

MLS Building Audit Program - Details

Property Address : 3488 YONGE ST

Legal Description: PLAN 568E LOT 6 PT LOTS 5 & 31

Roll No. : 1904116370031000000

Building : **3488 YONGE ST**

Report Date : January 11, 2019

Building Audit Date : November 23, 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 255690 PRS 00 IV		Closed	2-Dec-16	30-JUN-17	100.00%
2	Property Standards	16 257998 PRS 00 IV		Closed	2-Dec-16	30-JUN-17	100.00%
3	Property Standards	16 258121 PRS 00 IV		Closed	2-Dec-16	03-JAN-17	100.00%
4	Property Standards	16 258159 PRS 00 IV		Closed	2-Dec-16	03-JAN-17	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	16 258121 PRS 00 IV		Closed	2-Dec-16	03-JAN-17	4-Jan-17

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The stair guard when measured vertically from the stair nosing is less than 900 millimetres high.	Boiler Room	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 258159 PRS 00 IV		Closed	2-Dec-16	03-JAN-17	24-Apr-17

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	In a dwelling unit, a window located more than 2,000 millimetres above grade opens within 1,500 millimetres of the floor not leading to a balcony does not employ a controlled sash operation to restrict, when engaged, the opening of the operable sash to not more than 100 millimetres. A letter is required to be submitted to the Officer for evaluation and approval by the Owner or 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) millimetres.	Windows	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 257998 PRS 00 IV		Closed	2-Dec-16	30-JUN-17	10-Aug-17

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The exterior door is not capable of being locked or otherwise secured from inside the building. Namely: Boiler Room door. Locking hardware on door is defective. Repairs are required.	Boiler Room Door	Closed
2	The protective/decorative finish on the exterior surfaces is not being maintained in good repair. Namely: Boiler Room Door. Exterior paint finish has deteriorated. Painting is required.	Boiler room Door	Closed
3	Communication system is not maintained in good repair and in operative condition.	Exterior wall front of building	Closed
4	Immediate action has not been taken to eliminate an unsafe condition. Namely: Loose/hanging Rogers cables along the side of the building, need to be secured or covered.	Exterior walls	Closed
5	The exterior walls and their components are not being maintained free from loose or unsecured objects or materials. Namely: Rear of building. Tuck pointing is required on missing mortar joints, between bricks.	Rear of building	Closed
6	The exterior walls and their components are not being maintained in good repair. Namely; Rear of building. Missing bricks on the south/west corner of the building.	Rear of building	Closed
7	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 is not maintained in good repair. Namely: Rear of building. Canopy overhang has a broken wood section.	Rear 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	16 255690 PRS 00 IV		Closed	2-Dec-16	30-JUN-17	27-Sep-17

No. of defects contained within the Order : **25**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Door hardware/devices are not maintained in good repair. Namely: Replace missing apt. door no. 12C	Apt. 12 C	Closed
2	The electrical connections are not maintained in a safe and complete condition. Namely: Missing electrical cover plate on junction box.	Boiler Room	Closed
3	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition. Namely: Boiler Room. Provide a proper sump pump cover.	Boiler Room	Closed
4	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Boiler Room	Closed
5	The basement, cellar or crawl space of the building or structure are not being maintained structurally sound. Namely: Horizontal steel beams are rusted/corroded. Repairs are required.	Boiler Room	Closed
6	The foundation wall(s) of the building or structure are not being maintained in good repair. Namely: Boiler Room. Deteriorated brick and missing bricks on the foundation wall adjacent to stairs to boiler room.	Boiler Room	Closed
7	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely: Boiler Room. Remove all loose materials including bricks, lumber and other discarded materials from the floor.	Boiler Room	Closed
8	Previously finished wall(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance. Namely: Baseboards on the third floor stairway. Painting is required.	East Stairway	Closed
9	The floor and every appurtenance, surface cover and finish is not maintained. Namely: Replace broken floor tiles.	East Stairway landing between 1st and 2nd floors	Closed
10	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. East and West stairway walls. Repair cracks in walls.	East and West stairway	Closed
11	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely: East and West stairway ceiling. Repair cracks.	East and West stairway ceiling	Closed
12	The (stairs, treads, risers, guards, handrails, and/or other appurtenant attachments) and/or their supporting structural members are not maintained in good repair. Namely: East and west stairways. Worn carpet on stairway treads. To be repaired or replaced.	East and West stairways.	Closed
13	Repair(s) does not reasonably match existing wall(s) Namely: All plaster repairs shall be painted to match existing wall colour.	Electrical Meter Room	Closed
14	Electrical equipment room is not equipped to provide illumination to an average level of not less than 50 lux at floor or tread level.	Electrical Room	Closed
15	Lighting in a laundry room is provided at less than 200 lux.	Laundry Room	Closed
16	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Laundry Room. Repair hole in wall.	Laundry Room	Closed
17	An emergency contact sign is not posted and maintained in a prominent place in the front lobby or entrance to the building.	Lobby Area	Closed
18	Emergency contact sign does not indicate current name, address and telephone number of the person responsible for the property and the name and telephone number of the authorized person to contact in case of an emergency on a 24 hour basis. Namely: Missing emergency contact sign.	Lobby Area	Closed
19	The emergency contact sign is not in lettering of not less than 12.7 millimetres in height.	Lobby Area	Closed
20	The floor and every appurtenance, surface cover and finish is not maintained. Near apt.2B Replace broken floor tiles.	Near Apt. 2B	Closed
21	Repair(s) does not reasonably match existing wall(s) Namely: Wall plaster repairs are required to be sanded and painted.	Near apt. 3B	Closed
22	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Near unit 9 and 14	Closed
23	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely: Plaster repairs on wall need to be painted.	Wall near units 11B and 12B	Closed

24	The floor and every appurtenance, surface cover and finish is not maintained. Namely: Broken floor tiles on all three stair treads.	West Stairway	Closed
25	The floor and every appurtenance, surface cover and finish is not maintained. Namely: Replace broken floor tiles.	West stairway landing	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.**