

**MLS Building Audit Program - Details**

**Property Address : 2-14 BRAHMS AVE**

Legal Description: PLAN M958 BLK G

Roll No. : 1908115260003000000

Building : **2 BRAHMS AVE**

**Report Date : January 17, 2020**

**Building Audit Date : August 24, 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 17, 2020

**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 161751 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	2-Sep-09	02-OCT-09	100.00%
6	Property Standards	09 161962 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	16-Jan-12	16-MAR-12	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
6	Property Standards	09 161962 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	16-Jan-12	16-MAR-12	30-Sep-14

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The protective/decorative finish on the exterior surfaces is not being maintained in good repair. Namely: All balcony panels and guards that show signs of rust and surface paint deterioration are required to be repaired and or repainted.	Balcony	Closed
2	Step(s), landing(s), ramp(s) and/or similar areas does not afford safe passage. Namely; Pressure treated wood stairs are worn and deteriorated. Protruding nails must be removed.	Exterior	Substantially Co
3	The retaining wall is not being maintained in good repair. Namely: Broken and deteriorated motar joints, displaced stones, not structurally sound. Needs to be removed or repaired.	Exterior	Closed
4	Exterior yard surface and/or similar areas not maintained, Namely: Broken concrete curbs.	Exterior	Closed
5	The required handrail(s) are not installed/maintained to comply with the Toronto Municipal Code, namely; The required handrail for the ramp/stairs, that is less than 1100mm (43 inches) in width, is not provided.	Exterior	Closed
6	The accessory building is not constructed and/or maintained in good repair. Namely: Concrete housing structure at the rear of the building is deteriorating. Remove or repair as required.	Exterior	Closed
7	The required handrail(s) are not installed/maintained to comply with the Toronto Municipal Code namely; The required handrail(s) openings and climbability are not acceptable.	Exterior	Closed
8	The required guard(s) are not installed/maintained to comply with the Toronto Municipal Code, namely; The required guard is designed so that a member, attachment or opening between 100 mm (4 inches) and 900mm (35 inches) above the ground of the structure,	Exterior	Closed
9	The required guard(s) are not installed/maintained to comply with the Toronto Municipal Code, namely; The openings on the required guard(s) on the fire escape do not prevent the passage of a spherical object having a diameter of more than 100mm (4 inches).	Exterior	Closed
10	The required guard on top of retaining wall is less than one thousand and seventy (1070) millimetres high.	Exterior	Closed
11	The exterior walls and their components are not being maintained free from loose or unsecured objects or materials. Namely: Clear all vents grills and exterior openings in the wall of all bird nests.	Exterior Of Building	Closed
12	The exterior walls and their components are not being maintained in a weather tight condition. Namely: Hole in wall at the rear of building.	Exterior Of Building	Closed
13	The exterior walls and their components are not being maintained in good repair. Namely: Hole in wall. Missing electrical cover plate.	Exterior Of Building	Closed
14	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 good repair. Namely: Repair balcony slab with exposed reinforcing bar at the fron of the building.	Exterior Of Building	Closed
15	The exterior surface has not been restored and/or resurfaced where necessary. Namely: All exterior exit doors that are maked or defaced with graffiti are required to be painted.	Exterior Of Building	Closed
16	The exterior surface has not been restored and/or resurfaced where necessary. Namely: All balcony ceilings, where the surface paint is peeling or deteriorated needs to be repaired or repainted.	Exterior Of Building	Closed
17	The protective/decorative finish on the exterior surfaces is not being maintained in good repair. Namely: Repaint bulkhead/canopy at the front of the building.	Exterior Of Building	Closed
18	Exterior door is not maintained in good repair. Large storage doors in the rear of the building. Doors are required to be painted.	Exterior Of Building	Closed
19	Aerial, satellite dish, or other similar structure and/or its supporting member is not maintained in a safe condition.	Exterior Of Building	Closed

