

MLS Building Audit Program - Details

Property Address : 1063 DON MILLS RD

Legal Description: PLAN 4566 PT BLK A

Roll No. : 1908101340006000000

Building : **1063 DON MILLS RD**

Report Date : January 18, 2019

Building Audit Date : March 09, 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 141516 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	22-Mar-11	20-JUN-11	100.00%
2	Property Standards	11 142808 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	22-Mar-11	20-JUL-11	100.00%
3	Property Standards	11 142823 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	22-Mar-11	20-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
3	Property Standards	11 142823 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	22-Mar-11	20-JUN-11	21-Oct-11

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The electrical fixtures are not maintained in a safe and complete condition. Namely: Repair broken cover plate for light switch.	Garage	Closed
2	Lighting in a garage is provided at less than 50 lux.	Garages	Closed
3	The ceilings in the parking or storage garage are not maintained free of holes, breaks or cracks. Namely: Repair all holes in the ceiling/walls in all the parking garages.	Garages	Closed
4	The electrical fixtures are not maintained in good working order. Namely: Repair all non-operative ceiling fixtures inside garages.	Garages	Closed
5	Extension cords or other extensions are used as a permanent wiring system. Namely: Extension cords can not be used for permanent wiring or connections. Fire hazard.	Garages	Closed
6	The electrical fixtures are not maintained in a safe and complete condition. Namely: Replace all missing electrical cover plates on walls and ceiling inside garages eliminating exposed wires.	Garages	Closed
7	The exterior surface of the building shall be maintained free of graffiti and/or painted slogans. Namely: Remove graffiti or defacements from wall inside garage.	Garages	Closed
8	The parking or storage garage is used to keep junk or rubbish. Namely: All discarded and stored materials in the garage should be removed.	Garages	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 141516 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	22-Mar-11	20-JUN-11	20-Jun-12

No. of defects contained within the Order : **34**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Immediate action has not been taken to eliminate an unsafe condition..Namely; the structural integrity of the attachment of all satellite dishes affixed to the building, or the building components. A report is required to be submitted to the Officer for evaluation and approval by a professional or other certified person confirming that Satellite Dishes have been installed safely in an acceptable manner, the report must address any remedial action that must be taken in order to maintain the structural integrity of the attachment and that attachment of all satellite dishes affixed to the building are done in a safe and secure manner.	Exterior	Closed
2	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	Closed
3	Exterior door is not maintained in good repair, namely rusted, deteriorated garage doors.	Exterior	Closed
4	The electrical fixtures are not maintained in good working order namely canopy light fixture in disrepair.	Exterior	Closed
5	The electrical fixtures are not maintained in good working order namely broken light fixture.	Exterior	Closed
6	The protective/decorative finish on the exterior surfaces is not being maintained in good repair namely deteriorated concrete surface near main entrance.	Exterior	Closed
7	The protective/decorative finish on the exterior surfaces is not being maintained in good repair.	Exterior	Closed
8	The protective/decorative finish on the exterior surfaces is not being maintained in good repair namely concrete deterioration on concrete ledges.	Exterior	Closed
9	The exterior surface of the building shall be maintained free of graffiti and/or painted slogans.	Exterior	Closed
10	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 paint deterioration on balcony slabs	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 being maintained free from defects and/or hazards namely overhanging planter boxes on balcony.	Exterior	Closed
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 being maintained free from defects and/or hazards namely tires stored on balcony.	Exterior	Closed
13	The exterior walls and their components are not being maintained in good repair, namely concrete deterioration and paint peeling on concrete columns near garage(s)	Exterior	Closed
14	The exterior walls and their components are not being maintained in good repair.	Exterior	Closed
15	The yards and /or other part of property is not being kept clean and free from accumulation of junk, rubbish, brush, refuse, litter, garbage and/or other debris namely dead leaves, rubbish and litter.	Exterior	Closed
16	The yards and /or other part of property is not being kept clean and free from accumulation of junk, rubbish, brush, refuse, litter, garbage and/or other debris, namely used furniture and junk.	Exterior	Closed
17	The fence, screen and/or other enclosure around or on the property is not being maintained in good repair namely paint and concrete deterioration on fence posts.	Exterior	Closed
18	Exterior garbage containment area not screened, namely garbage containment area/enclosure has no gate(s)	Exterior	Closed
19	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.	Exterior	Closed
20	The retaining wall is not being maintained in good repair, namely concrete stone out of place/loose.	Exterior	Closed
21	The sign(s), fastening and/or supporting members are not being maintained in a good state of repair namely building address identification sign missing number(s)	Exterior	Closed
22	Exterior walkway not maintained namely broken patio stones.	Exterior	Closed

