

MLS Building Audit Program - Details

Property Address : 11 CATFORD RD

Legal Description: PLAN M968 BLKS D AND E

Roll No. : 1908033290001010000

Building : **11 CATFORD RD**

Report Date : January 17, 2020

Building Audit Date : September 24, 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 January 17, 2020

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 227888 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	1-Oct-15	04-APR-16	100.00%
2	Property Standards	15 227897 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	1-Oct-15	30-SEP-16	100.00%
3	Property Standards	15 227902 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	1-Oct-15	04-APR-16	100.00%
4	Property Standards	15 228198 PRS 00 IV	WINDOW SAFETY DEVICES	Closed	1-Oct-15	02-NOV-15	100.00%
5	Property Standards	15 228200 PRS 00 IV	BALCONY STORAGE	Closed	1-Oct-15	02-NOV-15	100.00%
6	Property Standards	15 228201 PRS 00 IV	WINDOW AIR-CONDITIONERS	Closed	1-Oct-15	02-NOV-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
4	Property Standards	15 228198 PRS 00 IV	WINDOW SAFETY DEVICES	Closed	1-Oct-15	02-NOV-15	4-May-16

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	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 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. Namely but not limited to: Units 513,313,909,811,809,711,609,309,709,907,407,307,207,507,707,805,903,603,801,303,601,401,501,915,715,315,815,515,817,517,217,919,719,621,321,421,823,623,523,423,223,825,725,525,425,325,624,524,324,224,922, 222,920,820,620,520,420,918,618,318,516,416,216,714,614,912,816,612,512,212,904,804,704,504,404,906,706, 606,506, 306,206,908,808,708,608,508,308,910,610,812,712,412.	Exterior Of Building	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
5	Property Standards	15 228200 PRS 00 IV	BALCONY STORAGE	Closed	1-Oct-15	02-NOV-15	3-Nov-15

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Immediate action has not been taken to eliminate an unsafe condition. Namelybut not limited to: Removal of storage on balconies 304,312, & 408 which is stacked/stored/kept higher then the protective guards.	Exterior Of Building	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
6	Property Standards	15 228201 PRS 00 IV	WINDOW AIR-CONDITIONERS	Closed	1-Oct-15	02-NOV-15	3-Nov-15

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Immediate action has not been taken to eliminate an unsafe condition. Namely but not limited to; Window Air conditioners located in Units 913,713,304, and 212 are being supported by cardboard, pillows, clothing.	Exterior Of Building	Closed
2	Window Air Conditioning Unit is not maintained in a safe condition. Namely but not limited to: Units 913,713,304,212	Exterior Of 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	15 227888 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	1-Oct-15	04-APR-16	4-May-16

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The surface of the underground garage shall be maintained free of markings. Namely: marks on wall near spot #180	Underground Parking Area	Closed
2	Interior lighting fixtures or lamps are not maintained. Namely: inoperable/ burnt out lights in Sprinkler Room located in underground garage.	Underground Parking Area	Closed
3	The parking or storage garage walls from floor level to a height of sixty (60) centimeters are not painted black. Namely: delamination of existing paint needs to be repaired.	Underground Parking Area	Closed
4	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely: cleaning of storage and debris on the floor in the Sprinkler Room.	Underground Parking Area	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 227897 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	1-Oct-15	30-SEP-16	22-Dec-16

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The fence, screen and/or other enclosure around or on the property is not being maintained in good repair. Namely: Painting/Refinishing of the black iron fence around the property on Keele Street, Catford Road, and Derrydown Drive to correct rust and/or deterioration.	Exterior	Closed
2	Exterior garbage containment area not screened. Namely: screening of garbage containment area located on the North side of the building.	Exterior	Closed
3	Exterior window(s) with broken/cracked glass. Namely: Broken/Shattered glass on unit #903	Exterior	Closed
4	The electrical fixtures are not maintained in good working order. Namely: The light post closest to the underground ramp has a missing cover which exposes electrical wiring on the inside of the post.	Exterior	Closed
5	Exterior walkway not maintained. Namely: deteriorated/broken patio stone walkway leading towards Derrydown Road.	Exterior Of Building	Closed
6	Dwelling unit window that is capable of being opened has no screen. Namely but not limited to windows: 208,508, and 513	Exterior Of Building	Closed
7	The tree, plant, limb or branch, which is located on the property is diseased, decayed or damaged and has not been removed or otherwise pruned to remove the diseased, decayed or damaged portion. Namely: 7 Dead/Diseased Ash Tress located on the North side of the property in the Playground area of the daycare.	Exterior Of Building	Closed
8	The exterior surface has not been restored and/or resurfacedn where necessary. Namely: Re-Painting of Stairwell exit door on thr east side of the building closest to Keele Street.		Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
3	Property Standards	15 227902 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	1-Oct-15	04-APR-16	19-Oct-16