20	Equipment/attachment appurtenant to the building is not being maintained in good repair, namely, the (canopy, marquee, sign, awning, screen, grille, stairway, pipe, duct, standpipe, air conditioner, wirers Etc). Namely: Hanging loose wires at the rear of building.	Exterior Of Building	Closed
21	A barrier to prevent the dumping of debris/refuse in yards and/or vacant property is not provided and/or maintained. Namely: Provide screen enclosure for garbage bins at the rear of building.	Rear	Closed
22	The required guard(s) are not installed/maintained to comply with the Toronto Municipal Code, namely; The openings through the guard do not prevent the passage of a spherical object having a diameter of more than 100mm (4 inches).	Roof Of Building	Closed
23	The exterior walls and their components are not being maintained in good repair. Namely: Deteriorated mortar joints and cracked bricks.	Roof Of Building	Closed
24	The required guard on top of a landing area is less than one thousand and seventy (1070) millimetres high.	Roof Of Building	Closed
25	The required guard(s) are not installed/maintained to comply with the Toronto Municipal Code, namely; The required guard is designed so that a member, attachment or opening between 100 mm (4 inches) and 900mm (35 inches) above the floor of the structure, which it is protecting, facilitates climbing.	Roof Of 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 161751 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	2-Sep-09	02-OCT-09	30-Dec-11

No. of defects contained within the Order : **27**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The lighting fixture is not maintained in a clean condition. Namely Graffiti on light fixture.	9th Floor	Closed
2	The risers and/or other appurtenant attachments and/or their supporting structural members are not maintained in good repair. Namely riser from basement leading to underground garage.	Basement	Closed
3	The handrails and/or other appurtenant attachments and/or their supporting structural members are not maintained in good repair. Namely handrailing by security office not secured to wall.	Basement	Closed
4	The heating system or unit is not in good repair and maintained in good working condition. Namely radiator coming off the wall.	Basement	Closed
5	Door hardware/devices are not maintained in good repair. Namely exterior door missing push bar.	Basement	Closed
6	The floor and every appurtenance, surface cover and finish is not reasonably smooth and level.	Elevator	Closed
7	The electrical connections are not maintained in a safe and complete condition. Namely coverplate and loose wires.	Elevator	Closed
8	Elevator(s) is not certified in good working order. Namely licence posted in elevator in public view.	Elevator	Closed
9	Wall(s) not maintained clean. Namely mold on walls.	Elevator	Closed
10	The ventilation system or unit is not kept in good repair and maintained in good working condition at all times. Namely dirty fan and fan cover missing.	Elevator	Closed
11	Garbage disposal room is not maintained in a clean and odour free condition.	Garbage Room	Closed
12	Interior lighting fixtures or lamps are not maintained. Namely replace burnt out bulbs.	Laundry Room	Closed
13	Laundry room and the facilities, amenities and associated equipment is not maintained in a clean condition. Namely clean behind all washers and dryers.	Laundry Room	Closed
14	Mailbox or mail receptacle is not maintained in good repair. Namely mailbox doors missing.	Lobby	Closed
15	The average level of 50 lux (4.6 foot candles) is not being provided to the corridor(s).	Stairway	Closed
16	The minimum level of 50 lux (4.6 foot candles) is not being provided to the storage room(s).	Storage Room	Closed
17	The ventilation system or unit is not regularly cleaned. Namely clean all vents in hallways and service rooms.	Throughout Building	Closed
18	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely repalce ceiling tiles as required.	Throughout Building	Closed
19	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely holes in walls in hallways , janitor rooms, stairways, ceiling by emergency exit signs.	Throughout Building	Substantially Co
20	Previously finished wall(s) in the public area of the property is not maintained in good repair. Namely missing baseboards in stairwells and hallways.	Throughout Building	Closed
21	Previously finished surface(s) in the public area of the property is not maintained in good repair. Namely tiles at elevator doors and all dwelling unit doors as required.	Throughout Building	Closed
22	Floor and/or floor covering not kept in a clean and sanitary condition Namley all hallway carpets.	Throughout Building	Closed
23	Garbage chute is not maintained in a clean and odour free condition.	Throughout Building	Substantially Co
24	Previously finished surface(s) where marks, stains, graffiti, and/or other defacements have been removed have not been refinished. Namely panit and plaster all locations including boiler room, elevator room, garbage chute rooms, compactor room ect as required.	Throughout Building	Closed
25	Garbage chute system originally installed in the multiple-dwelling is not maintained operative. Namely check all spring action on garbage chute doors.	Throughout Building	Closed
26	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection. Namely rec. room, laundry room, emergency power room, namely but not limited to these locations.	Throughout Building	Closed

27	The minimum level of 100 lux (9.3 foot candles) is not being provided in the public washroom(s). Namely two washrooms near the breakfast club.	Washroom	Closed
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### 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.**