

**MLS Building Audit Program - Details**

**Property Address : 80 DANFORTH AVE**

Legal Description: PLAN 876Y PT LOTS 1 TO 10 PLAN 257Y PT LOT 36 RP 63R1119 PAF

Roll No. : 1904075350062000000

Building : **80 DANFORTH AVE -- NO FURTHER ACTION REQUIRED**

Report Date : **May 11, 2012**

Building Audit Date : **April 22, 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 139325 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	29-May-09	29-JAN-10	100.00%
3	Property Standards	09 140517 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS 1st reinspection ( Dec 8 09) no items cleared 2nd reinspection (May 6 10) all items except balcony work cleared.	Closed	16-Dec-09	01-JUL-10	100.00%
4	Property Standards	09 196207 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS order issues as a result of receiving p.eng report on balconies. Given until July 2nd to complete work	Closed	16-Dec-09	02-JUL-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
4	Property Standards	09 196207 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS order issues as a result of receiving p.eng report on balconies. Given until July 2nd to complete work	Closed	16-Dec-09	02-JUL-10	5-Jul-10

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The supporting members of the building or structure are not being maintained in good repair. Namely; balcony slabs, edges, soffitts, metal railings, shear, privacy panels and shear walls.  Repairs to be carried out in accordance with the investigation carried out by hsi Construction and Maintenance Solutions, Engineers report by Richard Kramreither P.Eng. and Hesam Shafieyan B.Sc Eng		Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
3	Property Standards	09 140517 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS 1st reinspection ( Dec 8 09) no items cleared 2nd reinspection (May 6 10) all items except balcony work cleared.	Closed	16-Dec-09	01-JUL-10	1-Jun-10

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The required guard(s) are not installed/maintained to comply with the Ontario Building Code, namely; The required guard on the exterior stair landing is less than 1070 mm (42 inches) in height.	East	Closed
2	Ceiling not maintained free of damaged and deteriorated materials. Namely; balcony ceiling panels deteriorated.	East	Closed
3	The protective/decorative finish on the exterior surfaces is not being maintained in good repair. namely; paint peeling from balcony dividers.	North	Closed
4	Exterior door has defective hardware. namely; the door does not latch shut.	North	Closed
5	Exterior garbage bin loaded beyond the top of the container.	North	Closed
6	Exterior garbage containment area not screened.	North	Closed
7	Exterior door not maintained weather-tight	North	Closed
8	Dwelling unit window that is capable of being opened has screen that is not maintained in good repair and free from defects or missing components.	South	Closed
9	The protective/decorative finish on the exterior surfaces is not being maintained in good repair. namely; paint is deteriorated on balcony ceilings.	South	Closed
10	Ceiling not maintained free of damaged and deteriorated materials. namely; balcony ceiling panels deteriorated.	South	Closed
11	The protective/decorative finish on the exterior surfaces is not being maintained in good repair.	South	Closed

12	The protective/decorative finish on the exterior surfaces is not being maintained in good repair.	West	Closed
13	The protective/decorative finish on the exterior surfaces is not being maintained in good repair.	West	Closed
14	Ceiling not maintained free of damaged and deteriorated materials. namely; balcony ceiling panels deteriorated.	West	Closed
15	Immediate action has not been taken to eliminate an unsafe condition. namely; balcony storage.	West	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 139325 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	29-May-09	29-JAN-10	29-Jan-10

