

MLS Building Audit Program - Details

Property Address : 4001 STEELES AVE W

Legal Description: PLAN M1149 PT BLK E BLK F

Roll No. : 1908013130003000000

Building : **4001 STEELES AVE W**

Report Date : January 11, 2019

Building Audit Date : September 13, 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 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	17 216804 PRS 00 IV		Closed	1-Sep-17	30-SEP-17	0.00%
2	Property Standards	17 235804 PRS 00 IV		Closed	26-Sep-17	26-DEC-17	100.00%
3	Property Standards	17 236499 PRS 00 IV		Closed	26-Sep-17	27-MAR-18	100.00%
4	Property Standards	17 235398 PRS 00 IV		Order Issued	27-Sep-17	26-MAR-18	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
1	Property Standards	17 216804 PRS 00 IV		Closed	1-Sep-17	30-SEP-17	

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Exterior door has defective hardware. NAMELY: Side door leading from stairs to the exterior does not swing fast enough for the door to connect with the door frame. Repair or replace the door closing mechanism so that it functions as intended.	Door leading from stairs to exterior	Open
2	An exterior door has a defective locking mechanism. NAMELY: The Side door leading from the stairwell to the exterior has a brokebn lock and push bar. Repair of replace the required mechanisms so that the door shuts and locks on its own.	Stairwell from stairs to exterior	Open

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
2	Property Standards	17 235804 PRS 00 IV		Closed	26-Sep-17	26-DEC-17	22-Dec-17

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The floor drain is not maintained in good repair. NAMELY: The trench drain cover at the bottom of the ramp is broken and requires repair.	Bottom of Entrance Ramp	Closed
2	The floors in the parking or storage garage are not maintained free of holes, breaks or cracks NAMELY: Concrete is cracked at the bottom of the entrance ramp. Repair concrete in a professional manner.	Bottom of Entrance Ramp	Closed
3	Pedestrian exit door within the parking or storage garage is not clearly visible. NAMELY: Emergency exit door by space #1109 needs to be painted green one (1) meter in each direction.	Near Space #1109	Closed
4	The parking or storage garage is not equipped with a mechanical ventilation system capable of providing a supply of fresh air at all times. NAMELY: Exhaust fan near space #1406 is not functioning, repair to function as intended	Near Space #1406	Closed
5	The floor and every appurtenance, surface cover and finish is not maintained. NAMELY: Patch of concrete missing beside the floor drain near space #1409. Repair in a professional manner.	Near Space #1409	Closed
6	Immediate action has not been taken to eliminate an unsafe condition. NAMELY: Remove chain wrapped around gas line near space #1826	Near Space #1826	Closed
7	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. NAMELY: Derelict vehicle parked in spot #201. Vehicle needs to be removed.	Near Space #201	Closed

8	The electrical fixtures are not maintained in good working order. NAMELY: The heat wire is in disrepair near space #205. Replace or repair	Near Space #205	Closed
9	Interior lighting fixtures or lamps are not maintained. NAMELY: The light fixture near space #208 needs to be repaired or replaced.	Near Space #208	Closed
10	Pedestrian exit door within the parking or storage garage is not clearly visible. NAMELY: Paint on the pedestrian exit door near space #208 needs to be repainted.	Near Space #208	Closed
11	Exterior door is not maintained in good repair. NAMELY: The bottom of the pedestrian exit door near space #408 is rusted, repair and paint in a professional manner.	Near Space #408	Closed
12	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. NAMELY: Wires inside the fire box near space #902. Remove wires from the fire box.	Near Space #902	Closed
13	The parking or storage garage pedestrian exit door does not have a reliable self-closing mechanism. NAMELY: The pedestrian exit door near space #909 does not self close. Repair door to allow it to self close.	Near Space #909	Closed
14	The parking or storage garage pedestrian exit door is not designed and installed so that, when the latch is released, the door will open easily in the direction of exit travel. NAMELY: The pedestrian exit door near space #909 does is difficult to open and jams when trying to open. Repair door to openly easily.	Near Space #909	Closed
15	Previously finished surface(s) in the public area of the property is not maintained in good repair. NAMELY: The doors leading into the parking garage have damaged and chipping paint and need to repaired or repainted in a professional manner	Underground Parking Garage	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
4	Property Standards	17 235398 PRS 00 IV		Order Issued	27-Sep-17	26-MAR-18	22-Mar-18

