

MLS Building Audit Program - Details

Property Address : 1050 MARKHAM RD

Legal Description: PLAN M1020 PTBLK C R2139 PT 1

Roll No. : 1901052560014000000

Building : 1050 MARKHAM RD

Report Date : January 18, 2019

Building Audit Date : April 20, 2011

**** 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 January 18, 2019

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	11 183364 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	6-May-11	01-JUL-13	100.00%
2	Property Standards	11 183365 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	6-May-11	02-NOV-11	100.00%
3	Property Standards	11 185239 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	9-May-11	31-DEC-12	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	11 183365 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	6-May-11	02-NOV-11	3-Nov-11

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The parking or storage garage walls are not painted white from sixty (60) centimeters above floor level where required.	Underground Parking Area	Closed
2	The walls in the parking or storage garage are not impervious to water.	Underground Parking Area	Closed
3	The parking or storage garage ceiling are not painted white where required.	Underground Parking Area	Closed
4	The ceilings in the parking or storage garage are not impervious to water.	Underground Parking Area	Closed
5	Lighting in a service room is provided at less than 200 lux.	Underground Parking Area	Substantially Co
6	The parking or storage garage walls from floor level to a height of sixty (60) centimeters are not painted black where required.	Underground Parking Area	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
3	Property Standards	11 185239 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	9-May-11	31-DEC-12	10-May-13

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	In a dwelling unit, a window located more than 2,000 millimetres above grade opens within 1,500 millimetres of the floor not leading to a balcony does not employ a controlled sash operation to restrict, when engaged, the opening of the operable sash to not more than 100 millimetres.	Building	Closed
2	Curb stops or restraining devices are not positioned to prevent vehicles from causing injury, damage or encroaching on to property namely damaged curb.	Exterior	Closed
3	A window(s) which is capable of being opened, and is located in excess of two (2) metres from the finished grade, is not equipped with safety devices which would prevent any opening greater than one hundred (100) millimeters. A report is required to be submitted to the Officer for evaluation and approval by a professional or other certified person confirming that acceptable safety devices have been installed on all subject windows in an acceptable manner, and that the subject windows are not capable of being opened in excess of one hundred (100) millimeters.	Exterior	Closed
4	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials, namely paint deterioration	Exterior	Closed
5	Previously finished wall(s) have marks, stains, graffiti, smoke damage, painted slogans and/or other defacements.	Exterior	Closed
6	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 being maintained free from defects and/or hazards namely storage on balcony and some items may create hazardous situation (Mata rial sticking out from balcony, climbable objects etc)	Exterior	Closed
7	The yard does not have suitable ground cover to prevent unstable soil conditions or erosion.	Exterior	Closed

8	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 being maintained free from defects and/or hazards namely rusted balcony panels	Exterior	Closed
9	The surface of a window is not kept reasonably clean, namely clean all windows.	Exterior	Substantially Co
10	The (stairs, treads, risers, guards, handrails, and/or other appurtenant attachments) and/or their supporting structural members are not maintained in a safe condition namely rusted stairs and handrail	Exterior	Closed
11	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 concrete deterioration on balcony slab	Exterior	Closed
12	The fence, screen and/or other enclosure around or on the property is not being maintained in good repair namely non secured areas on chain link fence	Exterior	Substantially Co
13	The yard does not have suitable ground cover to prevent recurrent ponding of water.	Exterior	Closed
14	Handrail not provided for the exterior stairs of single dwelling unit that has more then three risers, namely handrail has to be extended from upper landing.	Exterior Of Building	Closed
15	Exterior walkway not maintained namely broken patio stones	Exterior Of Building	Closed
16	The electrical connections are not maintained in a safe and complete condition namely open box	Exterior Of Building	Substantially Co
17	The electrical connections are not maintained in a safe and complete condition namely loose wires.	Exterior Of Building	Substantially Co
18	The electrical connections are not maintained in good working order namely damaged conduit around balcony slab.	Exterior Of Building	Closed
19	The electrical connections are not maintained in good working order namely damaged conduit.	Exterior Of Building	Closed
20	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 a safe condition namely pigeon screen	Exterior Of Building	Closed
21	The exterior walls and their components are not being maintained in good repair namely spalling brick	Exterior Of Building	Substantially Co
22	The exterior walls and their components are not being maintained in good repair namely concrete deterioration on walls and columns.	Exterior Of Building	Closed
23	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 namely damaged screen	Exterior Of Building	Closed
24	The fence, screen and/or other enclosure around or on the property is not being maintained in good repair namely damaged/rusted divider	Exterior Of Building	Closed
25	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials namely paint deterioration on balcony underside ceiling.	Exterior Of Building	Closed
26	Exterior yard that is used for the parking or storage of vehicles or surfaced with a material impervious to water is not maintained so as parking space marking are to be clearly visible.	North	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
1	Property Standards	11 183364 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	6-May-11	01-JUL-13	31-May-13

