

MLS Building Audit Program - Details

Property Address : 399 MARKHAM RD

Legal Description: CON D PT LOT 18

Roll No. : 1901081010002000000

Building : **399 MARKHAM RD**

Report Date : January 18, 2019

Building Audit Date : June 14, 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 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	Long Grass and Weeds	16 162644 LGW 00 IV	LONG GRASS/WEEDS	Closed	27-May-16	30-MAY-16	N/A**
2	Property Standards	16 174311 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	23-Jun-16	04-JAN-17	100.00%
3	Property Standards	16 175008 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	23-Jun-16	04-JAN-17	100.00%
4	Property Standards	16 175918 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Order Issued	23-Jun-16	04-JAN-17	90.00%
5	Property Standards	16 176006 PRS 00 IV	CLEANLINESS AND MAINTENANCE	Closed	23-Jun-16	23-JUL-16	100.00%
6	Property Standards	16 177224 PRS 00 IV	WINDOW SAFETY DEVICES AND BALCONY ENCLOSURES	Closed	23-Jun-16	25-JUL-16	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	16 177224 PRS 00 IV	WINDOW SAFETY DEVICES AND BALCONY ENCLOSURES	Closed	23-Jun-16	25-JUL-16	21-Oct-16

No. of defects contained within the Order : **2**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Immediate action has not been taken to eliminate an unsafe condition. Namely but not limited to: balcony enclosure at unit #106	Balcony	Closed
2	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 Owner/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) millimeters. Namely but not limited to: Windows circled on photograph attachments. To further include any windows not in conformity with the bylaw.	Windows	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 175918 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Order Issued	23-Jun-16	04-JAN-17	28-Mar-19

No. of defects contained within the Order : **10**

No. of defects that remain outstanding : **1**

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The exterior walls and their components are not being maintained in good repair. Namely but not limited to cracked concrete ledges around windows.	12th Floor - South East	Closed
2	The protective/decorative finish on the exterior surfaces is not being maintained in good repair. Namely but not limited to peeling paint on balcony underslabs.	Balconies	Closed
3	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 but not limited to: Holes/Breaks/Cracks in balcony slabs	Balconies	Closed
4	Driveway(s) and/or similar areas not maintained. Namely but not limited to: Damaged/Deteriorated Curbs throughout the property.	Curbs	Closed
5	The exterior walls and their components are not being maintained in good repair. Namely but not limited to Spalling bricks.	Exterior Of Building	Open
6	Exterior garbage containment area not screened.	Exterior Of Building	Closed
7	Exterior walkway not maintained. Including but not limited to: unlevel walkway.	Exterior Of Building	Closed
8	The light standard(s) supporting artificial light is not kept in good repair and in good working order. Namely but not limited to: Broken/Damaged/Deteriorated/Leaning/Inoperable light standards throughout Property Exterior.	Exterior Of Building	Closed
9	Exterior yard that is used for the parking or storage of vehicles or surfaced with a material impervious to water is not maintained so as parking space marking are to be clearly visible.	Exterior Of Building	Closed

10	The exterior walls and their components are not being maintained in good repair. Namely but not limited to: re-finishing of walls	Stairway	Closed
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No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
2	Property Standards	16 174311 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	23-Jun-16	04-JAN-17	1-Jun-17

