

MLS Building Audit Program - Details

Property Address : 1061 DON MILLS RD

Legal Description: PLAN 4566 PT BLK A

Roll No. : 1908101340005000000

Building : 1061 DON MILLS RD

Report Date : January 18, 2019

Building Audit Date : March 25, 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 154464 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	7-Apr-11	04-OCT-11	100.00%
2	Property Standards	11 155158 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	7-Apr-11	04-OCT-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
2	Property Standards	11 155158 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	7-Apr-11	04-OCT-11	30-Sep-14

No. of defects contained within the Order : **18**

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.	Boiler Room	Closed
2	Required guard does not prevent the passage of a spherical object having a diameter more than 100 millimetres	Boiler Room	Closed
3	Lighting in a service room is provided at less than 200 lux.	Boiler Room	Closed
4	The electrical connections are not maintained in a safe and complete condition. Namely; loose wires.	Boiler Room	Closed
5	Height of the guard for the exit stairs are less than 1,070 millimetres around landings.	Boiler Room	Closed
6	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
7	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.	Roof Of Building	Closed
8	The guard is designed that a member, attachment or opening located between 140 millimetres and 900 millimetres above the level being protected facilitates climbing.	Roof Of Building	Closed
9	Height of the guard for the exit stairs are less than 1,070 millimetres around landings.	Roof Of Building	Closed
10	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	Throughout Building	Closed
11	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely; behind washers and dryers.	Throughout Building	Substantially Co
12	The electrical connections are not maintained in a safe and complete condition. Namely; Electrical room.	Throughout Building	Closed
13	Required or provided safety equipment relative to exits and means of egress are not maintained in good working order. Namely: (door closures, coordinating devices, latching devices, hinges,).	Throughout Building	Closed
14	Lighting in a laundry room is provided at less than 200 lux.	Throughout Building	Substantially Co
15	Lighting in a service room is provided at less than 200 lux.	Throughout Building	Substantially Co
16	Lighting in a storage room is provided at less than 50 lux.	Throughout Building	Closed
17	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	Throughout Building	Closed
18	Handrails on both sides of stair or ramp 1,100mm in width or more not provided where required.	Throughout 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	11 154464 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	7-Apr-11	04-OCT-11	12-Sep-14

No. of defects contained within the Order : **19**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The ventilation system or unit is not regularly cleaned, namely at dryer vent units.	Exterior Of Building	Substantially Co
2	The ventilation system or unit is not kept in good repair and maintained in good working condition at all times, namely deteriorated and/or damaged ventilation grates.	Exterior Of Building	Substantially Co
3	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 ripped and/or damaged screens.	Exterior Of Building	Substantially Co
4	The electrical connections are not maintained in a safe and complete condition, namely loose, unsecured wires.	Exterior Of Building	Substantially Co
5	The exterior walls and their components are not being maintained in good repair, namely deteriorated concrete ledge, and adjacent brick.	Exterior Of Building	Closed
6	The protective/decorative finish on the exterior surfaces is not being maintained in good repair, to include at west elevation masonry attachment, and underside of balconies.	Exterior Of Building	Closed
7	The exterior walls and their components are not being maintained in good repair, namely deteriorated and/or spalled brick, and mortar joints.	Exterior Of Building	Closed
8	The exterior walls and their components are not being maintained in good repair, namely spalled brick.	Roof Of Building	Substantially Co
9	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.	Throughout Building	Closed
10	The exterior walls and their components are not being maintained in good repair, namely broken and cracked masonry/concrete.	Throughout Building	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 a clean and/or sanitary condition, namely undue storage.	Throughout Building	Substantially Co
12	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 broken, cracked and/or delaminated concrete at balcony slabs, to include underside, and deteriorated balcony panels.	Throughout Building	Substantially Co
13	The protective/decorative finish on the exterior surfaces is not being maintained in good repair.	Throughout Building	Substantially Co
14	Exterior door is not maintained in good repair, namely deteriorated overhead garage doors, to include deteriorated finish.	Throughout Building	Substantially Co
15	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials, namely cracked masonry blocks, and deteriorated mortar joints.	Throughout Building	Closed
16	Exterior garbage containment area not screened, namely gates not provided.		Closed
17	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 installation of balcony enclosures.		Substantially Co
18	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, namely due to installation of window air conditioning unit.. Where a window air-conditioner's installation prevents a safety device from being installed it must be examined by a professional engineer or other certified person 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.		Substantially Co
19	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 deteriorated balcony delineation panels.		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.**