No. of defects contained within the Order : **15**

No. of defects that remain outstanding : **15**

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 is not maintained in good repair. NAMELY: Underside of the balcony has concrete damage on the 7th and 13th floor and needs to be repaired	7th Floor and 13th Floor	Open
2	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: Bikes hanging on the balcony guards must be removed	Balcony	Open
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: Rust on balcony guards, require repair	Balcony Guards	Open
4	The yards and /or other part of property is not being kept clean and free of any conditions that are health, fire or other hazards. NAMELY: Remove base of old light stand beside walkway	Beside Exterior Walkway	Open
5	Exterior walkway not maintained. NAMELY: Large crack on the concrete walkway requires repair	Exterior Walkway	Open
6	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. NAMELY: There are many locations where cigarette butts have accumulated. Remove and clean the ground	Exterior Yard	Open
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: Front canopy requires repair	Front Canopy	Open
8	An exterior door has a defective locking mechanism. NAMELY: Front entrance lock able to be opened with any coin or key. Repair or replace the locking mechanism as intended.	Front Entrance	Open
9	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. NAMELY: Personal items by the fence must be removed	Near Spot #16	Open
10	The protective/decorative finish on the exterior surfaces is not being maintained in good repair. NAMELY: Concrete base below the railing to the pedestrian parking lot exit needs to be repainted.	Near Spot #8	Open
11	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. NAMELY: Derilict contractor van being used as a storage container in the parking yard must be removed	Parking Area	Open
12	Exterior walkway not maintained. NAMELY: Crack in west pedestrian walkway in the parking lot	Parking Lot	Open

13	The guards and/or other appurtenant attachments and/or their supporting structural members are not maintained in good repair. NAMELY: Repair guard beside parking spot #10	Parking Spot #10	Open
14	The protective/decorative finish on the exterior surfaces is not being maintained in good repair. NAMELY: Stair awning at the west exit door has chipping paint and needs to be repaired or repainted in a professional manner	West Exit Door	Open
15	Required handrails on stairs or ramps are less than 865mm or more than 965mm high NAMELY: Exit stairs by west exit door require a hand rail	West Exit Door	Open

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
3	Property Standards	17 236499 PRS 00 IV		Closed	26-Sep-17	27-MAR-18	22-Mar-18

No. of defects contained within the Order : **75**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Exterior door has deteriorated/ineffective weather-proofing. NAMELY: The section of weather stripping along the bottom of the door. Replace deteriorated/ineffective section of weather-proofing.	1st Floor	Closed
2	The electrical receptacle are not maintained in a safe and complete condition. NAMELY: A gap in the wall next to an electrical outlet near apartment 223. Repair the existing gap in a professional manner.	2nd Floor	Closed
3	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. NAMELY: Damaged section of carpet in front of apartment 209. Replace the damaged section of carpet in a professional manner.	2nd Floor	Closed
4	Previously finished surface(s) in the public area of the property is not maintained in good repair. NAMELY: Missing and damaged tiles in the hallway near the elevators. Replace missing and damaged tiles in a professional manner.	2nd Floor	Closed
5	The gas vent is not maintained in good repair. NAMELY: A loose vent in the wall in the hallway near apartment 307. Repair loose vent covering.	3rd Floor	Closed
6	Garbage chute system originally installed in the multiple-dwelling is not maintained operative. NAMELY: Fire damper missing from the garbage chute. Replace the missing fire damper.	3rd Floor	Closed
7	Garbage chute system originally installed in the multiple-dwelling is not maintained operative. NAMELY: Fire damper missing from the garbage chute. Replace the missing fire damper.	4th Floor	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: Sections of primed walls on the 4th floor. Paint the primed sections of wall in a professional manner.	4th Floor	Closed
9	Previously finished surface(s) in the public area of the property is not maintained in good repair. NAMELY: Chipped tile(s) near apartment 509. Replace the damaged tiles.	5th Floor	Closed
10	Previously finished surface(s) in the public area of the property is not maintained in good repair. NAMELY: Dirty walls within the garbage chute room on the 5th floor. Clean and maintain the walls.	5th Floor	Closed
11	Previously finished wall(s) in the public area of the property is not maintained in good repair. NAMELY: A section of wall with damaged or missing paint. Repair and/or repaint the wall in a professional manner.	6th Floor	Closed
12	Previously finished wall(s) in the public area of the property is not maintained in good repair. NAMELY: Broken wall tiles in the garbage chute room. Replace broken tiles in a professional manner.	6th Floor	Closed
13	The electrical connections are not maintained in a safe and complete condition. NAMELY: An electrical connection missing a protective covering. Replace the protective covering.	7th Floor	Closed
14	Door(s), passageway(s) and/or exit(s), not maintained free from hazardous condition, obstruction and impediments. NAMELY: A broken glass panel in the stairwell door. Replace the broken glass panel.	8th Floor	Closed

