

MLS Building Audit Program - Details

Property Address : 15 ORTON PARK RD

Legal Description: CON 1 PT LOT 14

Roll No. : 1901083480005000000

Building : 15 ORTON PARK RD

Report Date : January 18, 2019

Building Audit Date : October 01, 2010

** 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	10 269904 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	18-Oct-10	11-FEB-11	100.00%
2	Property Standards	10 273732 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	18-Oct-10	15-FEB-11	100.00%
3	Property Standards	10 273916 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	18-Oct-10	15-FEB-11	100.00%
4	Property Standards	10 273921 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	18-Oct-10	18-APR-11	100.00%
5	Property Standards	10 274325 PRS 00 IV	REPORT ORDERS : Windows safety Device	Closed	18-Oct-10	02-DEC-10	0.00%
6	Property Standards	10 274336 PRS 00 IV	REPORT ORDERS : Satellite Dishes	Closed	18-Oct-10	02-DEC-10	0.00%

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	10 273732 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	18-Oct-10	15-FEB-11	16-Mar-11

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Height of the guard for the exit stairs are less than 1,070 millimetres around landings.	Landing Guards	Closed
2	Required handrails on stairs or ramps are less than 865mm or more than 965mm high	Stairway	Closed
3	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.	Throughout Building	Closed
4	Required guard does not prevent the passage of a spherical object having a diameter more than 100 millimetres	Throughout Building	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
4	Property Standards	10 273921 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	18-Oct-10	18-APR-11	19-Jul-12

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	All repairs shall be made with materials that are suitable and sufficient for the purpose; Namely : Ventilation grilles require painting	Exterior	Closed
2	The property contains shrubs and/or hedges which are overgrown and require trimming.	Exterior	Closed
3	The balconies and/or the supporting structural member(s) is not maintained in good repair. Namely: Panels corroded	Exterior	Closed
4	The balcony or other similar structure or the supporting structural member(s) is not maintained in good repair. Namely : Peeling paint	Exterior	Closed
5	The storm drain is not being maintained free from defect and/or obstructions.	Exterior	Closed
6	Driveway(s) and/or similar areas not maintained.	Exterior	Closed
7	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 Of Building	Closed
8	The exterior walls and their components are not being maintained in good repair; Namely: Spalling bricks	Exterior Of Building	Closed
9	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.	North	Closed
10	The fence, screen and/or other enclosure around or on the property is not being maintained in good repair.	North	Closed
11	Driveway(s) and/or similar areas does not afford safe passage. Namely; Ramp to parking garage require resurfacing	Ramp	Closed

12	The balcony and/or the supporting structural member(s) is not maintained in a safe condition; Namely : Enclosure built without building permit	South	Closed
13	The exterior walls and their components are not being maintained in good repair; Namely : Bricks missing	South	Substantially Co

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
3	Property Standards	10 273916 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	18-Oct-10	15-FEB-11	16-Feb-11

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The parking or storage garage walls from floor level to a height of sixty (60) centimeters are not painted black.	Underground Garage	Closed
2	The parking or storage garage ceiling painted surface is not maintained in a state of good repair. Namely: White ceiling surface repainting is required.	Underground Garage	Closed
3	The parking or storage garage walls are not painted white from sixty (60) centimeters above floor level.	Underground Garage	Closed
4	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.	Underground Parking Area	Closed
5	The parking or storage garage does not have a designated safe-exit route.	Underground Parking Area	Closed
6	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.	Underground Parking Area	Closed
7	The plumbing system is not kept free from leaks or defects. Namely: Water leak on floor from pump motor. To be repaired.	Underground Parking Area	Closed
8	The floors in the parking or storage garage are not maintained free of holes. Namely: Floor drain cover is missing near space 51.	Underground Parking Area	Closed
9	The parking or storage garage pedestrian exit door is not designed and installed so that, when the latch is released, the door will open easily in the direction of exit travel. Namely: Adjust door closer on the south side exit of garage.	Underground Parking Area	Closed
10	The parking or storage garage is used to keep machinery, boats, vehicles, trailers and/or parts of them that are in a wrecked, discarded, dismantled, inoperative or abandoned condition. Namely: Vehicles with expired or missing license plates should be removed. Near space 51.	Underground Parking Area	Closed
11	The ceilings in the parking or storage garage are not maintained free of holes, breaks or cracks. Namely: Areas where the ceiling paint finish has deteriorated, water stained, or cracked, repairs are required.	Underground Parking Area	Closed
12	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.	Underground Parking Area	Closed
13	The mechanical ventilation system in the parking or storage garage is not on at all times or otherwise controlled automatically by a carbon monoxide detection system that is located so as to provide full protection. Namely: Underground ventilation louvers are not open when the fan is running. Repairs are required.	Underground Parking Area	Closed
14	The walls in the Pump Room are not maintained free of holes, breaks or cracks. Namely: Deteriorated plaster and insulation in wall near door.	Underground Parking Area	Closed
15	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely: Hole in wall at exit stairs. Broken stair nosing. Exit near space 51.	Underground Parking Area	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
1	Property Standards	10 269904 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	18-Oct-10	11-FEB-11	14-Feb-11

