

MLS Building Audit Program - Details

Property Address : 1580-1600 SANDHURST CRCL

Legal Description: M1487 BLK MM

Roll No. : 1901124010019000000

Building : 1580 SANDHURST CRCL

Report Date : January 18, 2019

Building Audit Date : January 20, 2009

**** 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	09 104328 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	10-Feb-09	27-APR-10	100.00%
2	Property Standards	09 106082 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	10-Feb-09	27-APR-10	100.00%
3	Property Standards	09 106815 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	10-Feb-09	27-APR-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
1	Property Standards	09 104328 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	10-Feb-09	27-APR-10	24-Sep-13

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Storm or screen door not maintained in good repair.	1st Floor	Closed
2	Exterior garbage containment area not screened, namely provide a roof to screen from above.	Exterior Of Building	Closed by PS C
3	The required guard/railing is not installed securely or maintained in good repair.	Roof Of Building	Closed
4	The required guard(s)/handrails are not installed securely and have not been installed/maintained to comply with TMC Chapter 629.	Roof Of Building	Closed
5	The balcony, or other similar structure, and/or other appurtenant attachment) and/or the supporting structural member(s) is not maintained in good repair, namely repair damaged and deteriorated concrete at balcony panels, to include underside.	Throughout Building	Closed
6	The exterior walls and their components are not being maintained in good repair, namely repair damaged and deteriorated concrete at all exterior walls and surfaces, to include shear walls.	Throughout Building	Closed
7	Aerial, satellite dish, or other similar structure and/or its supporting member is not maintained in a safe condition, namely remove subject satellite dishes.	Throughout Building	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
2	Property Standards	09 106082 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	10-Feb-09	27-APR-10	24-Mar-10

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Garbage chute is missing interior cover plate	9th Floor	Closed
2	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials	Basement	Closed
3	Interior lighting fixtures or lamps are not maintained namely; missing bulbs and covers	Basement	Closed by PS C
4	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials	Basement	Closed by PS C
5	The floor surface cover and finish is not maintained	Basement	Closed by PS C
6	The required guard s handrails are not installed securely and have not been installed maintained to comply with TMC Chapter 629	Boiler Room	Closed by PS C
7	The electrical connections are not maintained in a safe and complete condition, namely; loose wires and missing cover plate	Exterior	Closed
8	The required guard s handrails are not installed securely and have not been installed maintained to comply with TMC Chapter 629	Throughout Building	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
3	Property Standards	09 106815 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	10-Feb-09	27-APR-11	15-Sep-13

No. of defects contained within the Order : **24**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Large safe-exit arrows are not displayed on safe-exit doors 1.5 metres above the floor, measured from the center of the arrow to the floor, with the arrow pointing down.	Garage	Closed
2	Small safe-exit arrows are not prominently displayed on columns or walls 1.5 metres above the floor, measured from the center of the arrow to the floor; at least every ten (10) metres along the safe-exit route; at all safe-exit route decision points along the safe-exit route; and wherever a safe-exit route crosses a traffic aisle.	Garage	Closed
3	Alert signs are not prominently displayed on columns or walls 2.1 metres above the floor, measured from the top of the sign to the floor, so that there is 1 alert sign for every 25 parking stalls in the parking or storage garage, with the alert signs being evenly distributed in the parking or storage garage, but located no more than 30 metres apart.	Garage	Closed
4	The supplied facility in or on the property is not kept in a satisfactory working condition, namely ramp heater equipment.	Garage	Closed
5	The parking or storage garage is not equipped with a mechanical ventilation system capable of providing a supply of fresh air at all times.	Garage	Closed
6	The walls in the parking or storage garage are not maintained free of holes, breaks or cracks.	Garage	Closed
7	The parking or storage garage walls painted surface is not maintained in a state of good repair.	Garage	Closed
8	The ventilation system or unit is not kept in good repair and maintained in good working condition at all times, namely damaged fins.	Garage	Closed
9	Interior lighting fixtures or lamps are not maintained, missing bulbs.	Garage	Closed
10	The minimum level of 50 lux (4.6 foot candles) is not being provided to all designated parking spaces.	Garage	Closed
11	The minimum level of 50 lux (4.6 foot candles) is not being provided to all driving aisles.	Garage	Closed
12	The floors in the parking or storage garage are not impervious to water.	Garage	Closed
13	The electrical connections are not maintained in good working order, namely loose wires.	Garage	Closed
14	The electrical fixtures are not maintained in good working order, namely missing or damaged cover plates.	Garage	Closed
15	The parking or storage garage pedestrian exit door does not have a reliable self-closing mechanism.	Garage	Closed
16	The parking or storage garage is used to keep junk or rubbish.	Garage	Closed
17	The parking or storage garage ceiling painted surface is not maintained in a state of good repair.	Garage	Closed
18	The ceilings in the parking or storage garage are not impervious to water.	Garage	Closed
19	The ventilation system or unit is not regularly cleaned.	Garage	Closed
20	The minimum level of 200 lux (18.6 foot candles) is not being provided to the service and/or utility rooms.	Garage	Closed
21	The required handrail(s) are not installed/maintained to comply with the Ontario Building Code, namely; The required handrail is provided at a height in excess of 1020 mm (42 inches) on landings.	Garage	Closed
22	The required guard(s) are not installed securely or maintained in good repair.	Garage	Closed
23	Exterior steps, not maintained.	Garage	Closed
24	The ceilings in the parking or storage garage are not maintained free of holes, breaks or cracks.	Garage	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.**