15	Previously finished surface(s) in the public area of the property is not maintained in good repair. NAMELY: Broken tiles located in the 8th floor garbage chute room. Replace the damaged tiles in a professional manner.	8th Floor	Closed
16	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. NAMELY: Garbage and debris left on the floor inside the garbage chute room. Remove garbage/debris and maintain.	8th Floor	Closed
17	Garbage chute system originally installed in the multiple-dwelling is not maintained operative. NAMELY: Fire damper missing from the garbage chute. Replace the missing fire damper.	8th Floor	Closed
18	The floor and every appurtenance, surface cover and finish is not maintained. NAMELY: The strip of carpet on the base of the wall has come loose near apartment 909. Repair section of loose carpet.	9th Floor	Closed
19	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. NAMELY: Clutter and debris located within the 10th floor Bell closet. Remove debris and clutter, and maintain.	10th Floor	Closed
20	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. NAMELY: The speaker located near apartment 1221. Repair or remove the speaker.	12th Floor	Closed
21	The electrical fixtures are not maintained in good working order. NAMELY: The emergency exit sign. Repair the emergency exit sign.	12th Floor	Closed
22	Garbage chute system originally installed in the multiple-dwelling is not maintained operative. NAMELY: The fire damper contained within the garbage chute on the 14th floor is missing. Replace the fire damper.	14th Floor	Closed
23	The electrical receptacle are not maintained in a safe and complete condition. NAMELY: The electrical receptacle is missing a protective plate covering near apartment 1414. Replace the missing plate cover.	14th Floor	Closed
24	Previously finished surface(s) in the public area of the property is not maintained in good repair. NAMELY: A section of wall with paint damage between units 1416 and 1418. Repair or repaint wall in a professional manner.	14th Floor	Closed
25	Previously finished surface(s) in the public area of the property is not maintained in good repair. NAMELY: Inside of door has marking from a previous fire. Clean or repaint the door.	15th Floor	Closed
26	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair. NAMELY: Door closer is not functioning properly. Repair door closer.	16th Floor	Closed
27	Previously finished surface(s) in the public area of the property is not maintained in good repair. NAMELY: Missing tiles from the elevator lobby floor. Replace missing tiles in a professional manner.	16th Floor Elevator Lobby	Closed
28	Previously finished wall(s) in the public area of the property is not maintained in good repair. NAMELY: Missing tiles from the wall, above the garbage chute. Replace missing tiles in a professional manner.	17th Floor	Closed
29	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. NAMELY: The damaged speaker. Remove, repair, or replace the speaker.	17th Floor	Closed
30	The electrical connections are not maintained in a safe and complete condition. NAMELY: Protective covering missing from the electrical connection box. Replace cover on connection box.	17th Floor	Closed
31	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. NAMELY: Wood located within electrical closet. Remove pieces of wood.	17th Floor	Closed
32	The electrical receptacle are not maintained in a safe and complete condition. NAMELY: Missing cover from electrical receptacle. Replace protective covering for electrical receptacle.	17th Floor	Closed
33	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection. NAMELY: The cover missing from the lighting fixture. Replace missing cover for lighting fixture.	18th Floor	Closed

