

MLS Building Audit Program - Details
Property Address : 378 MARKHAM ST

Legal Description: PLAN 574 BLK B PT LOT 264

Roll No. : 1904067260044000000

 Building : **378 MARKHAM ST**
Report Date : January 18, 2019
Building Audit Date : May 31, 2017
**** 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	17 174009 PRS 00 IV		Prosecution Initiated	9-Jun-17	10-OCT-17	0.00%
2	Property Standards	17 174085 PRS 00 IV		Prosecution Initiated	9-Jun-17	06-DEC-17	0.00%

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
2	Property Standards	17 174085 PRS 00 IV		Prosecution Initi	9-Jun-17	06-DEC-17	23-Jan-19

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Chimney, smoke stack or supporting member is not maintained in good repair and/or free from defects. Namely: Large separation cracks, brick spall, missing mortar need to be repaired.	North Face of Building	Open
2	The exterior walls and their components are not being maintained in good repair. Namely: Wall and beneath bay window on south face to be repaired.	South Face of Building	Open
3	Aerial, satellite dish, or other similar structure and/or its supporting member is not maintained in a safe condition. Namely: Satellite dish to be removed from balcony and mounted on proper tripod or other stand not attached to building.	South Face of Building	Open
4	Exterior walkway not maintained. Namely: All broken paving stones and cracked concrete to be repaired/replaced.	Throughout Exterior	Open
5	The exterior walls and their components are not being maintained free from loose or unsecured objects or materials. Namely: Brick Decaying and falling away in pieces.	Throughout Exterior	Open
6	The exterior walls and their components are not being maintained in good repair. Namely: Brick Spall throughout exterior requires repair/replacement. Masonry missing in many locations.	Throughout Exterior	Open
7	The foundation wall(s) of the building or structure are not being maintained in good repair. Namely: Large crack along foundation wall to be repaired/resealed.	West Alley	Open
8	The exterior walls and their components are not being maintained in a weather tight condition. Namely: Shingles peeling, cracked, curling and require replacement.	West Alley Wall	Open
9	The exterior walls and their components are not being maintained in good repair. Namely: Dead, cut vines to be removed, damaged brick beneath to be repaired.	West Alley Wall	Open

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
1	Property Standards	17 174009 PRS 00 IV		Prosecution Initi	9-Jun-17	10-OCT-17	23-Jan-19

No. of defects contained within the Order : **40**

No. of defects that remain outstanding : **40**

Deficiency Details			
No.	Violation/Defect	Location	Status
1	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 being maintained free from defects and/or hazards. Namely: Posts and pickets require rust removal and re-paint.	2nd floor balcony	Open
2	Eavestrough, roof gutter, flashing and/or down pipe not maintained free from leaks and/or defects. Namely: Eavestrough on north side of balcony leaking.	2nd floor balcony	Open
3	The electrical connections are not maintained in a safe and complete condition. Namely: Electrical junction box requires safety plate cover.	2nd floor balcony	Open
4	The roof or one of its components is not weather tight. Namely: Shingles on siding to be replaced as they are badly worn and curling.	3rd floor balcony	Open
5	Exterior door has deteriorated/ineffective weather-proofing. Namely: Threshold and framing requires repaint.	3rd floor balcony	Open
6	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: Balcony guard requires additional vertical support to prevent wobble in railing system.	3rd floor balcony.	Open
7	Exterior window(s) with broken/cracked glass.	3rd floor landing	Open
8	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	4th floor roof access stairway	Open
9	Wall(s) constructed for the purpose of separation is not maintained in a good state of repair. Namely: 1/2 wall that is present requires completion to make permanent seal.	4th floor sub-roof stairway	Open
10	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair. Namely: All Apartment Unit Doors require repair/repaint.	All Apartment Doors	Open
11	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely: Ceiling requires repair/repaint.	Apartment Landing to Units 1&2	Open
12	Previously finished wall(s) in the public area of the property is not maintained in good repair. Namely: Plaster to be repaired/repainted.	Apartment Landing to Units 11 & 12	Open
13	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely: Ceiling requires repair/repaint.	Apartment Landing to Units 5&6	Open
14	The floor drain is not maintained in good repair. Namely: Both Sump pump pits require safe covers.	Boiler Room	Open
15	The electrical connections are not maintained in a safe and complete condition. Namely: Open electrical junction boxes require cover plates.	Boiler Room	Open
16	Floor and/or floor covering not kept in a clean and sanitary condition and free from rubbish and debris. Namely: All debris to be removed from boiler room.	Boiler Room	Open
17	The electrical switches are not maintained in a safe and complete condition. Namely: Light switch requires cover plate.	Boiler Room	Open
18	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely: Ceiling above boilers and hot water tanks to be repaired and refinished.	Boiler Room	Open
19	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Boiler Room	Open
20	Lighting in a service room is provided at less than 200 lux.	Boiler Room	Open
21	Exterior door has defective hardware. Namely: Access door to balcony requires door handle.	Doorway 2nd Floor Balcony	Open
22	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	Open
23	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Electrical Room	Open

24	Wall(s) constructed for the purpose of separation is not of a gas tight construction. Namely: Exterior, north wall partially collapsed, exposure to elements- requires repair.	Electrical Room	Open
25	Wall(s) constructed for the purpose of separation is not maintained in a good state of repair. Namely: Exterior North Wall, partially collapsed- daylight can be seen coming into room. Repair required.	Electrical Room	Open
26	The electrical connections are not maintained in a safe and complete condition. Namely: Multiple electrical safety issues with exposed wires, non-terminated wiring, exposed fixtures, worn sheathing and conduit- all require repair.	Electrical Room	Open
27	Exterior window(s) with broken/cracked glass.	Front Landing	Open
28	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Laundry Room	Open
29	Previously finished wall(s) in the public area of the property is not maintained in good repair. Namely: Walls in Laundry Room Require repair and repaint.	Laundry Room	Open
30	Lighting in a laundry room is provided at less than 200 lux.	Laundry Room	Open
31	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.	Lobby	Open
32	An emergency contact sign is not posted and maintained in a prominent place in the front lobby or entrance to the building.	Lobby	Open
33	The emergency contact sign is not in lettering of not less than 12.7 millimetres in height.	Lobby	Open
34	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 a clean and/or sanitary condition. Namely: All debris and storage to be removed from balcony.	South Wing 3rd Floor Balcony	Open
35	Lighting in a service stairway is provided at less than 50 lux.	South Wing Stairway	Open
36	Previously finished wall(s) in the public area of the property is not maintained in good repair. Namely: All require repair and repaint.	Throughout All Apartment Landings	Open
37	The floor and every appurtenance, surface cover and finish is not maintained. Namely: All damaged flooring to be repaired and/or replaced.	Throughout All Apartment Landings	Open
38	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely: Walls throughout all common areas in need of repair and repaint.	Throughout Hallways and Stairways	Open
39	The (stairs, treads, risers, guards, handrails, and/or other appurtenant attachments) and/or their supporting structural members are not maintained in good repair. Namely: Stair risers, runs, treads require repaint, repair for chips/breaks.	Throughout all Stairways	Open
40	Exterior door has deteriorated/ineffective weather-proofing.		Open

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.**