No. of defects contained within the Order : **30**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The electrical connections are not maintained in a safe and complete condition. Namely: Electrical cover plate is missing on ceiling.	1st Floor	Closed
2	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair. Namely: Wired glass is missing in exit door to stairwell. Near unit 207.	2nd Floor	Closed
3	The (stairs, treads, risers, guards, handrails, and/or other appurtenant attachments) and/or their supporting structural members are not maintained in good repair. Namely: Stair finish is worn. Delaminated stair surface. Refinishing is required.	2nd Floor	Substantially Co
4	The electrical connections are not maintained in a safe and complete condition. Namely: Electrical cover plate is missing in electrical shut-off room.	2nd Floor	Closed
5	Adequate ventilation has not been provided. Namely: No air supply from wall vent.	4th Floor	Closed
6	Condition of floor does not permit easy cleaning. Namely: Delamination of concrete floor surface, repairs are required.	5th Floor	Closed
7	Floor and/or floor covering not kept in a clean and sanitary condition. Namely: Electrical room floor needs cleaning.	5th Floor	Closed
8	Previously finished surface in the public area of the property is not maintained in good repair. Namely: Ceiling finish has deteriorated. Painting is required.	6th Floor	Closed
9	Door hardware/devices are not maintained in good repair. Namely: Interior exit door to stairwell is not closing properly. Repairs are required.	8th Floor	Closed
10	The ventilation system or unit is not regularly cleaned. Namely: Clean wall vents in the corridor.	9th Floor	Closed
11	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely: Gap around wall electrical outlet. Repairs are required.	11th Floor	Closed
12	Garbage chute system originally installed in the multiple-dwelling is not maintained in good repair. Namely: Self closing device on garbage chute is not working properly.	14th Floor	Closed
13	Previously finished wall(s) in the public area of the property is not maintained in good repair. Namely: Deteriorated paint finish on wall.	15th Floor	Closed
14	Previously finished wall(s) in the Boiler Room of the property is not maintained in good repair. Namely: Wall beside door needs refinishing. Not in good repair.	Boiler Room	Closed
15	Elevator Room and appendages are not maintained in good repair and operational. Namely : Replace covers for instrument panel in elevator room.	Elevator Room	Closed
16	Lighting in a service room is provided at less than 200 lux. Namely: Bell Telephone Room and Sprinkler shut off room.	Fire Sprinkler Room	Substantially Co
17	Garbage chute system originally installed in the multiple-dwelling is not maintained in good repair. Namely: All garbage chutes that are missing fire dampers, replacement is required. All garbage chute doors that are not self- closing need to be repaired.	Garbage Room	Closed
18	Previously finished garbage chute doors in the public area of the property is not maintained in good repair. Refinish as required.	Garbage Room	Closed
19	Lighting in a service hallway and stairway is provided at less than 50 lux.	Hallways	Closed
20	The Laundry Room is not maintained and/or kept clean in accordance with the standards. Namely: Lint accumulation behind machines. Clean ceiling vent in washroom.	Laundry Area	Closed
21	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely: Remove protruding pipes in wall that are not in use.	Laundry Room	Closed
22	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
23	The emergency contact sign is not in lettering of not less than 12.7 millimetres in height.	Lobby	Closed

24	The Maintenance Shop is not maintained and/or kept clean in accordance with the standards. Namely: Clean and clear all discarded materials. Provide more shelving. Repair old exhaust fan motor. Lens cover missing on ceiling light fixture.	Maintenance Shop	Closed
25	The floor and every appurtenance, surface cover and finish is not maintained. Namely: Landing floor finish needs repair.	North Stairwell landing	Substantially Co
26	The heating system or unit is not in good repair and maintained in good working condition. Namely: Missing radiator cover in exhaust fan area.	Roof	Closed
27	Previously finished wall(s) in the storage area of the property is not maintained in good repair. Namely: All plaster repairs on the wall are required to be painted.	Storage Room	Closed
28	The ventilation system or unit is not regularly cleaned. Namely; Exhaust vents in the garbage rooms need cleaning.	Throughout Building	Closed
29	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely: Remove carpet stains on floor.	Throughout Building	Substantially Co
30	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.	Windows	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.**