

MLS Building Audit Program - Details

Property Address : 1 BRIMLEY RD

Legal Description: CON B PT LOT 24

Roll No. : 1901071171001000000

Building : 1 BRIMLEY RD

Report Date : October 12, 2018

Building Audit Date : January 18, 2011

**** 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 October 12, 2018

Part I - Building Audit Activity Summary :

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	% Complied
9	Property Standards	11 109517 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	31-Jan-11	05-MAY-11	100.00%
10	Property Standards	11 113809 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	8-Aug-14	08-SEP-14	100.00%
11	Waste	11 113798 WST 00 IV	LITTER DUMPING/REFUSE INVESTIGATION	Closed	31-Jan-11	02-MAR-11	N/A**

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
9	Property Standards	11 109517 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	31-Jan-11	05-MAY-11	30-May-13

No. of defects contained within the Order : **29**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Aerial, satellite dish, or other similar structure and/or its supporting member is not maintained in a safe condition.	Exterior	Closed
2	The electrical fixtures are not maintained in a safe and complete condition.	Exterior	Closed
3	The surface of a window is not kept reasonably clean, namely clean all windows and frames	Exterior	Substantially Co
4	Previously finished wall(s) in the public area of the property is not maintained in good repair, namely spalling brick	Exterior	Closed
5	The ventilation system or unit is not kept in good repair and maintained in good working, condition at all times, namely damaged and clogged vents.	Exterior	Substantially Co
6	The electrical connections are not maintained in good working order, namely damaged conduit.	Exterior	Closed
7	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials, namely paint and concrete deterioration on balcony ceilings.	Exterior	Closed
8	The stairs and/or other appurtenant attachments and/or their supporting structural members are not being maintained free from defects/hazards, namely openings between risers and handrail more than 100mm	Exterior	Substantially Co
9	The stairs and/or other appurtenant attachments and/or their supporting structural members are not maintained in good repair, namely exit stairwells from building.	Exterior	Closed
10	Required handrails on stairs or ramps are less than 865mm or more than 965mm high	Exterior	Substantially Co
11	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, to include installation window air conditioner unit.	Exterior	Closed
12	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	Closed
13	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.	Exterior	Substantially Co
14	Exterior areas including: steps, landings, walks, driveways, parking spaces, ramps have not been cleared of snow and ice within twenty four (24) hours of a snow fall.	Exterior	Closed
15	Exterior yard that is used for the parking or storage of vehicles or surfaced with a material impervious to water is not maintained so as parking space marking are to be clearly visible.	Exterior	Closed
16	Driveway(s) and/or similar areas not maintained, namely cracks and potholes	Exterior	Substantially Co
17	Exterior garbage containment area not screened.	Exterior	Substantially Co
18	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, namely used furniture and junk	Exterior	Closed
19	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, namely damaged window screen.	Exterior	Closed
20	The exterior walls and their components are not being maintained in good repair, namely damaged aluminum siding.	Exterior	Substantially Co
21	The (verandah, porch, deck, loading dock, ramp, balcony, fire escape or other similar structure, and/or other appurtenant attachment) and/or the supporting structural member(s) is not maintained in a safe condition, namely remove temporary structure and flower pot(s) from balcony.	Exterior	Closed
22	The electrical connections are not maintained in a safe and complete condition.	Exterior	Closed

23	The electrical connections are not maintained in a safe and complete condition, namely open cable box	Exterior	Closed
24	The protective/decorative finish on the exterior surfaces is not being maintained in good repair, namely damaged	Exterior	Closed
25	The plumbing drain pipe(s) is not maintained in good working order.	Exterior	Closed
26	The sign(s), fastening and/or supporting members are not being maintained in a good state of repair, namely address sign located on west side, near entrance of the building(ONE BRIMLEY ROAD)	Exterior	Closed
27	Exterior landing not maintained, namely concrete deterioration.	Exterior	Substantially Co
28	The (verandah, porch, deck, loading dock, ramp, balcony, fire escape or other similar structure, and/or other appurtenant attachment) and/or the supporting structural member(s) is not being maintained free from defects and/or hazards, namely excessive storage on balcony.	Exterior	Closed
29	The (verandah, porch, deck, loading dock, ramp, balcony, fire escape or other similar structure, and/or other appurtenant attachment) and/or the supporting structural member(s) is not being maintained free from defects and/or hazards, namely deterioriated balcony guards, panels and slabs.	Exterior	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
10	Property Standards	11 113809 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	8-Aug-14	08-SEP-14	

