

MLS Building Audit Program - Details

Property Address : 221 MILNER AVE

Legal Description: RCP10620 PT LOT 38 RP 64R7436 PART 3

Roll No. : 1901121390002730000

Building : **221 MILNER AVE**

Report Date : January 18, 2019

Building Audit Date : June 02, 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 144255 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	13-Aug-09	18-NOV-09	100.00%
2	Property Standards	09 144258 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	13-Aug-09	30-SEP-10	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 144258 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	13-Aug-09	30-SEP-10	14-Jun-11

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The exterior walls and their components are not being maintained in good repair.	Exterior	Substantially Co
2	Exterior garbage containment area not screened.	Exterior	Closed
3	Exterior walkway/curb not maintained.	Exterior	Substantially Co
4	The protective/decorative finish on the exterior surfaces is not being maintained in good repair.	Exterior Of Building	Substantially Co
5	Dwelling unit window that is capable of being opened has no screen.	Exterior Of Building	Closed
6	The retaining wall is not being maintained in good repair.	Exterior Of Building	Closed
7	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.	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 144255 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	13-Aug-09	18-NOV-09	30-Apr-12

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Previously finished surface in the public area of the property is not maintained in good repair, namely ceiling, to include refinishing.	2nd Floor	Closed
2	Wall(s)/ceiling(s) not maintained free of holes, cracks, damaged and deteriorated materials, to include refinishing.	2nd Floor	Closed
3	Previously finished surface in the public area of the property is not maintained in good repair, namely ceiling, to include refinishing.	4th Floor	Closed
4	Previously finished wall(s) in the public area of the property is not maintained in good repair, to include refinishing.	4th Floor	Closed
5	Previously finished surface in the public area of the property is not maintained in good repair, namely ceiling, to include refinishing.	4th Floor	Closed
6	Previously finished surface in the public area of the property is not maintained in good repair, namely ceiling, to include refinishing.	5th Floor	Closed
7	Previously finished surface in the public area of the property is not maintained in good repair, namely ceiling, to include refinishing.	6th Floor	Closed
8	Previously finished wall(s) in the public area of the property is not maintained in good repair, to include refinishing.	6th Floor	Closed
9	Previously finished wall(s) in the public area of the property is not maintained in good repair, to include refinishing.	8th Floor	Closed

10	Garbage chute system originally installed in the multiple-dwelling is not maintained operative, namely self closing device at disposal chute lid.	10th Floor	Closed
11	The plumbing system is not kept in good working order, and/or in a complete condition, namely unsecured access panel at clean-out.	10th Floor	Closed
12	The electrical fixtures are not maintained in a safe and complete condition, namely missing cover at electrical box.	10th Floor	Closed
13	The ventilation system or unit is not kept in good repair and maintained in good working condition at all times, namely missing and/or damaged grill.	Basement	Closed
14	The ventilation system or unit is not regularly cleaned.	Basement	Closed
15	The ventilation system or unit is not kept in good repair and maintained in good working condition at all times, namely missing ventilation grate.	Electrical Room	Closed
16	Previously finished wall(s) in the public area of the property is not maintained in good repair, to include refinishing.	Throughout Building	Closed
17	Window in common area of multiple-dwelling that is less than one metre from the floor does not have a guard that complies with the Toronto Municipal Code, Chapter 629. Namely; the required guard is not provided (the minimum guard height shall be 1070 mm (42 inches)).	Throughout Building	Closed
18	The electrical fixtures are not maintained in a safe and complete condition, namely missing cover plate.		Closed
19	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials, namely missing ceiling tile.		Closed
20	The plumbing system is not kept in good working order, namely missing access panel.		Closed
21	The stairs and/or other appurtenant attachments and/or their supporting structural members are not being maintained free from defects/hazards, namely openings between stair treads exceed maximum allowable distance of 100 MM.		Closed
22	The handrails and/or other appurtenant attachments and/or their supporting structural members are not maintained in good repair, and in accordance with the Toronto Municipal Code Chapter 629, namely openings in handrail exceed maximum allowable distance of 100 MM, between vertical pickets.		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.**