

MLS Building Audit Program - Details

Property Address : 2600 FINCH AVE W

Legal Description: PLAN M979 PT BLK I RP R3178 PART 1 PART 2

Roll No. : 1908013640083000000

Building : **2600 FINCH AVE W**

Report Date : January 18, 2019

Building Audit Date : November 26, 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 192281 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	2-Dec-09	16-APR-10	100.00%
2	Property Standards	09 192447 PRS 00 IV	INTERIOR COMMON ELEMENTS - MECHANICAL SERVICE ROOMS	Closed	2-Dec-09	19-MAY-11	100.00%
5	Property Standards	09 192389 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	3-Dec-09	12-MAY-11	100.00%
6	Property Standards	09 192400 PRS 00 IV	PARKING GARAGE/STRUCTURES - DEFECTS	Closed	3-Dec-09	26-MAY-11	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
5	Property Standards	09 192389 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	3-Dec-09	12-MAY-11	12-May-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. Specifically monor brick damage on wall [south face] by service lane for garbage pick-up and west wall of north section of building	South Side 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	09 192447 PRS 00 IV	INTERIOR COMMON ELEMENTS - MECHANICAL SERVICE ROOMS	Closed	2-Dec-09	19-MAY-11	19-May-11

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Lighting in a service room is provided at less than 200 lux. Specifically lighting in the boiler room, electrical room and compactor room does not meet 200 lux	Boiler Room	Closed
2	All repairs shall be made with materials that are suitable and sufficient for the purpose. Specifically garbage chute not properly connected to the compactor.	Boiler Room	Closed
3	The protective/decorative finish on the exterior surfaces is not being maintained in good repair. Specifically the hood of the air make-up units on the roof require that the paint finish be refreshed.	Roof Of Building	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
6	Property Standards	09 192400 PRS 00 IV	PARKING GARAGE/STRUCTURES - DEFECTS	Closed	3-Dec-09	26-MAY-11	26-May-11

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The floors in the parking or storage garage are not maintained free of holes, breaks or cracks. Specifically concrete damage at threshold of vehicular door.	Underground Parking Area	Closed
2	The parking or storage garage does not have a designated safe-exit route.	Underground Parking Area	Closed
3	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.	Underground Parking Area	Closed
4	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
5	The parking or storage garage walls from floor level to a height of sixty (60) centimeters are not painted black.	Underground Parking Area	Closed
6	Lighting in a garage is provided at less than 50 lux.	Underground Parking Area	Closed
7	The parking or storage garage walls painted surface is not maintained in a state of good repair. Specifically wall and ceiling paint require renewing	Underground Parking Area	Closed
8	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

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
1	Property Standards	09 192281 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	2-Dec-09	16-APR-10	5-Jan-10

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The corridors are not equipped to provide illumination to an average level of not less than 50 lux . intersections at changes of level where there are stairs or ramps.	Interior of Building	Closed
2	The ventilation covers on all floors throughout building are not clean.	Interior of Building	Closed
3	Locker room ceiling on top floor north corridor has a hole.	Interior of Building	Closed
4	The door in 3rd floor north stairwell will not self latch	Interior of Building	Closed
5	The wall in the west stairwell on the top floor has paint peeling and wall around roof access has damaged plaster.	Interior of Building	Closed
6	The 2nd floor north stairwell wall has areas with paint peeling.	Interior of Building	Closed
7	The bathroom within the laundry room has deteriorated paint.	Interior of Building	Closed
8	East stairwell top floor, wall around roof access has broken plaster.	Interior of Building	Closed
9	The locker room on 2nd floor north corridor has a hole in the wall	Interior of 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.**