No. of defects contained within the Order : **62**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Interior light not working.	1st Floor	Closed
2	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	1st Floor	Closed
3	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. namely; wall paint peeling	1st Floor	Closed
4	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	1st Floor	Closed
5	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	1st Floor	Closed
6	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	1st Floor	Closed
7	Ceiling not maintained free of holes.	1st Floor	Closed
8	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	1st Floor	Closed
9	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	1st Floor	Closed
10	Ceiling not maintained clean.	1st Floor	Closed
11	The ventilation system or unit is not regularly cleaned. namely; vent grills.	1st Floor	Closed
12	Floor not kept in a clean condition free from rubbish and debris.	1st Floor	Closed
13	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	2nd Floor	Closed
14	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	2nd Floor	Closed
15	Door hardware/devices are not maintained in good repair. namely; door does not latch shut.	2nd Floor	Closed
16	Ceiling not maintained free of holes.	2nd Floor	Closed
17	The required guard(s) are not installed/maintained to comply with the Ontario Building Code, namely; The required guard is designed so that a member, attachment or opening between 100 mm (4 inches) and 900mm (35 inches) above the floor of the structure, which it is protecting, facilitates climbing.	2nd Floor	Closed
18	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	2nd Floor	Closed
19	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	3rd Floor	Closed
20	The required guard(s) are not installed/maintained to comply with the Ontario Building Code, namely; The required guard is designed so that a member, attachment or opening between 100 mm (4 inches) and 900mm (35 inches) above the floor of the structure, which it is protecting, facilitates climbing.	3rd Floor	Closed
21	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	3rd Floor	Closed
22	The ventilation system or unit is not regularly cleaned. namely; vent grills.	3rd Floor	Closed
23	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	3rd Floor	Closed
24	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	3rd Floor	Closed
25	Ceiling not maintained free of holes.	3rd Floor	Closed
26	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	3rd Floor	Closed

27	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. namely; wall tiles broken.	3rd Floor	Closed
28	Down pipe not maintained free from hazards. Namely; floor drain pipe discharges onto floor below.	4th Floor	Closed
29	Floor not kept free from rubbish and debris.	4th Floor	Closed
30	The ventilation system or unit is not regularly cleaned. namely; vent grills.	4th Floor	Closed
31	Ceiling not maintained free of holes.	4th Floor	Closed
32	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	4th Floor	Closed
33	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	4th Floor	Closed
34	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	4th Floor	Closed
35	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	4th Floor	Closed
36	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. namely; paint peeling from walls.	4th Floor	Closed
37	Wall(s) not maintained free of holes.	4th Floor	Closed
38	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. namely; wall tiles broken.	4th Floor	Closed
39	The ventilation system or unit is not regularly cleaned. namely; vent grills	5th Floor	Closed
40	Exterior lighting fixture not maintained. namely; light loose	5th Floor	Closed
41	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	5th Floor	Closed
42	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	5th Floor	Closed
43	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection. (Multiple fixtures)	5th Floor	Closed
44	The required guard(s) are not installed/maintained to comply with the Ontario Building Code, namely; The required guard is designed so that a member, attachment or opening between 100 mm (4 inches) and 900mm (35 inches) above the floor of the structure, which it is protecting, facilitates climbing. Namely; plant holders	5th Floor	Closed
45	Interior lighting fixtures or lamps are not maintained. namely; light not working.	Basement	Closed
46	Floor not kept free from holes, cracks and damaged materials.	Basement	Closed
47	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 peeling from floor.	Basement	Closed
48	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	Basement	Closed
49	Wall(s) not maintained free of holes.	Basement	Closed
50	Exterior door not maintained in good repair. namely; door does not latch shut.	Basement	Closed
51	Floor not kept free from rubbish and debris.	Basement	Closed
52	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Basement	Closed
53	Wall(s) not maintained free of cracks, damaged and deteriorated materials. namely; wall cracked and paint peeling.	Basement	Closed
54	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Basement	Closed
55	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Basement	Closed
56	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Basement	Closed
57	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Roof Of Building	Closed
58	Exterior door not maintained in good repair. Namely; bottom rusted	Stairway	Closed
59	Exterior door has deteriorated/ineffective weather-proofing.	Stairway	Closed
60	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Stairway	Closed

61	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Stairway	Closed
62	Floor not kept clean and free from rubbish and debris.	Stairway	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.**