

MLS Building Audit Program - Details

Property Address : 71 TALARA DR

Legal Description: PLAN 4901 LOTS 6 & 7 PT LOT 8

Roll No. : 1908113050119000000

Building : 71 TALARA DR -- NO FURTHER ACTION REQUIRED

Report Date : May 11, 2012

Building Audit Date : May 25, 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
1	Property Standards	09 141645 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	3-Jun-09	03-JUL-09	100.00%
2	Property Standards	09 141689 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	3-Jun-09	03-JUL-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
2	Property Standards	09 141689 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	3-Jun-09	03-JUL-09	4-Nov-09

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; Hole in boiler room ceiling.	Boiler Room	Closed
2	The electrical connections are not maintained in good working order. Namely; loose electrical wires inside boiler room.	Boiler Room	Closed
3	Exterior steps, not maintained. Namely: broken/missing concrete on stairs near retaining wall on the east side of building.	East Side of Building	Closed
4	The required guard on top of retaining wall is not provided (the minimum guard height shall be one thousand and seventy (1070) millimetres). Namely: Missing retaining wall guard.	East Side of Property	Closed
5	The (verandah, porch, deck, loading dock, ramp, balcony, fire escape or other similar structure, and/or other appurtenant attachment) and/or the supporting structural member(s) is not maintained in good repair. Namely; Peeling paint on exterior surface of balcony slab.	Exterior Of Building	Closed
6	The exterior walls and their components are not being maintained in good repair. Namely: Retaining wall is cracked, east and west side of building.	Exterior Of Building	Closed
7	Exterior yard surface and/or similar areas not maintained Namely; Broken walkway slabs.	Exterior Of Building	Closed
8	The electrical connections are not maintained in a safe and complete condition. namely; all loose wires and electrical connections should be secured properly.	Garage	Closed
9	Exterior door, window, skylight or basement hatchway not maintained in good repair. Namely; Hole in door to storage room inside parking garage. Please repair.	Garage Area	Closed
10	Chimney, smoke stack or supporting member is not maintained in good repair and/or free from defects. Namely; Spalling and deteriorated bricks on wall of chimney.	Roof Of Building	Closed
11	The exterior walls and their components are not being maintained in good repair. Namely; Spalling and cracked bricks on the exterior columns of garage.	South Side of Building	Closed
12	Exterior garbage containment area not screened.	South Side of Property	Closed
13	The exterior walls and their components are not being maintained in a weather tight condition. Namely: Holes in wall due to missing bricks.	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
1	Property Standards	09 141645 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	3-Jun-09	03-JUL-09	6-Jul-09

No. of defects contained within the Order : **14**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	Building	Closed
2	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely hole in ceiling of Hydro room and Janitors closet.	Building	Closed
3	The minimum level of 200 lux (18.6 foot candles) is not being provided to the service, utility and/or laundry rooms. Namely: laundry room, electrical room, janitor closets and boiler room	Laundry Room	Closed
4	Laundry room and the facilities, amenities and associated equipment is not maintained in a safe condition. Namely Dryer and equipment not secured to wall.	Laundry Room	Closed
5	The minimum level of 50 lux (4.6 foot candles) is not being provided to the storage room(s).	Storage Room	Closed
6	The average level of 50 lux (4.6 foot candles) is not being provided to the corridor(s).	Throughout Building	Closed
7	The minimum level of 50 lux (4.6 foot candles) is not being provided to all passage and stairways when in use.	Throughout Building	Closed
8	Previously finished surface(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance. Namely where required.	Throughout Building	Closed
9	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	Throughout Building	Closed
10	The electrical connections are not maintained in a safe and complete condition. Namely loose wires in Hydro room, Electrical room, storage room inside garage.	Throughout Building	Closed
11	The required handrail(s) are not installed/maintained to comply with the City of Toronto Municipal Code, namely; The curved stairs that are used as an exit are not provided with handrails on both sides.	Throughout Building	Closed
12	Floor and/or floor covering not kept in a clean and sanitary condition and free from rubbish and debris Namely Hydro Room, Janitors Closet, Electrical Room, and Storage room inside parking garage.	Throughout Building	Closed
13	Exterior window not maintained weather-tight. Namely ripped screen in stairway window and Hydro Room.	Throughout Building	Closed
14	Previously finished surface(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance. Namely paint stairwell and hallways as required.	Throughout Building	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.**