No. of defects contained within the Order : **58**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Interior lighting fixtures or lamps are not maintained. Namely: Loose/hanging light fixture in 1st floor Riser Room.	Interior	Closed
2	The surface of a window is not kept reasonably clean. Namely: 4th floor window near unit # 414	Interior	Closed
3	Interior lighting fixtures or lamps are not maintained. Namely: Burnt out lights in 5th Floor Riser Room.	Interior	Closed
4	Lighting in a storage room is provided at less than 50 lux. Namely: lighting in a storage room must meet minimum 50 LUX requirement to include "Workshop" room.	Interior	Closed
5	Lighting in a storage room is provided at less than 50 lux. Namely: Lighting in storage room near underground Parking garage entrance; adjacent too decomished sauna rooms.	Interior	Closed
6	Lighting in a service room is provided at less than 200 lux.	Interior	Closed
7	Previously finished surface in the public area of the property is not maintained in good repair. Namely: Ceiling near unit #823	Interior	Closed
8	Interior door is not a good fit in its frame. namely: East Stairwell Exit door is warped/does not fit in frame	Interior	Closed
9	Door hardware/devices are not maintained in good repair. Namely: Missing/Broken Door Closer on 1st floor Riser Room.	Interior	Closed
10	Door hardware/devices are not maintained in good repair. Namely: Broken/Missing door closer on 2nd floor Riser Room.	Interior	Closed
11	Door hardware/devices are not maintained in good repair. Namely: Missing/Broken Door closer on 4th Floor Riser Room.	Interior	Closed
12	Door hardware/devices are not maintained in good repair. Namely: Broken/Decaying door lock due to people accessing the room with screwdrivers/knives at Bell Room.	Interior	Closed
13	Door hardware/devices are not maintained in good repair. Namely: Replace or Repair defective door hardware on unit # 617	Interior	Closed
14	Door does not provide a reasonable degree of privacy and safety. Namely: Ensure that all doors throughout the building remain locked, secured, and in good working order at all times to prevent unauthorized entry to the building.	Interior	Closed
15	The electrical fixtures are not maintained in good working order. Namely: Missing cover on emergency lighting electrical box above door in 4th floor Riser Room.	Interior	Closed
16	The electrical switches are not maintained in good working order. Namely: Missing light switch cover in 3rd Floor Riser room.	Interior	Closed
17	The electrical switches are not maintained in good working order. Namely: Missing cover on light switch in 4th floor riser room.	Interior	Closed
18	The electrical receptacle are not maintained in good working order. Namely: open electrical boxes near ceiling in electrical room x2	Interior	Closed
19	The electrical receptacle are not maintained in good working order. Namely: Missing light switch cover in 8th floor riser room.	Interior	Closed
20	The electrical receptacle are not maintained in good working order. Namely: broken electrical outlet located on the wall nearest the door in the boiler room.	Interior	Closed
21	The electrical receptacle are not maintained in good working order. Namely: Missing Elevator switch covers.	Interior	Closed
22	The electrical connections are not maintained in good working order. Namely: loose/ hanging electrical wire in former Sauna Room #2	Interior	Closed
23	The electrical connections are not maintained in good working order. Namely: Loose and hanging wires in storage room located adjacent to decomished sauna room.	Interior	Closed
24	Previously finished surface(s) in the public area of the property is not maintained in good repair. Namely: Repairing/Refinishing of west exit door and fire door leading to main lobby.	Interior	Closed

