

**MLS Building Audit Program - Details**

**Property Address : 419 MARKHAM RD**

Legal Description: CON D PT LOT 18

Roll No. : 1901081010003000000

Building : **419 MARKHAM RD**

**Report Date : January 18, 2019**

**Building Audit Date : December 10, 2010**

**\*\* 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	10 314614 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	6-Jan-11	21-JUN-11	100.00%
2	Property Standards	10 315819 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	6-Jan-11	22-MAY-11	100.00%
3	Property Standards	10 315874 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	6-Jan-11	22-MAY-11	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
1	Property Standards	10 314614 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	6-Jan-11	21-JUN-11	14-Jun-12

No. of defects contained within the Order : **17**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Dwelling unit window that is capable of being opened has no screen.	Exterior	Closed
2	Exterior yard surface and/or similar areas not maintained, namely : Depression in grass area	Exterior	Closed
3	The balcony or similar structure and/or the supporting structural member(s) is not maintained in a safe condition namely : Excessive storage with over hanging bikes	Exterior	Closed
4	The property is not maintained and/or kept clean in accordance with the standards, namely : Exterior windows and doors not cleaned	Exterior	Closed
5	The exterior walls and their components are not being maintained in good repair, namely : Signs of delamination	Exterior Of Building	Closed
6	The protective/decorative finish on the exterior surfaces is not being maintained in good repair.	Exterior Of Building	Closed
7	Satellite dish, or other similar structure and/or its supporting member is not maintained in good repair, namely : Satellite dish base	Exterior Of Building	Closed
8	Aerial, satellite dish, or other similar structure and/or its supporting member is not maintained in a safe condition.	Exterior Of Building	Closed
9	The ventilation system or unit is not regularly cleaned, namely : Vent Shaft	Exterior Of Building	Closed
10	The ventilation system is not maintained in good working condition at all times, namely: Vent grille not maintained	Exterior Of Building	Closed
11	The electrical connections are not maintained in good working order, namely : Loose electric wires	Exterior Of Building	Closed
12	Handrails on both sides of stair or ramp 1,100mm in width or more not provided	Exterior Of Building	Closed
13	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, namely: Window Air conditioners installed	Exterior Of Building	Closed
14	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.	Exterior Of Building	Closed
15	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.	Exterior Of Building	Closed
16	Required guard does not prevent the passage of a spherical object having a diameter more than 100 millimetres	Exterior Of Building	Closed
17	Curb stops or restraining devices are not maintained/installed to prevent vehicles from causing injury, damage or encroaching on to property.	Exterior Of Building	Substantially Co

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
2	Property Standards	10 315819 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	6-Jan-11	22-MAY-11	31-Oct-13

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

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Required handrails on stairs or ramps are less than 865mm or more than 965mm high	Exit	Closed
2	The electrical connections are not maintained in a safe and complete condition, namely : Broken Light	Exit	Closed
3	Handrails on both sides of stair or ramp 1,100mm in width or more not provided	Exit	Closed
4	The floor drain is not maintained in good repair, namely : Floor drain plugged at exit stairways	Garage	Closed
5	The floor drain is not maintained in good repair.	Garage	Closed
6	The ceilings in the parking or storage garage are not impervious to water.	Garage Area	Closed
7	The parking or storage garage ceiling painted surface is not maintained in a state of good repair.	Garage Area	Substantially Co
8	The parking or storage garage ceiling painted surface is not maintained in a state of good repair.	Garage Area	Closed
9	The parking or storage garage pedestrian exit door does not have a reliable self-closing mechanism.	Garage Area	Closed
10	The electrical connections are not maintained in a safe and complete condition, namely : Missing cover plate	Garage Area	Closed
11	Wall(s) constructed for the purpose of separation is not maintained in a good state of repair, namely: Crack in wall near the entrance door from building	Garage Area	Substantially Co
12	The floors in the parking or storage garage are not maintained free of holes, breaks or cracks	Garage Area	Closed
13	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.	Garage Area	Closed
14	The parking or storage garage does not have a designated safe-exit route.	Garage Area	Closed
15	Small safe-exit arrows are not prominently displayed on columns or walls 1.5 metres above the floor, measured from the center of the arrow to the floor; at least every ten (10) metres along the safe-exit route; at all safe-exit route decision points along the safe-exit route; and wherever a safe-exit route crosses a traffic aisle.	Garage Area	Closed
16	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.	Garage Area	Closed
17	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.	Garage Area	Closed
18	The walls in the parking or storage garage are not impervious to water.	Garage Area	Closed
19	The parking or storage garage walls painted surface is not maintained in a state of good repair.	Garage Area	Closed
20	The parking or storage garage walls from floor level to a height of sixty (60) centimeters are not painted black.	Garage Area	Closed
21	The supporting members of the building or structure are not being maintained in good repair, namely : Ledge beam delamination near spot 8 / 9	Garage Area	Closed
22	Previously finished wall(s) have marks, stains, graffiti, smoke damage, painted slogans and/or other defacements.	Garage Area	Closed
23	The ceilings in the parking or storage garage are not impervious to water.	Garage Area	Closed
24	The ceilings in the parking or storage garage are not maintained free of holes, breaks or cracks.	Garage Area	Closed
25	The stairs and/or other appurtenant attachments and/or their supporting structural members are not maintained in good repair.	Garage Area	Closed
26	Lighting in a garage is provided at less than 50 lux.	Garage Area	Closed

27	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.	Garage Area	Closed
28	The electrical fixtures are not maintained in good working order, namely : Light fixtures inoperative	Garage 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	10 315874 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	6-Jan-11	22-MAY-11	26-Apr-13

