

MLS Building Audit Program - Details

Property Address : 1169 DANFORTH AVE

Legal Description: PLAN 740 LOT 25 & 26

Roll No. : 1904085130017000000

Building : **1169 DANFORTH AVE**

Report Date : October 12, 2018

Building Audit Date : August 20, 2015

**** 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 October 12, 2018

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 | 15 210278 PRS 00 IV | EXTERIOR COMMON ELEMENTS - DEFECTS | Closed | 25-Aug-15 | 23-NOV-15 | 100.00% |
| 2 | Property Standards | 15 210364 PRS 00 IV | INTERIOR COMMON ELEMENTS - DEFECTS | Closed | 25-Aug-15 | 26-OCT-15 | 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 | 15 210278 PRS 00 IV | EXTERIOR COMMON ELEMENTS - DEFECTS | Closed | 25-Aug-15 | 23-NOV-15 | |

No. of defects contained within the Order :

No. of defects that remain outstanding :

| Deficiency Details | | | |
|--------------------|---|------------------------|--------|
| No. | Violation/Defect | Location | Status |
| 1 | Eavestrough, roof gutter, flashing and/or down pipe not maintained free from leaks and/or defects. | Exterior Of Building | Closed |
| 2 | Eavestrough, roof gutter, flashing and/or down pipe has a deteriorated protective finish . | Exterior Of Building | Closed |
| 3 | The protective/decorative finish on the exterior surfaces is not being maintained in good repair. Namely; the wood and metal surfaces including the window frames, soffet, facia and downpipes. | Exterior Of Building | Closed |
| 4 | The roof or one of its component is not free from leaks. Namely; the fascia and soffet boards are deteriorated and separated from the eavestrough.. | Exterior Of Building | Closed |
| 5 | The exterior walls and their components are not being maintained in a weather tight condition. Namely the bricks are broken and missing in areas especially on the basement window sills; the bricks are spalling in areas; the mortar joints are cracked and mortar missing between the bricks especially between the exterior walls of the windows. | Exterior Of Building | Closed |
| 6 | The fence, screen and/or other enclosure around or on the property is not being maintained in good repair. Namely; the fence enclosure/gate on the front west side of the property. | Front West | Closed |
| 7 | Exterior window not maintained weather-tight. Namely; the laundry room window. | South Side of Building | Closed |
| 8 | Exterior window missing. | South Side of Building | Closed |
| 9 | Openings in exterior wall not protected with suitable materials. Namely; the exhaust from the laundry room. | South Side of Building | Closed |
| 10 | 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. | Various Locations | Closed |
| 11 | Dwelling unit window that is capable of being opened has no screen. | Various Locations | Closed |

| No. | Type of Investigation | Investigation Reference No. | Investigation Description | Investigation Status | Date of Issuance | Expiration Date | Next Scheduled Inspection Date |
|-----|-----------------------|-----------------------------|------------------------------------|----------------------|------------------|-----------------|--------------------------------|
| 2 | Property Standards | 15 210364 PRS 00 IV | INTERIOR COMMON ELEMENTS - DEFECTS | Closed | 25-Aug-15 | 26-OCT-15 | 25-Nov-15 |

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

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

| Deficiency Details | | | |
|--------------------|---|---------------------------|--------|
| No. | Violation/Defect | Location | Status |
| 1 | Entrance/exit door is not equipped with a self-closing and self-locking mechanisms. | Near Apt. #12 | Closed |
| 2 | The guards and/or other appurtenant attachments and/or their supporting structural members are not maintained in good repair. Namely; guard missing from stairs leading to the boiler room. | Boiler Room | Closed |
| 3 | Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely; the floor is not maintained free from holes. | Boiler Room | Closed |
| 4 | The handrails and/or other appurtenant attachments and/or their supporting structural members are not maintained in good repair. Namely; handrail missing from stairs leading to the boiler room. | Boiler Room | Closed |
| 5 | Lighting in a service room is provided at less than 200 lux. | Boiler Room | Closed |
| 6 | The electrical connections are not maintained in a safe and complete condition. Namely; the light fixture is hanging from the junction box with spliced electrical wires. | Boiler Room | Closed |
| 7 | Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely; extensive concrete damage on the ceiling. Evidence of exposed and corroded re-bar, evidence of asphalt in area where the exterior surface is paved with asphalt. Evidence of loose, broken and flaking concrete. Also, previous repair not done in a workmanlike manner. | Boiler Room | Closed |
| 8 | The electrical fixtures are not maintained in a safe and complete condition. Namely; the light fixtures are not protected with a cover. | Boiler Room | Closed |
| 9 | Lighting in a service room is provided at less than 200 lux. | Electrical Room | Closed |
| 10 | Door(s), passageway(s) and/or exit(s), not maintained free from hazardous condition, obstruction and impediments. Namely; a storage shelf is obstructing a safe passage way above the stairs leading to the boiler room. | Electrical Room | Closed |
| 11 | Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition. | Electrical Room | Closed |
| 12 | The electrical fixtures are not maintained in a safe and complete condition. Namely; the electrical wires are not maintained in a secure condition. | Electrical Room | Closed |
| 13 | The electrical fixtures are not maintained in a safe and complete condition. Namely; the light fixtures are not protected with a cover. | Hall | Closed |
| 14 | Door hardware/devices are not maintained in good repair. namely; the door handle is loose. | Laundry Room | Closed |
| 15 | Ceiling not maintained clean. Namely; ceiling needs to be painted. | Laundry Room | Closed |
| 16 | Previously finished wall(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance. Namely; the laundry room needs painting. | Laundry Room | Closed |
| 17 | Lighting in a laundry room is provided at less than 200 lux. | Laundry Room | Closed |
| 18 | An emergency contact sign is not posted and maintained in a prominent place in the front lobby or entrance to the building. | Main Entrance | Closed |
| 19 | Entrance/exit door is not equipped with a self-closing and self-locking mechanisms. Namely; door leading from hall to the stairway. | Near Apt. #12 | Closed |
| 20 | The guards and/or other appurtenant attachments and/or their supporting structural members are not maintained in good repair. Namely; pickets missing from the guard rail in the stairway. | North & South Stairways | Closed |
| 21 | The electrical fixtures are not maintained in a safe and complete condition. Namely; the light fixtures are not protected with a cover. | North And South Stairways | Closed |

| | | | |
|----|--|---------------------------|--------|
| 22 | The floor and every appurtenance, surface cover and finish is not maintained. Namely; the stairs and landing are not maintained free from defects and missing materials. | North And South Stairways | Closed |
| 23 | Previously finished wall(s) in the public area of the property is not maintained in good repair. Namely; the paint is peeling on the wall. | North Stairway | Closed |
| 24 | Exterior window(s) with broken/cracked glass. | North Stairway | Closed |
| 25 | All repairs shall be made in a good workmanlike manner. Namely; the interior doors leading from the hall to the stairways are not repaired in a workmanlike manner. | Throughout Building | Closed |
| 26 | Previously finished surface(s) in the public area of the property is not maintained in good repair. Namely; the finish is deteriorated on the doors leading from the hall to the stairways. | Throughout Building | Closed |
| 27 | Previously finished surface(s) in the public area of the property is not maintained in good repair. Namely; the paint is deteriorated on the doors leading to the dwelling units. | Throughout Building | Closed |
| 28 | Interior door is not a good fit in its frame. Namely; the interior doors leading to the stairway. | Various Locations | Closed |
| 29 | Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair. Namely; the door hardware including the door handles are defective and or missing in various locations leading from the hall to the stairway. | Various Locations | 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.**