

MLS Building Audit Program - Details

Property Address : 2180 ELLESMERE RD

Legal Description: CON 2 PT LOT 18

Roll No. : 1901082470003800000

Building : 2180 ELLESMERE RD

Report Date : January 11, 2019

Building Audit Date : April 19, 2016

**** 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 11, 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	16 143836 PRS 00 IV	Window Safety & Balconies	Closed	2-May-16	01-JUN-16	100.00%
2	Property Standards	16 143378 PRS 00 IV		Order Issued	6-May-16	06-MAY-17	84.62%
3	Property Standards	16 145271 PRS 00 IV		Order Issued	6-May-16	04-NOV-17	96.55%
4	Property Standards	16 145494 PRS 00 IV		Closed	6-May-16	06-JUN-16	100.00%
5	Property Standards	16 145630 PRS 00 IV		Order Issued	6-May-16	06-MAY-18	50.00%

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	16 143836 PRS 00 IV	Window Safety & Balconies	Closed	2-May-16	01-JUN-16	2-Jun-16

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Immediate action has not been taken to eliminate an unsafe condition. Namely but not limited to: Balcony Enclosures at Unit #'s 1405, 1710, 1003, 1508,1503, 503, 403, 1607, 1402, 609, and 1203	Exterior Of Building	Closed
2	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 Owner/Property Manager, 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. Namely but not limited to: all windows which do not conform to this section (see attached photographs)	Exterior Of 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	16 143378 PRS 00 IV		Order Issued	6-May-16	06-MAY-17	1-Apr-19

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The electrical fixtures are not maintained in good working order. Namely but not limited to: loose and hanging wires throughout the exterior of the building.	Exterior Of Building	Open
2	The protective/decorative finish on the exterior surfaces is not being maintained in good repair. Namely but not limited to: Damaged/Deteriorated vent cover on North Side of Building adjacent to laundry rooms.	Exterior Of Building	Open
3	The protective/decorative finish on the exterior surfaces is not being maintained in good repair. Namely but not limited to: spalling brick and mortar joints on standpipe system located on the west side of the property near Markham Road.	Exterior Of Building	Closed
4	The catch basin is not being maintained free from defect and/or obstructions. Namely cleaning of catchbasins throughout property to eliminate backups.	Exterior Of Building	Closed
5	The grass is not being maintained in a living condition. Namely but not limited to: Areas throughout the exterior of the property where grass has died, or has eroded due to pedestrian traffic or deterioration.	Exterior Of Building	Closed
6	Driveway(s) and/or similar areas not maintained. Namely but not limited to: Deteriorated curbs along driveway leading to Ellesmere Road.	Exterior Of Building	Closed
7	Exterior walkway not maintained. Namely but not limited to: deteriorated concrete base on accessibility ramp which is located on the west side of the building closest to Markham Road.	Exterior Of Building	Closed
8	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. Namely but not limited to: pot holes, and spider cracking.	Exterior Of Building	Closed
9	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. Namely but not limited to: speed bumps, spot lines, spot numbers, and accessible parking spots.	Exterior Of Building	Closed

10	The sign(s), fastening and/or supporting members are not being maintained free from defects or faded lettering. Namely but not limited to: damaged/deteriorated Fire Route, No Parking, and Private Property signs.	Exterior Of Building	Closed
11	The sign(s), fastening and/or supporting members are damaged, broken or excessively weathered or faded and/or have a worn, peeled or cracked finish and have not been removed and/or refinished. Namely but not limited to: bent/damaged posts on accesible parking signs located on the southside of the building adjacent to the entrance.	Exterior Of Building	Closed
12	Exterior walkway not maintained. Namely but not limited to: Ashfault walkway located at the front of the building adjacent to the fenced in playground is deteriorated/uneven.	Exterior Of Building	Closed
13	The yard does not have suitable ground cover so as to direct the flow of surface water from the walls of a building. Namely but not limited to: sloping ground cover around parking garage ramp.	Exterior Of Garage	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
4	Property Standards	16 145494 PRS 00 IV		Closed	6-May-16	06-JUN-16	25-Oct-16