34	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. NAMELY: The baseboard in the basment needs to be repaired or replaced.	Basement Baseboard	Closed
35	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. NAMELY: The ceiling in the basment has damaged and dirty tiles. Repair or replace where needed.	Basement Ceiling	Closed
36	Floor and/or floor covering not kept in a clean and sanitary condition NAMELY: The basement hallway floor needs to be cleaned.	Basement Floor	Closed
37	The electrical fixtures are not maintained in a safe and complete condition. NAMELY: The electrical outlet on the wall in the basment hallway needs to be properly fastened to the wall.	Basement Hallway Wall	Closed
38	Exterior window(s) with broken/cracked glass. NAMELY: The glass in the basement stairwell door is broken and needs to be replaced.	Basement stairwell door	Closed
39	The electrical connections are not maintained in a safe and complete condition. NAMELY: Electrical connection boxes missing covers. Replace covers on electrical connection boxes.	Boiler Room	Closed
40	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection. NAMELY: The lighting balast is missing a covering. Replace protective cover.	Boiler Room	Closed
41	Floor and/or floor covering not kept in a clean and sanitary condition and free from rubbish and debris. NAMELY: Clutter and debris located on floors and machinery. Remove clutter and debris and maintain cleanliness.	Boiler Room	Closed
42	Immediate action has not been taken to eliminate an unsafe condition. NAMELY: An unsecured fan sitting on top of a ladder. Fan must be removed and/or secured to a wall in a professional manner.	Compactor Room	Closed
43	The electrical connections are not maintained in a safe and complete condition. NAMELY: Exposed electrical wires near the compactor fan. Repair or replace protective covering for exposed wires.	Compactor Room	Closed
44	Exterior door has deteriorated/ineffective weather-proofing. NAMELY: The weather stripping around the exit door. Replace sections of damaged weather stripping around the exit door.	Compactor Room	Closed
45	Extension cords or other extensions are used as a permanent wiring system.	Compactor Room	Closed
46	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair. NAMELY: Corridor doors throughout building. Repaint the corridor doors as necessary in a professional manner.	Corridor doors as needed	Closed
47	Door hardware/devices are not maintained in good repair. NAMELY: THe door to the basment to the left of the front entrance needs to have the latch replaced.	Door to Basement	Closed
48	The electrical connections are not maintained in a safe and complete condition. NAMELY: One of the electrical boxes is missing its cover. Have one added for safety.	Electrical Room	Closed
49	The electrical connections are not maintained in a safe and complete condition. NAMELY: The electrical box labelled new pole lights needs to have a cover and door added to it.	Electrical Room new pole lights	Closed
50	The electrical fixtures are not maintained in a safe and complete condition. NAMELY: The doors for the elevator controls have been removed. Reattach doors and secure electrical fixtures.	Elevator Room	Closed
51	Lighting in a service room is provided at less than 200 lux. NAMELY: Lighting level in the elevator room is below the required amount. Repair to be in compliance.	Elevator Room	Closed