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. Namely but not limited to; Water penetration on ceiling near spot #147	Spot # 147	Closed
2	The ceilings in the parking or storage garage are not maintained free of holes, breaks or cracks. Namely but not limited to; exposed rebar on ceiling near spot #33	Spot #33	Closed
3	The protective/decorative finish on the exterior surfaces is not being maintained in good repair. Namely but not limited to: Refinishing of overhead to garage door and entrance.	Underground Parking Area	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. Namely but not limited to: Garage ramp to further include around drain	Underground Parking Area	Closed
5	Lighting in a storage room is provided at less than 50 lux. Namely but not limited to: Old swimming pool storage room between parking spot #41 and 218 (centre of garage)	Underground Parking Area	Closed
6	The parking or storage garage is used to keep junk or rubbish. Namely but not limited to: Cleaning of debris throughout garage to include old swimming pool storage area.	Underground Parking Area	Closed
7	The electrical fixtures are not maintained in good working order. Electrical cover plate on ceiling near spot #147 and throughout parking garage including old swimming pool storage room	Underground Parking Area	Closed
8	The floor drain is not maintained in good repair. Namely but not limited to: Drain covers throughout underground garage that are loose, deteriorated, or missing.	Underground Parking Area	Closed
9	The parking or storage garage does not have a designated safe-exit route.	Underground Parking Area	Closed
10	Doors are painted green that are not safe-exit doors: Namely doors closest to spot #149, 157 and 173	Underground Parking Area	Closed
11	Alert signs are not prominently displayed on columns or walls 2.1 metres above the floor, measured from the top of the sign to the floor, so that there is 1 alert sign for every 25 parking stalls in the parking or storage garage, with the alert signs being evenly distributed in the parking or storage garage, but located no more than 30 metres apart.	Underground Parking Area	Closed
12	The parking or storage garage walls painted surface is not maintained reasonably clean. Namely but not limited to spot #179	Underground Parking Area	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
3	Property Standards	16 175008 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	23-Jun-16	04-JAN-17	10-Apr-17

No. of defects contained within the Order : **16**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Storage locker room beside staff laundry room	1st Floor	Closed
2	The finishing of repairs and/or the materials used shall be reasonably compatible in design and colour with adjoining decorative finishing materials. Namely but not limited to: Missing glass in sliding doors and windows on 1st floor in storage rooms and workshops.	1st Floor	Closed
3	The plumbing system is not kept free from leaks or defects. Storage room across from Sauna.	1st Floor	Closed
4	Lighting in a service room is provided at less than 200 lux. Boiler Room	Boiler Room	Closed
5	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely but not limited to: Hole in ceiling in 1st floor storage room adjacent to Sauna Room.	Interior of Building	Closed
6	An emergency contact sign is not posted and maintained in a prominent place in the front lobby or entrance to the building.	Lobby	Closed
7	Communication system is not maintained in good repair and in operative condition. Namely but not limited to: Inoperable Intercom System	Lobby	Closed
8	The stairs and/or other appurtenant attachments and/or their supporting structural members are not maintained in good repair. Namely but not limited to: peeling paint in stairwells on Stairs, Landing, Risers, Tread, and Nosings	Stairway(s)	Closed
9	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely but not limited to; Exposed rebar	Storage Room	Closed
10	Lighting in a storage room is provided at less than 50 lux.	Storage Room	Closed
11	Interior door(s)not maintained in good repair. Namely but not limited to: Missing door in Storage/Steam Room	Storage Room	Closed
12	Lighting in a storage room is provided at less than 50 lux. Namely but not limited to: Storage Room(s) located in basement and main floor.	Storage Room(s)	Closed
13	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Including but not limited to: Missing tiles, stained tiles and cracks in ceiling throughout hallway (s).	Throughout Building	Closed
14	Exit, public corridor or corridor is not equipped to provide illumination to an average level of not less than 50 lux at floor or tread level. Stairwell(s) throughout building	Throughout Building	Closed
15	Exit, public corridor or corridor is not equipped to provide illumination to an average level of not less than 50 lux at floor or tread level. Namely but not limited to Hallway(s) throughout building	Throughout Building	Closed
16	Previously finished surface(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance. Namely but not limited to: Unit #'s 1511,1406,1410,1415,1418,1217,1201,1018,1012,705,716,618,608,406,207, and 201	Unit Door(s)	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
5	Property Standards	16 176006 PRS 00 IV	CLEANLINESS AND MAINTENANCE	Closed	23-Jun-16	23-JUL-16	16-Feb-17