No. of defects contained within the Order : **13**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The property is not maintained and/or kept clean in accordance with the standards. Namely but not limited to: Cleaning of Vent cover in staff lunchroom.	1st Floor - Lunchroom	Closed
2	Floor and/or floor covering not kept in a clean and sanitary condition	Boiler Room	Closed
3	Floor and/or floor covering not kept in a clean and sanitary condition. Namely but not limited to: Cleaning of Garbage Chute rooms	Chute Rooms	Closed
4	Wall(s) not maintained clean. Namely but not limited to: Cleaning of Garbage Chute rooms	Chute Rooms	Closed
5	Garbage disposal room is not maintained in a clean and odour free condition.	Chute Rooms	Closed
6	Wall(s) not maintained clean.	Compactor Room	Closed
7	Garbage storage area is not maintained in a clean and odour free condition. Namely but not limited to: Odour and Cleanliness issues in garbage compactor rooms.	Compactor Room	Closed
8	Ceiling not maintained clean. To Include, sprinkler pipes and any other attachment on the ceiling.	Compactor Room	Closed
9	Floor and/or floor covering not kept in a clean and sanitary condition. Namely but not limited to: Cleaning of floors, edges, and baseboards in common area hallways.	Corridors/Hallways	Closed
10	Immediate action has not been taken to eliminate an unsafe condition. Namely but not limited to: Rusted Metal steak/pole located at the rear of the property on the North West Side adjacent to the laundry room window.	Exterior Of Building	Closed
11	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely but not limited to: Cleaning of Floors to remove debris/stains and rubbish in storage lockers.	Locker Room(s)	Closed
12	Immediate action has not been taken to eliminate an unsafe condition. Namely but not limited to: loose debris on the roof of the building.	Roof Of Building	Closed
13	Floor and/or floor covering not kept in a clean and sanitary condition. Namely but not limited to: Cleaning of all floors , treade, and risers in stairwells to include edges around baseboards.	Stairwells	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
5	Property Standards	16 145630 PRS 00 IV		Order Issued	6-May-16	06-MAY-18	1-Apr-19

No. of defects contained within the Order : **16**

No. of defects that remain outstanding : **8**

Deficiency Details			
No.	Violation/Defect	Location	Status
1	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 but not limited to: Loose/Decayed card reader located at entrance ramp of garage.	Ramp	Closed
2	Exterior window(s) with broken/cracked glass.	Spot # 128	Open
3	The walls in the parking or storage garage are not impervious to water. Namely but not limited to Cinderblock wall near spot #128	Spot # 128	Closed
4	The ceilings in the parking or storage garage are not maintained free of holes, breaks or cracks. Namely but not limited to: Exposed rebar near spot # 158	Spot # 158	Closed
5	The walls in the parking or storage garage are not impervious to water. Namely: water penetration at Spot #159	Spot # 159	Open
6	The plumbing system is not kept in good working order. Namely but not limited to: Loose pipe on wall near spot # 187	Spot # 187	Open
7	Floor and/or floor covering not kept in a clean and sanitary condition. Namely but not limited to: Cleaning of floors in underground garage to eliminate heavy dust, dirt, and debris.	Throughout	Closed
8	The safe-exit door, the frame of a safe-exit door and the wall adjacent to the safe-exit door to a distance of one (1) metre on both sides of the frame, and to a height of three (3) metres above the floor or to the soffit above the bulkhead over the door is not the required coloured green. Namely but not limited to: All doors which lead to an exit other than the interior of the building. To further include the man door located beside the overhead door at the garage ramp and doors which have been previously painted yellow leading to the exterior.	Throughout	Closed
9	The floors in the parking or storage garage are not maintained free of holes, breaks or cracks. Namely but not limited to concrete floors throughout garage to include the ramp.	Throughout	Open
10	The parking or storage garage ceiling painted surface is not maintained in a state of good repair. Namely but not limited to: Peeling paint on ceilings throughout the garage to further include near the ramp area.	Throughout	Closed
11	Lighting in a garage is provided at less than 50 lux.	Throughout	Closed
12	The parking or storage garage walls painted surface is not maintained in a state of good repair. Namely but not limited to: Peeling white and black paint throughout underground garage.	Throughout	Closed
13	The property is not maintained and/or kept clean in accordance with the standards. Namely but not limited to: Cleaning of Tractor room to eliminate all undue storage, debris, and rubbish.	Tractor Room	Open
14	Lighting in a storage room is provided at less than 50 lux. Namely but not limited to: Workshop	Work Shop	Open
15	Extension cords or other extensions are used as a permanent wiring system.	Work Shop	Open
16	Floor and/or floor covering not kept free from holes, stains, rubbish and debris.	Work Shop	Open

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
3	Property Standards	16 145271 PRS 00 IV		Order Issued	6-May-16	04-NOV-17	1-Apr-19