No. of defects contained within the Order : **53**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The electrical switches are not maintained in good working order.	Boiler Room	Closed
2	The electrical connections are not maintained in a safe and complete condition. Namely; loose wires.	Boiler Room	Closed
3	Floor and/or floor covering not kept free from holes, stains, rubbish and debris.	Boiler Room	Closed
4	Handrail not provided on at least one side of stairs or ramps less then 1,100mm in width	Boiler Room	Closed
5	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	Boiler Room	Closed
6	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	Boiler Room	Closed
7	Exterior window(s) with broken/cracked glass.	Elevator	Closed
8	The electrical connections are not maintained in a safe and complete condition. Namely; missing elevator door planes.	Elevator	Closed
9	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely; debris	Elevator	Closed
10	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely hole in floor	Elevator	Substantially Co
11	Previously finished wall(s) in the public area of the property is not maintained in good repair.	Laundry Room	Closed
12	Previously finished wall(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance.	Laundry Room	Closed
13	Previously finished wall(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance. Namely; missing tiles in washer room	Laundry Room	Closed
14	The supplied piece(s) of equipment and/or appliance(s) in or on the property is not constructed, installed and/or maintained so that it will function safely and effectively .Namely; clean behind washers and dryers.	Laundry Room	Closed
15	The protective/decorative finish on the exterior surfaces is not being maintained in good repair. Namely; door	Roof Of Building	Substantially Co
16	Guard with a minimum height of 1,070 millimetres has not been provided at a raised floor where the difference in level is more than 600 millimetres.	Roof Of Building	Closed
17	Guard has openings of a size that does not prevent the passage of a sphere having a diameter more than 100 millimetres	Roof Of Building	Closed
18	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.	Roof Of Building	Closed
19	The protective/decorative finish on the exterior surfaces is not being maintained in good repair. Namely; flashing on roof	Roof Of Building	Closed
20	The electrical connections are not maintained in a safe and complete condition. Namely ; missing cover plates.	Storage Room	Closed
21	Guard with a minimum height of 1,070 millimetres has not been provided at a raised floor where the difference in level is more than 600 millimetres.	Throughout Building	Substantially Co
22	Required guard does not prevent the passage of a spherical object having a diameter more than 100 millimetres	Throughout Building	Closed
23	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	Substantially Co
24	Handrails on both sides of stair or ramp 1,100mm in width or more not provided	Throughout Building	Closed
25	Interior lighting fixtures or lamps are not maintained.	Throughout Building	Closed

26	The lighting fixture is not maintained in a clean condition.	Throughout Building	Closed
27	Lighting in a storage room is provided at less than 50 lux.	Throughout Building	Closed
28	Lighting in a service room is provided at less than 200 lux.	Throughout Building	Closed
29	Lighting in a service hallway is provided at less than 50 lux.	Throughout Building	Closed
30	Lighting in a service stairway is provided at less than 50 lux.	Throughout Building	Closed
31	All repairs shall be made with materials that are free from defects. Namely; missing cap on underside of stair	Throughout Building	Closed
32	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair. Namely ; defective door hardware in stairways where required.	Throughout Building	Closed
33	The electrical connections are not maintained in a safe and complete condition. Namely; loose wires	Throughout Building	Closed
34	Floor and/or floor covering not kept free from holes, stains, rubbish and debris.	Throughout Building	Substantially Co
35	The occupant has not taken immediate action to eliminate an unsafe condition. Namely; remove mat at door in hall in front of unit doors.	Throughout Building	Closed
36	Immediate action has not been taken to eliminate an unsafe condition. Namely ; clean and clear all locker rooms and storage rooms.	Throughout Building	Closed
37	Adequate ventilation has not been provided.	Throughout Building	Closed
38	The ventilation system or unit is not regularly cleaned.	Throughout Building	Closed
39	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	Throughout Building	Closed
40	Previously finished surface in the public area of the property is not maintained in good repair.	Throughout Building	Closed
41	Previously finished surface in the public area of the property is not maintained in good repair. Namely; replace ceiling tiles.	Throughout Building	Closed
42	Previously finished surface(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance. Namely; unit doors.	Throughout Building	Closed
43	An exterior door has a defective locking mechanism.	Throughout Building	Closed
44	Extension cords or other extensions are used as a permanent wiring system.	Throughout Building	Closed
45	The electrical connections are not maintained in a safe and complete condition. Namely; replace missing doors on electrical cabinets	Throughout Building	Closed
46	Previously finished surface(s) in the public area of the property is not maintained in good repair.	Throughout Building	Closed
47	Previously finished surface(s) in the public area of the property is not maintained in good repair. Namely; missing tiles.	Throughout Building	Closed
48	Garbage chute is not maintained in a clean and odour free condition.	Throughout Building	Closed
49	The property is not maintained and/or kept clean in accordance with the standards Namely; debris in corridors.	Throughout Building	Closed
50	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	Throughout Building	Closed
51	Previously finished wall(s) in the public area of the property is not maintained in good repair.	Throughout Building	Closed
52	Previously finished wall(s) in the public area of the property is not maintained in good repair. Namely; missing tiles at elevators	Throughout Building	Closed
53	Interior window(s) with broken/cracked glass where required.	Throughout Building	Closed

Part III - Apartment Unit Activity Summary for Property Standards Orders :1 BRIMLEY RD

Active apartment unit related investigation matters (Property Standards only) :	1
Number of investigation-related Orders issued to Property owner :	1
Number of investigation-related Orders issued to tenants :	0

*** Note: The number of unit related orders relate to all buildings on the above property.**