No. of defects contained within the Order : **28**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The floor drain is not maintained in good repair. Namely but not limited to: Missing floor drain covers in storage room(s), locker room(s), workshop(s) and/or where required.	1st Floor	Closed
2	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely but not limited to: All workshops, storage rooms, and locker rooms	1st Floor	Closed
3	Previously finished surface(s) in the public area of the property is not maintained in good repair. Namely but not limited to: Cracked fire cabinet glass near unit #214.	2nd Floor	Closed
4	Interior door frames not maintained in good repair. Namely but not limited to: unit #1006.	10th Floor	Closed
5	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely but not limited to: Damaged ceiling in hallway closest to unit #1219 and/or where requires.	12th Floor	Closed
6	Previously finished surface(s) in the public area of the property is not maintained in good repair. Namely but not limited to: missing or damaged wall tiles in chute room.	14th Floor	Closed
7	Previously finished surface(s) in the public area of the property is not maintained in good repair. Namely but not limited to: missing or damaged wall tiles in chute room.	15th Floor	Closed
8	Immediate action has not been taken to eliminate an unsafe condition. Namely but not limited to: overhanging bicycles off balconies.	Balcony	Closed
9	Interior lighting fixtures or lamps are not maintained. Namely but not limited to: Missing light cover over boiler room door.	Boiler Room	Closed
10	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely but not limited to: Old ventilation materials and old construction debris.	Boiler Room	Closed
11	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely but not limited to: cleaning of floor, and walls.	Chute Room	Closed
12	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely but not limited to: removal of debris to include paint cans, rags, and old materials	Elevator Room	Closed
13	Interior lighting fixtures or lamps are not maintained. Namely but not limited to: Missing light covers.	Elevator Room	Closed
14	Previously finished surface(s) in the public area of the property is not maintained in good repair. Namely but not limited to: Peeling paint at East and South exit doors from stairwell to exterior of building	Exit	Closed
15	The electrical receptacle are not maintained in good working order. Namely but not limited to: Old Light fixtures throughout property that have been removed with exposed wires. Furthermore, receptacle located on the East side of the property over the entrance to the parking garage	Exterior Of Building	Closed
16	Exterior window(s) with broken/cracked glass. Namely but not limited to: west workshop	Exterior Of Building	Closed
17	Previously finished wall(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance. Namely but not limited to: Peeling Paint near Unit #1608 and in stairwells	Hallways & Stairwells	Closed
18	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely but not limited to: Dirty hallway carpets and elevator lobby(s) tiles to further include terrazzo flooring on 1st floor..	Interior of Building	Closed
19	Interior door is not a good fit in its frame. Door does not open freely	Laundry Room	Closed
20	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely but not limited to: Dirt and Debris behind washer and dryers	Laundry Room	Closed
21	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely but not limited to; loose concrete on roof.	Roof Of Building	Closed
22	Extension cords or other extensions are used as a permanent wiring system. Namely but not limited to: extension cord used to wire laundry machine in superintendents laundry room.	Staff Laundry Room	Closed
23	The guards and/or other appurtenant attachments and/or their supporting structural members are not maintained in good repair. Namely but not limited to: Second handrail in stairwell between 3rd and 4th floor	Stairway	Closed

24	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely but not limited to: Treads, Risers, Landings, corners, and edges	Stairway(s)	Closed
25	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely but not limited to: Removal of stored sauna heater(s), deep freezer and other stored debris to further include cleaning of floor being used for mop buckets.	Storage Room	Closed
26	Door hardware/devices are not maintained in good repair. Namely but not limited to: Broken Door Handles/Mechanisims at: Roof exit door, stairway exit closest to unit#1506, 1502, 607 and 407	Throughout Building	Closed
27	The property is not being kept free of rodents, vermin, insects or other pests. Namely but not limited to: Cockroaches	Throughout Building	Closed
28	The guards and/or other appurtenant attachments and/or their supporting structural members are not maintained in good repair. Namely but not limited to: Stairwell guard around underground parking exit located on the south side of the property.	Yard	Closed

**Part III - Apartment Unit Activity Summary for Property Standards Orders :399
MARKHAM RD**

Active apartment unit related investigation matters (Property Standards only) :	2
Number of investigation-related Orders issued to Property owner :	2
Number of investigation-related Orders issued to tenants :	0

*** Note: The number of unit related orders relate to all buildings on the above property.**