

**MLS Building Audit Program - Details**

**Property Address :** 1580-1600 SANDHURST CRCL

Legal Description: M1487 BLK MM

Roll No. : 1901124010019000000

Building : 1600 SANDHURST CRCL

**Report Date :** January 18, 2019

**Building Audit Date :** May 05, 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 133644 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	19-May-09	18-JUN-09	100.00%
2	Property Standards	09 133650 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	19-May-09	18-JUN-09	100.00%
3	Property Standards	09 133651 PRS 00 IV	PARKING GARAGE STRUCTURE - DEFECTS	Closed	19-May-09	27-APR-13	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	09 133650 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	19-May-09	18-JUN-09	31-Aug-13

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.	Exterior	Closed
2	Dwelling unit window that is capable of being opened has screen that is not maintained in good repair and free from defects or missing components.	Exterior	Closed
3	Dwelling unit window that is capable of being opened has no screen.	Exterior	Closed
4	The exterior walls and their components are not being maintained in good repair.	Exterior	Closed
5	The balconies and/or their supporting structural members are not maintained in good repair.	Exterior	Closed
6	The protective/decorative finish on the exterior surfaces is not being maintained in good repair.	Exterior	Closed
7	Exterior garbage containment area not screened.	Exterior	Closed by PS C
8	Window more than two metres above finished grade and not leading to a balcony is not equipped with a safety device to prevent an opening in any part of the window greater than 100 millimetres.	Exterior	Closed
9	Walk(s), ramp(s) and/or similar areas does not afford safe passage, namely stumps, wires, etc;	Exterior	Closed
10	Exterior walkway not maintained.	Exterior	Closed
11	Exterior yard that is used for the parking or storage of vehicles or surfaced with a material impervious to water is not maintained in good repair, free from cracks, holes and ruts.	Exterior	Closed
12	Exterior yard surface and/or similar areas not maintained, namely poured curbs	Exterior	Closed
13	The grass is not being maintained in a living condition.	Exterior	Closed
14	Window more than two metres above finished grade and not leading to a balcony is not properly equipped with a safety device to prevent an opening in any part of the window greater 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
1	Property Standards	09 133644 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	19-May-09	18-JUN-09	14-Aug-12

No. of defects contained within the Order : **18**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	1st Floor	Closed
2	The ventilation system or unit is not kept in good repair and maintained in good working condition at all times, namely unsecured ventilation grate.	2nd Floor	Closed
3	Door hardware/devices are not maintained in good repair, namely boiler room access door knob.	Boiler Room	Closed
4	The exterior walls and their components are not being maintained in good repair, namely spalling and deteriorated concrete.	Boiler Room	Closed
5	The ventilation system or unit is not kept in good repair and maintained in good working condition at all times, namely missing ventilation fan unit housing cover.	Compactor Room	Closed
6	Interior door(s), are not maintained in good repair, namely damaged and deteriorated door.	Furnace Room	Closed
7	Garbage chute system originally installed in the multiple-dwelling is not maintained operative, namely deficient latch at chute lid.	Garbage Room	Closed
8	Interior lighting fixtures or lamps are not maintained, namely missing cover.	Ground Floor	Closed
9	Interior door is not a good fit in its frame.	Ground Floor	Closed
10	The average level of 50 lux (4.6 foot candles) is not being provided to the corridor(s).	Throughout Building	Closed
11	The ventilation system or unit is not regularly cleaned.	Throughout Building	Closed
12	The required guards and handrails are not installed and maintained in accordance with the Toronto Municipal Code Chapter 629, to include requirement of handrail on wall side of stairwell.	Throughout Building	Substantially Co
13	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	Throughout Building	Closed
14	The electrical fixtures are not maintained in a safe and complete condition, namely elevator control access panel.		Closed
15	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials, to include refinishing.		Closed
16	The minimum level of 200 lux (18.6 foot candles) is not being provided to the service and utility rooms.		Substantially Co
17	The floor and every appurtenance, surface cover and finish is not maintained, namely loose floor tiles.		Closed
18	Previously finished wall(s) in the public area of the property is not maintained in good repair, to include refinishing.		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 133651 PRS 00 IV	PARKING GARAGE STRUCTURE - DEFECTS	Closed	19-May-09	27-APR-13	28-Oct-13

No. of defects contained within the Order : **18**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The ceilings in the parking or storage garage are not maintained free of holes, breaks or cracks.	Underground Parking Area	Substantially Co
2	The ceilings in the parking or storage garage are not impervious to water.	Underground Parking Area	Closed
3	The parking or storage garage ceiling are not painted white where required.	Underground Parking Area	Closed by PS C
4	The parking or storage garage is used to keep junk or rubbish/ inoperable and/or unlicensed vehicles, and any other materials by their nature of which appear to have been cast aside, discarded or abandoned.	Underground Parking Area	Closed
5	The electrical connections are not maintained in a safe and complete condition Namely; missing cover plate near parking stall 520 and loose wires throughout.	Underground Parking Area	Closed
6	The minimum level of 50 lux (4.6 foot candles) is not being provided to all driving aisles.	Underground Parking Area	Closed
7	The minimum level of 50 lux (4.6 foot candles) is not being provided to all designated parking spaces.	Underground Parking Area	Closed
8	Interior lighting fixtures or lamps are not maintained.	Underground Parking Area	Closed
9	The plumbing system, and/or appurtenances contained are not connected to sanitary system.	Underground Parking Area	Closed
10	The walls in the parking or storage garage are not maintained free of holes, breaks or cracks.	Underground Parking Area	Closed
11	The ventilation system or unit is not regularly cleaned.	Underground Parking Area	Closed
12	The ventilation system or unit is not kept in good repair and maintained in good working condition at all times. Namely; grill broken.	Underground Parking Area	Closed
13	The (stairs, treads, risers, guards, handrails, and/or other appurtenant attachments) and/or their supporting structural members are not maintained in a safe condition.	Underground Parking Area	Closed
14	The parking or storage garage walls from floor level to a height of sixty (60) centimeters are not painted black where required.	Underground Parking Area	Closed by PS C
15	The parking or storage garage walls are not painted white from sixty (60) centimeters above floor level where required.	Underground Parking Area	Closed by PS C
16	The walls in the parking or storage garage are not impervious to water.	Underground Parking Area	Closed
17	The interior lighting of the building area does not meet the level of illumination specified for the area in the Toronto Municipal Code.	Underground Parking Area	Closed
18	The required guard(s)/handrails are not installed securely and have not been installed/maintained to comply with TMC Chapter 629.	Underground Parking Area	Closed

### Part III - Apartment Unit Activity Summary for Property Standards Orders :

<b>Active apartment unit related investigation matters (Property Standards only) :</b>	<b>0</b>
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.**