No. of defects contained within the Order : **29**

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 where required.	Throughout Building	Closed
2	Repair(s) does not reasonably match existing wall(s) Namely; missing baseboard where required.	Throughout Building	Closed
3	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials to include missing tile.	Throughout Building	Closed
4	Wall(s) not maintained clean.	Throughout Building	Closed
5	The electrical connections are not maintained in a safe and complete condition. Namely; missing cover plates.	Throughout Building	Closed
6	The electrical connections are not maintained in a safe and complete condition. Namely; missing cover plate.	Throughout Building	Closed
7	Extension cords or other extensions are used as a permanent wiring system.	Throughout Building	Closed
8	Exit stairway door missing where required.	Throughout Building	Closed
9	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials where required.	Throughout Building	Closed
10	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely; water penetration.	Throughout Building	Closed
11	The ventilation system or unit is not regularly cleaned where required.	Throughout Building	Closed
12	The ventilation system or unit is not kept in good repair and maintained in good working condition at all times. Namely broken grill forth floor stairway.	Throughout Building	Closed
13	The ventilation system or unit is not kept in good repair and maintained in good working condition at all times. Namely; missing grill covers.	Throughout Building	Closed
14	Immediate action has not been taken to eliminate an unsafe condition. Namely; missing heater cover	Throughout Building	Closed
15	Floor and/or floor covering not kept free from holes where required.	Throughout Building	Closed
16	Floor and/or floor covering not kept free from rubbish and debris.	Throughout Building	Closed
17	Previously finished surface(s) in the public area of the property is not maintained in good repair. Namely: unit doors and frames where required.	Throughout Building	Closed
18	Previously finished surface(s) in the public area of the property is not maintained in good repair. Namely; thresholds where required	Throughout Building	Closed
19	The electrical connections are not maintained in a safe and complete condition. Namely; missing cover	Throughout Building	Closed
20	The electrical connections are not maintained in a safe and complete condition. Namely; loose wires.	Throughout Building	Closed
21	The electrical connections are not maintained in a safe and complete condition. Namely; missing cover plate.	Throughout Building	Closed
22	The electrical receptacle are not maintained in a safe and complete condition. Namely; missing cover plate.	Throughout Building	Closed
23	The stairs and/or other appurtenant attachments and/or their supporting structural members are not maintained in good repair. Namely; Nosing damaged first floor.	Throughout Building	Closed
24	Lighting in a service room is provided at less than 200 lux.	Throughout Building	Closed
25	Interior lighting fixtures or lamps are not maintained. Namely; missing lens covers.	Throughout Building	Closed
26	Required handrails on stairs or ramps are less than 865mm or more than 965mm high Namely; near roof access.	Throughout Building	Closed
27	The guard is designed that a member, attachment or opening located between 140 millimetres and 900 millimetres above the level being protected facilitates climbing.	Throughout Building	Closed

28	Height of the guard for the exit stairs are less than 1,070 millimetres around landings where required.	Throughout Building	Closed
29	Required guard does not prevent the passage of a sphere having a diameter more than 100 millimetres.	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.**