No. of defects contained within the Order : **58**

No. of defects that remain outstanding : **2**

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Handrails on one side of stair or ramp less than 1,100mm in width not provided. Namely but not limited to: Missing handrail on stairs leading to the east exit of the building on the 1st floor, adjacent to the elevator.	1st Floor	Closed
2	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely but not limited to: Missing Wall Tiles in 1st floor Lobby	1st Floor	Closed
3	Handrails on both sides of stair or ramp 1,100mm in width or more not provided. Namely but not limited to: Missing handrail on stairs leading to the west exit of the building on the 1st floor, adjacent to the elevator.	1st Floor	Closed
4	Lighting in a service room is provided at less than 200 lux. Namely but not limited to: Fire Alarm Room	1st Floor	Closed
5	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely but not limited to: Fire Alarm Room	1st Floor	Closed
6	Interior door is not a good fit in its frame. Namely but not limited to: Unit # 1209	12th Floor	Closed
7	Previously finished surface(s) in the public area of the property is not maintained in good repair. Namely but not limited to: Broken/Cracked Tiles at elevator lobby.	17th Floor	Closed
8	Interior lighting fixtures or lamps are not maintained. Namely but not limited to: Broken/Cracked/Missing Lens Covers.	17th Floor	Closed
9	Previously finished surface(s) in the public area of the property is not maintained in good repair. Namely but not limited to: Refinishing of guards and rails on the 17th Floor East Stairwell	17th Floor - Stairwell	Closed
10	The supplied facility in or on the property is not constructed, installed and/or maintained so that it will function safely and effectively. Namely but not limited to: Deteriorated Wash Sink in 1st Floor Janitors Closet.	1st Floor - Janitors Closet	Closed
11	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely but not limited to: Cracks/Holes/Deterioration.	1st Floor - Janitors Closet	Closed
12	The floor and every appurtenance, surface cover and finish is not maintained.	1st Floor - Janitors Closet	Closed
13	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	1st Floor - Janitors Closet	Closed
14	The plumbing system is not kept free from defects. Namely but not limited to: Cracked/Deteriorating Elbow in black pipe located inside the garbage chute room.	5th Floor	Closed
15	Interior lighting fixtures or lamps are not maintained. Namely but not limited to: Broken/Cracked/Missing Lens Covers near unit # 809	8th Floor	Closed
16	Interior lighting fixtures or lamps are not maintained. Namely but not limited to: Broken/Cracked/Missing Lens Covers.	9th Floor	Closed
17	The plumbing system is not kept free from defects. Namely but not limited to: Cracked/Deteriorating Elbow in black pipe located inside the garbage chute room.	9th Floor	Closed
18	The floor and every appurtenance, surface cover and finish is not maintained. Namely but not limited to: Missing/Deteriorated/Damaged threshold near unit #907	9th Floor	Closed
19	The supplied piece(s) of equipment on the property is not, installed and/or maintained so that it will function effectively. Namely but not limited to: Missing floor Number plate on the 9th Floor - East Stairwell.	9th Floor Stairwell	Closed
20	Lighting in a service room is provided at less than 200 lux.	Basement - Alarm and Meter Room	Closed
21	Lighting in a service room is provided at less than 200 lux.	Basement - Battery Room	Closed
22	The floor and every appurtenance, surface cover and finish is not maintained. Namely but not limited to: Cracked floor tiles in basement Janitors Room.	Basement - Janitors Room	Closed
23	Lighting in a service room is provided at less than 200 lux. Namely but not limited to: Sprinkler Room in Basement	Basement - Sprinkler Room	Closed