52	Floor and/or floor covering not kept in a clean and sanitary condition and free from rubbish and debris. NAMELY: Remove clutter and debris from the floor in the elevator room.	Elevator Room	Closed
53	The electrical fixtures are not maintained in good working order. NAMELY: The light in the Janitors room needs to have a protective cover added.	Janitors Closet	Closed
54	The electrical fixtures are not maintained in a safe and complete condition. NAMELY: The light fixture in the Laundry Room needs to have a protective cover added.	Laundry Room	Closed
55	The electrical fixtures are not maintained in a safe and complete condition. NAMELY: The thermostat in the Laundry room needs to have a protective cover added.	Laundry Room	Closed
56	Adequate ventilation has not been provided. NAMELY: The laundry room is quite warm and does not have adequate ventilation. Increased airflow is required.	Laundry Room	Closed
57	Door hardware/devices are not installed. NAMELY: A closet door is missing a door knob or handle. Replace the missing door knob/handle.	Party Room	Closed
58	The electrical switches are not maintained in a safe and complete condition. NAMELY: A light switch is missing a protective covering. Replace the missing protective cover/plate.	Party Room	Closed
59	Door(s), passageway(s) and/or exit(s), not maintained free from hazardous condition, obstruction and impediments. NAMELY: Bolts used fasten door handle to the door are too long and create a hazard. Have oversized bolts cut and sanded smooth.	Roof Access Door	Closed
60	The electrical fixtures are not maintained in a safe and complete condition. NAMELY: The pump in the sprinkley room has exposed wire. Have a protective cover added to shield wires.	Sprinkley Room	Closed
61	Previously finished wall(s) in the public area of the property is not maintained in good repair. NAMELY: The stairwell to the basement needs to have the paint repaired or repainted in a professional manner.	Stairs to Basement	Closed
62	Previously finished surface(s) in the public area of the property is not maintained in good repair. NAMELY: Clean and/or repaint stairwell landings in a professional manner as necessary.	Stairway	Closed
63	The handrails and/or other appurtenant attachments and/or their supporting structural members are not being maintained free from defects/hazards. NAMELY: A cap missing from the handrail in the stairwell between the 16th and 15th floors. Replace the missing cap.	Stairway	Closed
64	Corridor serving patients or residents is not equipped to provide illumination to an average level of not less than 50 lux at floor or tread level. NAMELY: Stairwell lighting too low. Increase lighting levels in stairwells to be compliant.	Stairway	Closed
65	Previously finished surface(s) in the public area of the property is not maintained in good repair. NAMELY: Broken and/or missing sections of tile on the stairs, between the 1st and 3rd floors. Replace damaged and/or missing tiles in a professional manner.	Stairway	Closed
66	Previously finished surface(s) in the public area of the property is not maintained in good repair. NAMELY: The tiled section of stairs between the 1st and 3rd floors are dirty. Clean and maintain the tiled section of stairs.	Stairway	Closed
67	Previously finished surface(s) in the public area of the property is not maintained in good repair. NAMELY: The flooring paint for the stairwell landing that leads to the roof access is not free of markings. Repair or repaint surface in a professional manner.	Stairway Landing	Closed
68	The gas vent is not maintained in good repair. NAMELY: A damaged grill on the fan. Replace the damaged grill.	Storage Room 3	Closed
69	The electrical connections are not maintained in a safe and complete condition. NAMELY: An electrical connection box without a protective covering, and an exposed wire resting on a pipe.. Replace the missing covering and repair the exposed wire.	Storage Room 3	Closed

70	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Remove the machinery from storage room 5.	Storage Room 5	Closed
71	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair. NAMELY: Unit doors have markings and peeling/chipping paint. Repaint or repair doors in a professional manner.	Throughout Building	Closed
72	Floor and/or floor covering not kept in a clean and sanitary condition. NAMELY: Carpeting is dirty. Have carpets cleaned.	Throughout Building	Closed
73	Adequate ventilation has not been provided. NAMELY: Inadequate ventilation throughout common spaces and hallways. Clean ducts and ventilation system professionally cleaned.	Throughout Building	Closed
74	Wall(s) not maintained clean.. NAMELY: Hallway walls are dirty and require cleaning.	Throughout Building	Closed
75	Previously finished surface(s) in the public area of the property is not maintained in good repair. NAMELY: Elevator doors and frames throughout the building have missing paint. Repair or repaint doors and frames in a professional manner.	Throughout Building	Closed

**Part III - Apartment Unit Activity Summary for Property Standards Orders :4001
STEELES AVE W**

Active apartment unit related investigation matters (Property Standards only) :	1
Number of investigation-related Orders issued to Property owner :	1
Number of investigation-related Orders issued to tenants :	0

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