23	Walk(s), ramp(s) and/or similar areas does not afford safe passage. Namely metal 2 metal posts near main entrance of building obstruct safe passage.	Exterior	Closed
24	Height of the guard for the exit stairs are less than 1,070 millimetres around landings.	Exterior	Closed
25	Required guard does not prevent the passage of a sphere having a diameter more than 100 millimetres.	Exterior	Substantially Co
26	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
27	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 to include installation of air conditioner units.	Exterior	Closed
28	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.	Exterior	Closed
29	Exterior door has deteriorated/ineffective weather-proofing.	Exterior	Closed
30	The electrical connections are not maintained in a safe and complete condition, namely loose wires.	Exterior	Closed
31	The ventilation system or unit is not kept in good repair and maintained in good working condition at all times, namely damaged ventilation grill.	Exterior	Closed
32	The ventilation system or unit is not regularly cleaned, namey ventilation panel on balcony need to be clean and re-pain.	Exterior	Closed
33	Exterior window not maintained weather-tight, namely paint deterioration on dwelling unit window frame.	Exterior	Closed
34	Aerial, satellite dish, or other similar structure and/or its supporting member is not maintained in a safe condition.	Exterior	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 142808 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	22-Mar-11	20-JUL-11	21-Oct-11

No. of defects contained within the Order : **38**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The electrical fixtures are not maintained in a safe and complete condition. Namely: Cleaning Closet. Exposed wires. Missing electrical cover plate on wall. Replace broken cover plate for light switch. Repair holes in wall. Replace missing access door. Provide shelving where required. Clean and clear all debris and discarded materials.	1st Floor	Closed
2	Floor and/or floor covering not kept in a clean and sanitary condition. Namely: 1st floor near front entrance way requires cleaning.	1st Floor	Closed
3	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely; 1st floor. Replace broken ceiling tiles. Replace missing lens covers.	1st Floor	Closed
4	The electrical switches are not maintained in good working order. Namely: Repair defective light switch in the 4th floor storage room.	4th Floor	Closed
5	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely: Cracks in south stairwell wall to be repaired.	4th Floor	Closed
6	Door hardware/devices are not maintained in good repair. Namely: 4th flr. Storage room. Defective door handle. Repairs required.	4th Floor	Closed
7	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair. Namely: Remove paint from wired glass panels.	4th Floor	Substantially Co
8	Ceiling(s) constructed for the purpose of separation is not maintained in a good state of repair. Namely: 4th flr. Storage room. A locked ceiling hatch is required for access to elevator room.	4th Floor	Closed
9	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely: Repair holes in ceiling and walls where required. Openings around pipes are required to be sealed. Exposed wired mesh to be plastered.	4th Floor	Closed
10	The floor and every appurtenance, surface cover and finish is not maintained. Namely: Repair broken floor tiles in 4th floor storage room.	4th Floor	Closed
11	The electrical fixtures are not maintained in good working order. Namely: Replace missing cover plate.	4th Floor	Closed
12	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair. Namely: Repair broken door lock for storage room on the 4th floor.	4th Floor	Closed
13	Previously finished surface(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance. Namely: Ceiling vents are required to be cleaned and painted.	4th Floor	Closed
14	Floor and/or floor covering not kept in a clean condition and free from rubbish and debris. Namely: Locker area in 4th flr storage room. Clean and clear all discarded and stored materials from the locker area.	4th Floor	Closed
15	Interior door is not a good fit in its frame. Namely: Hallway door is not closing properly. Self-closing device needs adjustment.	4th & 3rd Floor	Closed
16	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. Namely: Boiler room. Landing guard height is below the required level.	Boiler Room	Closed
17	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely: Boiler Room. Repair all holes in ceiling and walls. Repair corroded door frame for compactor storage room. Provide a gate/door to access sump pump pit. A cover should also be provided for sump pump.	Boiler Room	Closed
18	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
19	Required guard does not prevent the passage of a spherical object having a diameter more than 100 millimetres. Namely: Boiler Room. Openings in landing and stair guards are greater than 100mm. Repairs are required.	Boiler Room	Closed