24	The (stairs, treads, risers, guards, handrails, and/or other appurtenant attachments) and/or their supporting structural members are not maintained in good repair. Namely but not limited to: Separated Stair Nosings on the west side stairwell leading to the basement level.	Basement - Stairs	Closed
25	Handrails on one side of stair or ramp less than 1,100mm in width not provided. Namely but not limited to: Stairwell leading to basement.	Basement - Stairwell	Closed
26	The plumbing system is not kept in good working order. Namely but not limited to: refinishing of pipes behind doorway to Boiler Room.	Boiler Room	Closed
27	The floor and every appurtenance, surface cover and finish is not maintained. Namely but not limited to: Refinishing of floors in Boiler Room.	Boiler Room	Closed
28	Storage room, dressing room, sanitary facility, service area or corridor serving an area where food is intended to be processed, prepared or manufactured is not equipped to provide illumination to a level of not less than 300 lux measured at the floor level. Namely but not limited to: Breakfast Club Room Kitchen/Food Prep Area.	Breakfast Club Room	Closed
29	Corridor serving patients or residents is not equipped to provide illumination to an average level of not less than 50 lux at floor or tread level. Namely but not limited to: Lighting in Breakfast Club Washroom.	Breakfast Club Room	Closed
30	Extension cords or other extensions are used as a permanent wiring system. Namely but not limited to: Extension cord in Breakfast Club Room previously used to power Window Air Conditioning Device.	Breakfast Club Room	Closed
31	Previously finished wall(s) in the public area of the property is not maintained in good repair. Namely but not limited to: Walls in Breakfast Club Room Washroom.	Breakfast Club Room	Closed
32	Lighting in a storage room is provided at less than 50 lux. Namely but not limited to: CCTV Room	CCTV Room	Closed
33	The floor and every appurtenance, surface cover and finish is not reasonably smooth and level.	Compactor Room	Closed
34	Previously finished wall(s) in the public area of the property is not maintained in good repair. Namely but not limited to: Refinishing of walls in Compactor Room.	Compactor Room	Closed
35	Exterior door has deteriorated/ineffective weather-proofing.	Compactor Room	Closed
36	Lighting in a service room is provided at less than 200 lux. Namely but not limited to: Compactor Room	Compactor Room	Closed
37	The floor drain is not maintained in good repair.	Compactor Room	Closed
38	The property is not being kept free of conditions which may encourage infestation.	Compactor Room	Closed
39	The floor and every appurtenance, surface cover and finish is not maintained.	Compactor Room	Closed
40	The heating system or unit is not in good repair and maintained in good working condition. Namely but not limited to: Missing radiator cover in elevator room.	Elevator Room	Open
41	Previously finished surface(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance. Namely but not limited to: Missing vent cover on west wall in Elevator Room.	Elevator Room	Open
42	Elevator machine room is not equipped to provide illumination to an average level of not less than 100 lux at floor level.	Elevator Room	Closed
43	Exit, public corridor or corridor is not equipped to provide illumination to an average level of not less than 50 lux at floor or tread level. Namely but not limited to: Hallways/Corridor Lighting	Hallways - Throughout	Closed
44	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely but not limited to: Paint and plaster in Laundry Room.	Laundry Room	Closed
45	Previously finished wall(s) in the public area of the property is not maintained in good repair. Namely but not limited to: Paint and plaster in Laundry Room.	Laundry Room	Closed
46	The electrical receptacle are not maintained in good working order. Namely but not limited to: Missing junction box covers in Storage Rooms.	Locker Room(s)	Closed
47	The supplied facility in or on the property is not constructed, installed and/or maintained so that it will function safely and effectively. Namely but not limited to: Locker cages in storage room are loose, broken, and deteriorated.	Locker Room(s)	Closed
48	Storage room, dressing room, sanitary facility, service area or corridor serving an area where food is intended to be processed, prepared or manufactured is not equipped to provide illumination to a level of not less than 300 lux measured at the floor level. Namely but not limited to: Lighting in Kitchen/Food Prep area of Recreation Room.	Recreation Room	Closed
49	Previously finished wall(s) in the public area of the property is not maintained in good repair.	Recreation Room	Closed
50	The roof or one of its components is not weather tight. Namely but not limited to: Missing flashing on the roof edge	Roof Of Building	Closed
51	Exit, public corridor or corridor is not equipped to provide illumination to an average level of not less than 50 lux at floor or tread level. Namely but not limited to: Lighting in all stairwells	Stairwells	Closed
52	The floor and every appurtenance, surface cover and finish is not maintained. Namely but not limited to: cracking/peeling of paint on stairs throughout all stairwells on the interior of the building.	Stairwells - Throughout	Closed

53	Previously finished surface in the public area of the property is not maintained in good repair. Namely but not limited to: holes, cracks, and peeling paint on Stairwell ceilings throughout the building.	Stairwells - Throughout	Closed
54	Previously finished wall(s) in the public area of the property is not maintained in good repair. Namely but not limited to: Walls in the East and West Stairwells require refinishing.	Stairwells - Throughout	Closed
55	Lighting in a storage room is provided at less than 50 lux. Namely but not limited to: All Storage Rooms, to include basement and 1st floor.	Storage Room(s)	Closed
56	The property is not being kept free of rodents, vermin, insects or other pests.	Throughout Building	Closed
57	Previously finished surface(s) in the public area of the property is not maintained in good repair. Namely but not limited to: Refinishing of Elevator Doors and Elevator Door Frames	Throughout Building	Closed
58	Interior door(s), frames(s) not maintained in good repair. Namely but not limited to: Refinishing of doors and Door Frames throughout the building to include stairwell, unit, and egress doors.	Throughout Building	Closed

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.**