

MLS Building Audit Program - Details

Property Address : 3750 ST CLAIR AVE E

Legal Description: PLAN M910 BLK A LOT 7&8

Roll No. : 1901071480019000000

Building : **3750 ST CLAIR AVE E**

Report Date : **October 12, 2018**

Building Audit Date : **January 30, 2013**

**** 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 October 12, 2018

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	13 113346 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	5-Feb-13	30-SEP-13	100.00%
2	Property Standards	13 113347 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	5-Feb-13	30-SEP-13	100.00%
3	Property Standards	13 113355 PRS 00 IV	REPORT ORDERS	Closed	5-Feb-13	08-APR-13	100.00%
4	Property Standards	13 113424 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	5-Feb-13	06-AUG-13	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	13 113355 PRS 00 IV	REPORT ORDERS	Closed	5-Feb-13	08-APR-13	5-Jun-15

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 a Pest Control Report from a certified pest control company (registration number included) indicating the level of pest infestation within the building. The report shall include the following areas of the building: suites, refuse rooms, ancillary rooms, storage rooms, locker rooms, laundry rooms, refuse disposal rooms and all common areas, re: corridors and stairwells. The pest control report shall clearly enumerate any and all chemicals used on site and further outline all methods used in order to adequately treat the property for the stated level of infestation of Roaches, Mice and Vermin.	Throughout 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	13 113347 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	5-Feb-13	30-SEP-13	8-Jul-15

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The ceilings in the parking or storage garage are not impervious to water.	Underground Parking Area	Closed
2	The parking or storage garage ceiling are not painted white.	Underground Parking Area	Closed
3	The floors in the parking or storage garage are not maintained free of holes, breaks or cracks	Underground Parking Area	Substantially Co
4	The property is not maintained and/or kept clean in accordance with the standards.	Underground Parking Area	Substantially Co
5	The floor drain is not maintained in good repair. Namely; damaged drain covers.	Underground Parking Area	Closed
6	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	Substantially Co
7	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	Substantially Co
8	The walls in the parking or storage garage are not maintained free of holes, breaks or cracks.	Underground Parking Area	Closed
9	The walls in the parking or storage garage are not impervious to water.	Underground Parking Area	Substantially Co
10	The parking or storage garage walls are not painted white from sixty (60) centimeters above floor level.	Underground Parking Area	Closed
11	The parking or storage garage walls from floor level to a height of sixty (60) centimeters are not painted black.	Underground Parking Area	Closed
12	Previously finished surface(s) in the public area of the property is not maintained in good repair. Namely; rusted pipes.	Underground Parking Area	Closed
13	Lighting in a garage is provided at less than 50 lux.	Underground Parking Area	Closed
14	The ceilings in the parking or storage garage are not maintained free of holes, breaks or cracks.	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	13 113346 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	5-Feb-13	30-SEP-13	22-Oct-15

No. of defects contained within the Order : 17

No. of defects that remain outstanding : 0

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The protective/decorative finish on the exterior surfaces is not being maintained in good repair. Namely; refinish all rusted areas	Exterior	Substantially Co
2	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
3	The fence, screen and/or other enclosure around or on the property is not being maintained in good repair.	Exterior	Closed
4	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	Substantially Co
5	Exterior window(s) with broken/cracked glass.	Exterior	Closed
6	The Canopy and/or other appurtenant attachment) and/or the supporting structural member is not maintained in good repair.	Exterior Of Building	Closed
7	The exterior walls and their components are not being maintained in good repair. Namely; spalling bricks.	Exterior Of Building	Substantially Co
8	Dwelling unit window that is capable of being opened has screen that is not maintained in good repair and free from defects or missing components throughout where required.	Exterior Of Building	Closed
9	Walk(s), ramp(s) and/or similar areas does not afford safe passage. Namely; ponding of water	Exterior Of Building	Closed
10	The electrical connections are not maintained in a safe and complete condition.	Exterior Of Building	Closed
11	Immediate action has not been taken to eliminate an unsafe condition..Namely; the structural integrity of the attachment of all satellite dishes affixed to the building, or the building components. A report is required to be submitted to the Officer for evaluation and approval by a professional or other certified person confirming that Satellite Dishes have been installed safely in an acceptable manner, the report must address any remedial action that must be taken in order to maintain the structural integrity of the attachment and that attachment of all satellite dishes affixed to the building are done in a safe and secure manner.	Exterior Of Building	Closed
12	The protective/decorative finish on the exterior surfaces is not being maintained in good repair.	Exterior Of Building	Closed
13	The protective/decorative finish on the exterior surfaces is not being maintained in good repair.	Exterior Of Building	Closed
14	The exterior walls and their components are not being maintained in good repair.	Ramp	Substantially Co
15	The exterior walls and their components are not being maintained in good repair. Namely; damaged siding	Rear	Closed
16	Immediate action has not been taken to eliminate an unsafe condition. Where window air-conditioners installation prevents a safety device from being installed a report is required to be submitted to the Officer for evaluation and approval by a professional or other certified person confirming that the installation of the air-conditioner has been done safe and securely; that there are no openings greater than one hundred (100) millimetres adjacent to the air conditioning unit and that the electrical supply and distribution in the suite is capable of safely operating the air conditioning unit. Also it must address any remedial action that must be taken in order to maintain its safe manner.	Throughout Building	Closed
17	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