20	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely: Boiler Room. Clear and clean all debris and discarded materials from the boiler room area.	Boiler Room	Closed
21	The electrical connections are not maintained in a safe and complete condition. Namely: Boiler Room. Remove all loose/hanging electrical wires. Secure where required. Replace all missing electrical cover plates. Heat detector is not secured properly.	Boiler Room	Closed
22	Extension cords or other extensions are used as a permanent wiring system. Namely: Boiler Room. Remove all extension cords that are used for permanent wiring. Remove temporary wires for light fixture.	Boiler Room	Closed
23	Lighting in a service room is provided at less than 200 lux. Namely: Boiler Room. Lighting levels inside the boiler room are below the required 200Lux. Upgrading is required.	Boiler Room	Substantially Co
24	Required handrails on stairs or ramps are less than 865mm or more than 965mm high	Boiler Room	Closed
25	Floor and/or floor covering not kept in a clean and sanitary condition and free from rubbish and debris. Namely: Electrical Room. Clean and clear all debris and discarded materials from the floor. Replace cover plates over open electrical boxes.	Electrical Room	Closed
26	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely: Laundry Room. Repaint peeling paint on walls. Clean lens covers. Replace missing screens and window safety device. Replace missing door stopper. Clean behind machines.	Laundry Room	Closed
27	An emergency contact sign is not posted and maintained in a prominent place in the front lobby or entrance to the building.	Lobby	Closed
28	Emergency contact sign does not indicate current name, address and telephone number of the person responsible for the property and the name and telephone number of the authorized person to contact in case of an emergency on a 24 hour basis.	Lobby	Closed
29	The emergency contact sign is not in lettering of not less than 12.7 millimetres in height.	Lobby	Closed
30	Dwelling unit window that is capable of being opened has no screen. Namely: Window screen and window safety device is missing from stairway windows.	Stairway	Closed
31	A window in a stairway that extends to less than 1,070 millimetres above the landing is protected by a guard that is less than 1,070 millimetres high measured to the top of the guard from the surface of the landing.	Stairway	Closed
32	Lighting in a service stairway is provided at less than 50 lux.	Throughout Building	Substantially Co
33	The electrical fixtures are not maintained in a safe and complete condition. Replace all missing lens covers where required.	Throughout Building	Closed
34	The electrical fixtures are not maintained in a safe and complete condition. Namely: Clean all lens covers throughout the building where required.	Throughout Building	Closed
35	The electrical fixtures are not maintained in good working order. Namely: Replace burnt out light bulbs where required.	Throughout Building	Closed
36	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition. Namely: Floor mats to be removed from corridors throughout the building. Also repair damaged baseboards throughout corridors.	Throughout Building	Closed
37	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely: Replace/repair Terrazo base board in the north stairway on the 3rd floor.	Throughout Building	Closed
38	Previously finished wall(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance. Namely: All plaster repairs in the corridors and stairways are required to be painted throughout the building.	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.**