

MLS Building Audit Program - Details

Property Address : 1053 DON MILLS RD

Legal Description: PLAN 4566 PT BLK B

Roll No. : 1908101340001000000

Building : 1053 DON MILLS RD

Report Date : January 18, 2019

Building Audit Date : April 18, 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 177659 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	26-Apr-11	25-JUL-11	100.00%
2	Property Standards	11 178167 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	26-Apr-11	27-JUN-11	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
1	Property Standards	11 177659 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	26-Apr-11	25-JUL-11	28-Sep-14

No. of defects contained within the Order : **13**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The exterior surface of the building shall be maintained free of graffiti and/or painted slogans.	Exterior Of Building	Closed
2	Equipment/attachment appurtenant to the building is not being maintained in good repair, namely, the (canopy, marquee, sign, awning, screen, grille, stairway, pipe, duct, standpipe, air conditioner. Etc). The canopy has exposed rebar.	Exterior Of Building	Closed
3	Equipment/attachment appurtenant to the building is not properly anchored, namely, the (canopy, marquee, sign, awning, screen, grille, stairway, pipe, duct, standpipe, air conditioner. Etc.).	Exterior Of Building	Substantially Co
4	The opening in an exterior wall is not protected by suitable materials to prevent the entry of rodents, vermin and/or insects. Namely bricks missing near staircase to front door.	Exterior Of Building	Closed
5	The plumbing drain pipe(s) is not maintained in good working order. Namely remove any used pipes.	Exterior Of Building	Closed
6	The roof or one of its component is not free from leaks. Namely under roof flashing two areas of leakage and surface damage.	Exterior Of Building	Substantially Co
7	The supplied piece(s) of equipment and/or appliance(s) in or on the property is not constructed, installed and/or maintained so that it will function safely and effectively. Namely cable box doors not closed.	Exterior Of Building	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 maintained in good repair. Namely balcony slabs cracked and exposed rebar where required.	Exterior Of Building	Closed
9	The exterior walls and their components are not being maintained free from loose or unsecured objects or materials. Namely missing mortar joints.	Exterior Of Building	Closed
10	Exterior window(s) with broken/cracked glass.	Exterior Of Building	Substantially Co
11	Exterior garbage containment area not screened. Namely garbage area must be screen with four ways.	Exterior Of Building	Closed
12	Exterior yard that is used for the parking or storage of vehicles or surfaced with a material impervious to water is not maintained in good repair, free from cracks, holes and ruts. Namely parking area .	Exterior Of Building	Substantially Co
13	The light standard(s) supporting artificial light is not kept in a safe and clean condition. Namely only one light working, missing paint and dirty.	Exterior Of Building	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
2	Property Standards	11 178167 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	26-Apr-11	27-JUN-11	28-Aug-14

No. of defects contained within the Order : **39**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	Basement	Substantially Co
2	The property is not maintained and/or kept clean in accordance with the standards, namely : Storage in bell closet room	Basement	Substantially Co
3	The location and size of openings present a hazard as they are designed with members or attachments between 140 millimetres and 900 millimetres above the level protected by the guard which facilitate climbing.	Boiler Room	Closed
4	Required guard does not prevent the passage of a spherical object having a diameter more than 100 millimetres	Boiler Room	Closed
5	Guard with a minimum height of 1,070 millimetres has not been provided at a raised floor where the difference in level is more than 600 millimetres.	Boiler Room	Closed
6	The floor and every appurtenance, surface cover and finish is not maintained.	Boiler Room	Closed
7	The electrical connections are not maintained in good working order, namely : Loose wires	Boiler Room	Closed
8	Immediate action has not been taken to eliminate an unsafe condition, namely : Sump pit not covered with suitable material	Boiler Room	Closed
9	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	Boiler Room	Closed
10	Required handrails on stairs or ramps are less than 865mm or more than 965mm high	Boiler Room	Closed
11	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.	Dwelling Unit	Closed
12	Immediate action has not been taken to eliminate an unsafe condition. Where window air-conditioner's installation prevents a safety device from being installed a report is required to be submitted to the Officer for evaluation and approval by a professional or other certified person confirming that acceptable to ensure that the installation of the air-conditioner is done safe and securely; that there are no openings greater than one hundred (100) millimetres adjacent to the air conditioning unit and that the electrical supply and distribution in the suite is capable of safely operating the air conditioning unit. Also it must address any remedial action that must be taken in order to maintain its safe manner.	Dwelling Unit	Closed
13	The property is not maintained and/or kept clean in accordance with the standards, namely : Refuse and storage	Garage	Substantially Co
14	Door hardware/devices are not maintained in good repair, namely : Self closure	Garbage Room	Closed
15	The supplied facility in or on the property is not constructed, installed and/or maintained so that it will function safely and effectively, namely : Missing fire dampers	Garbage Room	Closed
16	Interior lighting fixtures or lamps are not maintained.	Garbage Room	Closed
17	The supplied facility in or on the property is not maintained so that it will function safely and effectively, namely : Self closure	Garbage Room	Closed
18	Interior lighting fixtures or lamps are not maintained.	Ground Floor	Closed
19	Previously finished surface(s) in the public area of the property is not maintained in good repair, namely : Wood trim, panels and attachments	Lobby	Closed
20	Elevator(s) is not certified in good working order, namely : Elevator not flush with hallway floor	Lobby	Closed
21	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	Lobby	Closed
22	Communication system identifies the tenant by unit number.	Lobby	Closed
23	The supplied piece(s) of equipment is not maintained so that it will function safely and effectively, namely : Rad cover	Lobby	Closed

24	The supplied facility in or on the property is not constructed, installed and/or maintained so that it will function safely and effectively.	Locker Room	Closed
25	The supplied facility in or on the property is not constructed, installed and/or maintained so that it will function safely and effectively.	Locker Room	Closed
26	The property is not maintained and/or kept clean in accordance with the standards.	Locker Room	Substantially Co
27	The plumbing system is not kept in good working order, namely : Loose drain cover	Locker Room	Closed
28	The property has not been repaired in accordance with the standards, namely : Missing/damaged cage doors	Locker Room	Closed
29	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	Locker Room	Closed
30	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	Meter Room	Closed
31	Required guard does not prevent the passage of a spherical object having a diameter more than 100 millimetres	Stairway	Closed
32	Handrails on both sides of stair or ramp 1,100mm in width or more not provided	Stairway	Closed
33	Door hardware/devices are not maintained in good repair, namely : Self closure	Stairway	Closed
34	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials, namely : Cracks	Stairway	Substantially Co
35	The window(s) that is capable of being opened has defective hardware, namely : Damaged screen	Stairway - 2nd Floor to 3rd Floor - Rear	Closed
36	Lighting in a service stairway is provided at less than 50 lux.	Throughout Building	Closed
37	Lighting in a storage room is provided at less than 50 lux.	Throughout Building	Closed
38	Lighting in a service room is provided at less than 200 lux.	Throughout Building	Substantially Co
39	The ventilation system or unit is not regularly cleaned.	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.**