

MLS Building Audit Program - Details

Property Address : 821 BIRCHMOUNT RD

Legal Description: PLAN 3402 LOT 12

Roll No. : 1901041200001000000

Building : **821 BIRCHMOUNT RD -- NO FURTHER ACTION REQUIRED**

Report Date : **May 11, 2012**

Building Audit Date : **December 02, 2008**

**** 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	08 226331 PRS 00 IV	INTERIOR COMMON ELEMENTS DEFECTS	Closed	11-Dec-08	10-FEB-10	100.00%
2	Property Standards	08 226332 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	11-Dec-08	10-FEB-10	100.00%
3	Waste	08 227880 WST 00 IV	LITTER DUMPING AND REFUSE INVESTIGATION	Closed	11-Dec-08	16-JAN-09	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
2	Property Standards	08 226332 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	11-Dec-08	10-FEB-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 fence, screen and/or other enclosure around or on the property is not being maintained in good repair.	Exterior	Closed
2	The exterior walls and their components are not being maintained in good repair, namely remove unused ventilation covers.	Exterior	Closed
3	The exterior walls and their components are not being maintained in good repair, namely replace dryer vents.	Exterior	Closed
4	The electrical receptacle are not maintained in a safe and complete condition, namely replace exterior receptacle with a GFI.	Exterior	Closed
5	The required guards and handrails are not installed/maintained to comply with the Toronto Municipal Code.	Exterior	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
1	Property Standards	08 226331 PRS 00 IV	INTERIOR COMMON ELEMENTS DEFECTS	Closed	11-Dec-08	10-FEB-10	10-Feb-10

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The ventilation system or unit is not kept in good repair and maintained in good working condition at all times, namely provide grill over vent .	Boiler Room	Closed
2	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	Closed
3	The minimum level of 50 lux (4.6 foot candles) is not being provided to the doorway(s), and/or stairway(s). Namely:	Laundry Room	Closed
4	The electrical receptacle are not maintained in good working order, namely cover plates missing and broken.	Throughout Building	Closed
5	The stair supporting structural members are not maintained in a safe condition, namely replace non-skid strips.	Throughout Building	Closed
6	The average level of 50 lux (4.6 foot candles) is not being provided to the corridors.	Throughout Building	Closed
7	Garbage chute system originally installed in the multiple-dwelling is not maintained operative.	Throughout Building	Closed
8	The required guard(s) are not installed/maintained to comply with the Ontario Building Code, namely; The required guard on the (landing, balcony, gallery, mezzanine, porch, deck, floor opening and roof to which access is provided for other than maintenance purposes) is not provided (the minimum guard height shall be 1070 mm (42 inches)).	Throughout Building	Closed
9	Previously finished wall(s) in the public area of the property is not maintained in good repair.	Throughout Building	Closed
10	The electrical connections are not maintained in good working order, namely loose wires.	Throughout Building	Closed

11	The minimum level of 50 lux (4.6 foot candles) is not being provided to the doorway(s), and/or stairway(s). Namely:	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.**