

MLS Building Audit Program - Details

Property Address : 127 BROADWAY AVE

Legal Description: PLAN 806 LOT 34

Roll No. : 1904104170017000000

Building : **127 BROADWAY AVE**

Report Date : January 17, 2020

Building Audit Date : March 14, 2013

**** 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	13 133300 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	21-Mar-13	16-DEC-14	100.00%
2	Property Standards	13 133898 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	21-Mar-13	16-DEC-14	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	13 133898 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	21-Mar-13	16-DEC-14	21-Apr-15

No. of defects contained within the Order : **21**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Dwelling unit window that is capable of being opened has no screen.	Building	Closed
2	Height of the guard for the exit stairs are less than 1,070 millimetres around landings.	Exterior Of Building	Closed
3	The guards and/or other appurtenant attachments and/or their supporting structural members are not maintained in good repair.	Exterior Of Building	Closed
4	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.	Exterior Of Building	Closed
5	The protective/decorative finish on the exterior surfaces is not being maintained in good repair.	Exterior Of Building	Closed
6	Required guard does not prevent the passage of a spherical object having a diameter more than 100 millimetres	Exterior Of Building	Closed
7	Height of the guard for the exit stairs are less than 1,070 millimetres around landings.		Closed
8	Window air-conditioning units prevent 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 the installation of the air-conditioner has been 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.		Closed
9	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.		Closed
10	Handrails on one side of stair or ramp less than 1,100mm in width not provided		Closed
11	Exterior garbage containment area not screened.		Closed
12	The ventilation system or unit is not kept in good repair, namely broken vent cover.		Closed
13	The balconies and/or the supporting structural member(s) is not being maintained free from defects and/or hazards, namely overhanging planters.		Closed
14	The balconies and/or the supporting structural member is not maintained in good repair, namely concrete has been removed from the balcony slabs exposing rebar		Closed
15	A report is required to be submitted to the Officer regarding the structural integrity of the attachment of all satellite dishes affixed to the building, or the building components 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.		Closed
16	Exterior yard surface and/or similar areas not maintained, namely a depression in grass.		Closed
17	Driveway(s) and/or similar areas not maintained, namely pothole.		Closed
18	The retaining wall is not being maintained in good repair, namely damaged curbing.		Closed
19	Exterior walkway not maintained.		Closed
20	The guards and/or other appurtenant attachments and/or their supporting structural members are not maintained in good repair, namely missing and/or damaged siding and flashing at balconies..		Closed

21	Required guard does not prevent the passage of a spherical object having a diameter more than 100 millimetres		Closed
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No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
1	Property Standards	13 133300 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	21-Mar-13	16-DEC-14	21-Jan-15

No. of defects contained within the Order : **35**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Exterior door is not maintained in good repair, and is not a good fit in the frame.	1st Floor	Closed
2	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials, namely damaged mirror.	1st Floor	Closed
3	An emergency contact sign is not posted and maintained in a prominent place in the front lobby or entrance to the building.	1st Floor	Closed
4	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition.	2nd Floor	Closed
5	Interior lighting fixtures or lamps are not maintained, namely unsecured light fixture.	Basement	Closed
6	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair, namely damaged door.	Basement	Closed
7	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair, namely cracked and/or damaged glazing.	Basement	Closed
8	The electrical receptacles are not maintained in good repair, namely damaged duplex receptacle.	Basement	Closed
9	Height of the guard for the exit stairs are less than 920 millimetres measured vertically to the top of the guard from a line drawn through the outside edges of the stair nosings.	Boiler Room	Closed
10	The plumbing system is not kept free from leaks or defects, namely missing sump pump cover.	Boiler Room	Substantially Co
11	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
12	The guards and/or other appurtenant attachments and/or their supporting structural members are not maintained in good repair, namely damaged and unsecured stair guard/handrail not maintained in accordance with the Toronto Municipal Code, Chapter 629 requirements.	Boiler Room	Closed
13	Required guard does not prevent the passage of a sphere having a diameter more than 100 millimetres.	Boiler Room	Closed
14	Height of the guard for the exit stairs are less than 1,070 millimetres around landings.	Boiler Room	Closed
15	Elevator part(s) and appendages are not maintained in good repair and operational. Namely : (lighting fixtures, lamps, elevator buttons, floor indicators and ventilation fans), namely missing vent fan cover.	Elevator	Closed
16	Lighting in a laundry room is provided at less than 200 lux.	Laundry Room	Closed
17	The ventilation system or unit is not regularly cleaned.	Laundry Room	Closed
18	The property is not maintained and/or kept clean in accordance with the standards, namely dust and debris adjacent and behind appliances.	Laundry Room	Closed
19	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials, to include deteriorated finish.	Laundry Room	Closed
20	The (stairs, treads, risers, guards, handrails, and/or other appurtenant attachments) and/or their supporting structural members are not maintained in good repair, namely deteriorated and/or damaged stair tread nosing(s).	North West	Substantially Co
21	Exterior door is not maintained in good repair, namely damaged glazing, and deteriorated weather stripping.	North West	Closed
22	Wall(s) and ceiling(s), to include adjacent to plumbing and electrical not maintained free of holes, cracks, damaged and deteriorated materials.	Throughout Building	Closed
23	Wall(s) and ceiling(s) are not maintained clean.	Throughout Building	Substantially Co
24	The ventilation system or unit is not regularly cleaned.	Throughout Building	Closed
25	The property is not maintained and/or kept clean in accordance with the standards, namely undue storage.	Throughout Building	Substantially Co

26	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition, namely floor mats.	Throughout Building	Closed
27	The electrical connections are not maintained in good repair, namely unsecured loose and/or open wires.	Throughout Building	Closed
28	Previously finished surface(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance.	Throughout Building	Closed
29	Lighting in a storage room is provided at less than 50 lux.	Throughout Building	Closed
30	Interior lighting fixtures or lamps are not maintained, namely non functioning light bulbs.	Throughout Building	Closed
31	Required guard does not prevent the passage of a sphere having a diameter more than 100 millimetres.	Throughout Building	Closed
32	Height of the guard for the exit stairs are less than 1,070 millimetres around landings.	Throughout Building	Closed
33	Height of the guard for the exit stairs are less than 920 millimetres measured vertically to the top of the guard from a line drawn through the outside edges of the stair nosings.	Throughout Building	Closed
34	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, to include adjacent to radiator heating units and roof access ladders.	Throughout Building	Closed
35	Lighting in a service room is provided at less than 200 lux.	Throughout Building	Substantially Co

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.**