25	Previously finished surface(s) in the public area of the property is not maintained in good repair. Namely Repainting/Refinishing of doors at stairwells and Unit #225	Interior	Closed
26	Previously finished surface(s) in the public area of the property is not maintained in good repair. Namely: Repainting/Refinishing of unit door # 321	Interior	Closed
27	Previously finished surface(s) in the public area of the property is not maintained in good repair. Namely: Repainting/refinishing of stairwell door near unit # 313 and Unit # 314	Interior	Closed
28	Previously finished surface(s) in the public area of the property is not maintained in good repair. Namely: Graffiti on garbage chute room door.	Interior	Closed
29	Previously finished surface(s) in the public area of the property is not maintained in good repair. Namely: Repainting/Refinishing of door at unit # 518	Interior	Closed
30	Previously finished surface(s) in the public area of the property is not maintained in good repair. Namely: graffiti on door at 5th Floor Bell Room.	Interior	Closed
31	Previously finished surface(s) in the public area of the property is not maintained in good repair. Namely: Re-Finishing of Garbage chute room door.	Interior	Closed
32	Previously finished surface(s) in the public area of the property is not maintained in good repair. Namely; Refinishing/Repainting of centre staircase door.	Interior	Closed
33	Previously finished surface(s) in the public area of the property is not maintained in good repair. Namely: Re-Painting/Re-Finishing of riser room door as a result of graffiti on door	Interior	Closed
34	Previously finished surface(s) in the public area of the property is not maintained in good repair. Namely: Repainting/Refinishing of Garbage Room Door.	Interior	Closed
35	Previously finished surface(s) in the public area of the property is not maintained in good repair. Namely: Damaged/Deteriorated Laundry Room Door requires Re-Painting/Re-Finishing	Interior	Closed
36	Previously finished surface(s) in the public area of the property is not maintained in good repair. Namely: RePainting/Refinishing of elevator doors and columns around elevators due to wear and tear, graffiti, etc.	Interior	Closed
37	Interior lighting fixtures or lamps are not maintained. Namely: lossing/hanging emergency exit fixture being held on by metal wires near unit #214	Interior	Closed
38	Previously finished wall(s) have marks, stains, graffiti, smoke damage, painted slogans and/or other defacements. Namely: Pen/Pencil markings on wall between units #421-423	Interior	Closed
39	Previously finished wall(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance. Namely: Hole in garbage room wall.	Interior	Closed
40	Previously finished surface(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance. Namely: Damaged/Deteriorated Laundry Room sink and folding shelf.	Interior	Closed
41	The floor and every appurtenance, surface cover and finish is not maintained. Namely: Broken/Cracked floor tiles on 4th floor garbage chute room.	Interior	Closed
42	The floor and every appurtenance, surface cover and finish is not reasonably smooth and level. Namely: Stairwell leading to basement level on west side of building is separating/cracked on the top 2 steps on the lower risers.	Interior	Closed
43	Floor and/or floor covering not kept in a clean and sanitary condition. Namely: excessive stains on carpets throughout 2nd floor.	Interior	Closed
44	Floor and/or floor covering not kept in a clean and sanitary condition. Namely: excessive stains on carpets throughout 3rd floor.	Interior	Closed
45	Floor and/or floor covering not kept in a clean and sanitary condition. Namely: excessive stains on carpets throughout 4th floor.	Interior	Closed
46	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely: Cleaning of floor in 5th Floor Bell Room/Closet	Interior	Closed
47	The floor not kept free from holes, stains, rubbish and debris. Namely: Missing Drain Covers in Boiler room x2 creating large holes in the floor.	Interior	Closed
48	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely: Storage and debris in Elevator Mechanical Room on floors consisting of milk crates, old elevator parts, rags, etc.	Interior	Closed
49	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Floors in Storage Room(s) must be swept clean and all stains/debris must be removed to prevent trip hazards and infestation.	Interior	Closed
50	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. namely: Clean floors in storage room adjacent to decommissioned Sauna Rooms.	Interior	Closed
51	The property is not maintained and/or kept clean in accordance with the standards. Namely: Cleaning of all cobwebs, dirt, and urine in stairwells around exit door on west side stairwell exit.	Interior	Closed
52	Immediate action has not been taken to eliminate an unsafe condition. Namely: removal of all storage and debris stored above decommissioned storage lockers.	Interior	Closed

53	Previously finished wall(s) in the public area of the property is not maintained in good repair. Namely: damaged/broken tiles on wall in 4th floor garbage chute room.	Interior	Closed
54	Previously finished wall(s) in the public area of the property is not maintained in good repair. Namely: Refinishing of wall near Unit #808	Interior	Closed
55	Previously finished wall(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance. Namely: Painting near unit # 323	Interior	Closed
56	Previously finished surface(s) in the public area of the property is not maintained in good repair. Namely: Re-Painting/Re-Finishing of stairwell door near unit #725	Interior of Building	Closed
57	Previously finished surface(s) in the public area of the property is not maintained in good repair. Namely: Refinishing/Repainting of unit door # 715	Interiors	Closed
58	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 Closers and dampers on garbage chutes 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.**