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
4	Property Standards	13 113424 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	5-Feb-13	06-AUG-13	28-Aug-15

No. of defects contained within the Order : **39**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The electrical connections are not maintained in good repair, namely open wires.	3rd Floor	Closed
2	Door hardware/devices have been removed and not replaced, missing door knob.	Basement	Closed
3	The ventilation system or unit is not regularly cleaned, namely vent shaft.	Boiler Room	Substantially Co
4	The property is not maintained and/or kept clean in accordance with the standards, namely Compactor room not being kept in a clean and sanitary condition.	Compactor Room	Closed
5	The property is not maintained and/or kept clean in accordance with the standards, namely undue storage, to include storage of unused elevator control panel, and junk, refuse.	Elevator	Closed
6	Required handrails on stairs or ramps are less than 865mm or more than 965mm high.	Front	Substantially Co
7	Guard with a minimum height of 1,070 millimetres and in accordance with TMC Chapter 629 requirements has not been provided at a raised floor where the difference in level is more than 600 millimetres.	Front	Closed
8	An emergency contact sign is not posted and maintained in a prominent place in the front lobby or entrance to the building, namely permanent emergency contact sign has not been provided.	Front	Substantially Co
9	Lighting in a laundry room is provided at less than 200 lux.	Laundry Room	Closed
10	Previously finished wall(s) in the public area of the property is not maintained in good repair, and refinished in a good workmanlike manner.	Laundry Room	Substantially Co
11	Floor and/or floor covering not kept in a clean and sanitary condition.	Laundry Room	Closed
12	Door hardware/devices have been removed and not replaced, namely latching mechanism.	North	Closed
13	The exterior walls and their components are not being maintained in good repair, namely spalled brick.	Roof Of Building	Closed
14	The roof or one of its component is not maintained in good repair, namely damaged flashing.	Roof Of Building	Closed
15	Door(s) and/or hatch(es) providing access to roof is not kept locked at all times.	Roof Of Building	Closed
16	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	Substantially Co
17	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
18	A window in a stairway that extends to less than 1,070 millimetres above the landing is protected by a guard that is less than 1,070 millimetres high measured to the top of the guard from the surface of the landing.	Throughout Building	Substantially Co
19	Interior lighting fixtures or lamps are not maintained operative, to include missing and/or non functioning light bulbs.	Throughout Building	Closed
20	Interior lighting fixtures or lamps are not maintained in good repair, namely missing and/or damaged fixture covers.	Throughout Building	Closed
21	Lighting in a storage room is provided at less than 50 lux.	Throughout Building	Closed
22	Lighting in a service room is provided at less than 200 lux.	Throughout Building	Substantially Co
23	The electrical connections are not maintained in good repair, namely open and unsecured wires.	Throughout Building	Closed
24	Previously finished surface(s) in the public area of the property is not maintained in good repair, and in an acceptable workman like manner, to include walls, ceilings, doors and frames.	Throughout Building	Closed
25	Previously finished surface(s) in the public area of the property is not maintained in good repair, namely deteriorated finish at garbage chute lids and frames.	Throughout Building	Closed
26	Previously finished surface(s) in the public area of the property is not maintained in good repair.	Throughout Building	Closed

27	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition, namely floor mats.	Throughout Building	Closed
28	Garbage chute system originally installed in the multiple-dwelling is not maintained operative, namely defective self closing devices at chute doors.	Throughout Building	Closed
29	Garbage chute system originally installed in the multiple-dwelling is not maintained operative, namely missing dampers.	Throughout Building	Closed
30	Garbage chute and room is not maintained in a clean and odour free condition.	Throughout Building	Closed
31	The property is not maintained and/or kept clean in accordance with the standards, namely walls, ceilings and floors.	Throughout Building	Closed
32	The property is not being kept free of rodents, vermin, insects or other pests.	Throughout Building	Closed
33	The property is not being kept free of conditions which may encourage infestation.	Throughout Building	Closed
34	Adequate ventilation has not been provided, namely ventilation system not operating at all times.	Throughout Building	Closed
35	Wall(s) and ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	Throughout Building	Closed
36	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials, to include deteriorated finish.	Throughout Building	Closed
37	The electrical connections are not maintained in good repair, namely loose and unsecured wires.	Throughout Building	Closed
38	The property is not maintained and/or kept clean in accordance with the standards, to include include junk, garage, refuse and undue storage.	Throughout Building	Closed
39	Wall(s) and ceiling not maintained free of holes, cracks, damaged and deteriorated materials, to include deteriorated finish.	Washroom	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.**