

MLS Building Audit Program - Details

Property Address : 320 AVENUE RD

Legal Description: PLAN M493 PT LOT 20 PLAN M18 PT LOT 15

Roll No. : 1904054210018000000

Building : **320 AVENUE RD**

Report Date : January 17, 2020

Building Audit Date : May 03, 2012

**** 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	12 167742 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	15-May-12	12-JAN-15	69.23%
2	Property Standards	12 167743 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	15-May-12	12-NOV-12	100.00%
3	Property Standards	12 167744 PRS 00 IV	REPORT ORDERS	Closed	15-May-12	16-JUL-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
3	Property Standards	12 167744 PRS 00 IV	REPORT ORDERS	Closed	15-May-12	16-JUL-12	30-Jun-14

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Submit to this Department an Electrical Inspection Certificate confirming that the electrical system to include the distribution system, circuits and electrical outlets is in good working order and has the capacity to support the load(s) imposed on it.	Throughout Building	Substantially Co

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
1	Property Standards	12 167742 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	15-May-12	12-JAN-15	23-Oct-15

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The fence, screen and/or other enclosure around or on the property is not being maintained in good repair.	Exterior	Closed
2	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.	Exterior	Closed
3	The retaining wall is not being maintained free from hazards.	Exterior	Closed
4	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.	Exterior	Closed
5	Window well(s) are not protected so as to afford safe passage.	Exterior Of Building	Closed
6	The protective/decorative finish on the exterior surfaces is not being maintained in good repair. Namely; Roof flashing	Exterior Of Building	Open
7	The protective/decorative finish on the exterior surfaces is not being maintained in good repair.	Garage	Open
8	The electrical connections are not maintained in a safe and complete condition. Namely; loose wires	Garage	Closed
9	Eavestrough, roof gutter, flashing and/or down pipe not maintained in good repair.	Garage	Open
10	Extension cords or other extensions are used as a permanent wiring system.	Garage	Closed
11	The electrical receptacle are not maintained in a safe and complete condition.	Garage	Closed
12	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 a professional or other certified person 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.	Throughout Building	Closed
13	The exterior walls and their components are not being maintained in good repair. Namely; spalling, loose brick. open and damaged mortar joints.	Throughout Building	Open

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
2	Property Standards	12 167743 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	15-May-12	12-NOV-12	30-Jun-14

No. of defects contained within the Order : **26**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The handrails and/or other appurtenant attachments and/or their supporting structural members are not being maintained free from defects/hazards, namely acceptable handrail not provided in accordance with the Toronto Municipal Code Chapter 629.	1st Floor	Closed
2	The electrical receptacles are not maintained in a safe and complete condition, namely cracked duplex receptacle.	3rd Floor	Closed
3	Door(s) and/or hatch(es) providing access to roof is not kept locked at all times.	4th Floor	Closed
4	Handrails on one side of stair or ramp less than 1,100mm in width not provided.	4th Floor	Closed
5	The property is not maintained and/or kept clean in accordance with the standards, to include undue storage.	Boiler Room	Closed
6	The floor drain is not maintained in good repair, namely missing and/or damaged drain cover.	Boiler Room	Closed
7	Floor and/or floor covering not kept free from holes, stains, rubbish and debris, to include deteriorated finish.	Boiler Room	Closed
8	Exterior window not maintained weather-tight, and does not prevent the entry of vermin.	Laundry Room	Closed
9	Previously finished surface(s) in the public area of the property is not maintained in good repair,	Laundry Room	Closed
10	Wall(s) and ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	Throughout Building	Closed
11	Lighting in a service room is provided at less than 200 lux.	Throughout Building	Closed
12	The property is not maintained and/or kept clean in accordance with the standards, to include undue storage.	Throughout Building	Closed
13	Interior door is not a good fit in its frame, to include damaged and/or inoperable self closing devices.	Throughout Building	Closed
14	Height of the guard for the exit stairs are less than 1,070 millimetres around landings.	Throughout Building	Closed
15	Extension cords or other extensions are used as a permanent wiring system.	Throughout Building	Closed
16	Lighting in a storage room is provided at less than 50 lux.	Throughout Building	Closed
17	The electrical connections are not maintained in a safe and complete condition, namely loose, open and unsecured wires.	Throughout Building	Closed
18	A window in a stairway that extends to less than 1,070 millimetres above the landing is not protected by a guard that is 1,070 millimetres high measured to the top of the guard from the surface of the landing.	Throughout Building	Closed
19	Previously finished surface(s) in the public area of the property is not maintained in good repair.	Throughout Building	Substantially Co
20	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition, namely floor mats at corridors.	Throughout Building	Substantially Co
21	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	Closed
22	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.	Throughout Building	Closed
23	The electrical fixtures are not maintained in a safe and complete condition, namely missing phone box cover.		Closed
24	Floor and/or floor covering not kept free from holes, stains, rubbish and debris.		Closed
25	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.		Closed
26	Required guard does not prevent the passage of a sphere having a diameter more than 100 millimetres.		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.**