level	Closed
6	The parking or storage garage does not have a designated safe-exit route.	1st Underground Parking Level	Closed
7	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.	1st Underground Parking Level	Closed
8	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.	1st Underground Parking Level	Closed
9	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.	1st Underground Parking Level	Closed
10	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. Namely: Ventilation fan near space #29 is not working at the time of inspection. Also cage/guard is in disrepair.	1st Underground Parking Level	Substantially Com
11	The floors in the parking or storage garage are not maintained free of holes, breaks or cracks, Namely, Floor drain cover is missing near space #120.	2nd Underground Parking Level	Closed
12	The floors in the parking or storage garage are not impervious to water. Namely: Evidence of water catch trays above several parking spaces in the underground garage. Due to water/moisture penetration from the parking level floor above. Permanent repairs are required.	2nd Underground Parking Level	Closed
13	The parking or storage garage is used to keep junk or rubbish. Namely: Underground garage - All Storage rooms on the P1 & P2 levels, clean and clear all debris, discarded signs and materials, car parts, metal parts, ski poles, chair and tires. Old appliances, unwanted materials. Install proper shelving for storage.	2nd Underground Parking Level	Closed
14	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely: Deteriorated concrete due to calcium deposits, near exit door and space # 117.	2nd Underground Parking Level	Closed
15	The parking or storage garage walls painted surface is not maintained reasonably clean. Namely: Graffiti markings on wall at parking space #46.	2nd Underground Parking Level	Closed
16	The walls in the parking or storage garage are not maintained free of holes, breaks or cracks. Namely: Deteriorated parging finish on wall near space #66.	2nd Underground Parking Level	Closed
17	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: Abandoned vehicle with expired plates 366TTN, blue honda civic. Space #72.	2nd Underground Parking Level	Closed
18	The parking or storage garage is used to keep junk or rubbish. Namely; Discarded plastic tarp material in the corner of parking space #99. A tire in space #7.	2nd Underground Parking Level	Closed
19	The ceilings in the parking or storage garage are not maintained free of holes, breaks or cracks. Namely: Exposed reinforcing bars in ceiling due to deteriorated concrete. Also repair all areas where there is evidence of peeling paint and deteriorated concrete on the ceiling and walls.	Underground Parking Level	Closed

20	The parking or storage garage exit door, which does not open directly to the outside of the building, does not incorporate wired glass panels over fifty (50%) of its surface or the maximum coverage of wired glass panels allowed by the Ontario Building Code.	Underground Parking Level	Closed
21	The walls in the parking or storage garage are not maintained free of holes, breaks or cracks. Namely: Concrete block is damaged near space #39.	Underground Parking Level	Closed
22	Interior lighting fixtures or lamps have not been installed. Namely: No illumination for ramp from P2 level to P1 level.	Underground Parking Level	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.**