No. of defects contained within the Order : **59**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The floor and every appurtenance, surface cover and finish is not maintained.	1st Floor	Closed
2	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	1st Floor	Closed
3	The stairs and/or other appurtenant attachments and/or their supporting structural members are not being maintained free from defects/hazards.	1st Floor	Substantially Co
4	The electrical connections are not maintained in good working order, namely : Broken duplex connection	3rd Floor	Closed
5	Garbage chute system originally installed in the multiple-dwelling is not maintained operative, namely: Self closure not operational	4th Floor	Closed
6	The property is not maintained and/or kept clean in accordance with the standards, namely Bell room	6th Floor	Closed
7	The property is not maintained and/or kept clean in accordance with the standards, namely : Door threshold and doors	7th Floor	Closed
8	Interior door hardware not maintained in good repair, nmaely : Defective latching mechanism	7th Floor	Closed
9	Previously finished wall(s) in the public area of the property is not maintained in good repair.	11th Floor	Closed
10	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials, namely : Broken tile	12th Floor	Closed
11	Lighting in a storage room is provided at less than 50 lux.	Basement	Closed
12	The heating system is not in good repair and maintained in good working condition, namely : Damaged heatr vent covers	Basement	Closed
13	The floor drain is not maintained in good repair.	Basement	Closed
14	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair.	Basement	Closed
15	Previously finished wall(s) have marks, stains, graffiti, smoke damage, painted slogans and/or other defacements.	Basement	Closed
16	Interior lighting fixtures or lamps are not maintained.	Boiler Room	Closed
17	The electrical connections are not maintained in good working order, namely : Missing cover plates	Boiler Room	Closed
18	The property is not maintained and/or kept clean in accordance with the standards.	Boiler Room	Closed
19	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	Compactor Room	Closed
20	Immediate action has not been taken to eliminate an unsafe condition, namely : Missing Exhaust fan cover	Compactor Room	Closed
21	The floor drain is not maintained in good repair.	Electrical Room	Closed
22	Lighting in a service room is provided at less than 200 lux.	Electrical Room	Closed
23	The electrical connections are not maintained in a safe and complete condition, namely : Cover plate missing	Electrical Room	Closed
24	The electrical connections are not maintained in good working order, namely : Loose/abandoned wires	Electrical Room	Closed
25	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	Elevator	Closed
26	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.	Elevator	Closed
27	Guard has openings of a size that does not prevent the passage of a sphere having a diameter more than 100 millimetres	Elevator	Closed

28	Guard with a minimum height of 1,070 millimetres has not been provided at a raised floor where the difference in level is more than 600 millimetres.	Elevator	Closed
29	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials near door	Elevator	Closed
30	The electrical fixtures are not maintained in a safe and complete condition, namely : Missing bulb	Laundry Room	Closed
31	Previously finished wall(s) in the public area of the property is not maintained in good repair.	Laundry Room	Closed
32	The ventilation system or unit is not kept in good repair and maintained in good working condition at all times, namely : Missing vent cover	Laundry Room	Closed
33	The property is not maintained and/or kept clean in accordance with the standards, namely : Behind washers and dryers	Laundry Room	Closed
34	Lighting in a laundry room is provided at less than 200 lux.	Laundry Room	Closed
35	The electrical fixtures are not maintained in good working order, namely : Loose electric fixture	Meter Room	Closed
36	Lighting in a service room is provided at less than 200 lux.	Meter Room	Substantially Co
37	The electrical connections are not maintained in a safe and complete condition, namely : Missing cover plate	Meter Room	Closed
38	Previously finished wall(s) in the public area of the property is not maintained in good repair.	Office	Closed
39	Previously finished surface(s) in the public area of the property is not maintained in good repair.	Roof Of Building	Closed
40	The electrical connections are not maintained in a safe and complete condition, namely : Missing box cover	Sauna	Closed
41	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	Sauna	Closed
42	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials, namely : Wall tiles	Sauna	Closed
43	The property is not maintained and/or kept clean in accordance with the standards.	Sauna	Closed
44	The electrical connections are not maintained in a safe and complete condition, namely : Receptacle cover	Sauna	Closed
45	The plumbing system is not kept free from leaks or defects, namely : Leaking Toilet	Sauna	Closed
46	Required handrails on stairs or ramps are less than 865mm or more than 965mm high	Stairway	Closed
47	Guard with a minimum height of 1,070 millimetres has not been provided at a raised floor where the difference in level is more than 600 millimetres.	Stairway	Closed
48	Handrails on both sides of stair or ramp 1,100mm in width or more not provided	Stairway	Closed
49	Door hardware/devices are not maintained in good repair.	Storage Room	Closed
50	Interior door not maintained in good repair, namely : Paint	Storage Room	Closed
51	The floor drain is not maintained in good repair.	Storage Room	Closed
52	Lighting in a storage room is provided at less than 50 lux.	Storage Room	Closed
53	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	Storage Room	Closed
54	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.	Throughout Building	Closed
55	The ventilation system or unit is not regularly cleaned.	Throughout Building	Closed
56	Floor and/or floor covering not kept free from holes, stains, rubbish and debris.	Throughout Building	Closed
57	The electrical fixtures are not maintained in good working order, namely : Lense covers missing	Throughout Building	Closed
58	The electrical fixtures are not maintained in a safe and complete condition, namely : Missing bulbs	Work Shop	Closed
59	Lighting in a service room is provided at less than 200 lux.	Work Shop	Closed

## Part III - Apartment Unit Activity Summary for Property Standards Orders :

<b>Active apartment unit related investigation matters (Property Standards only) :</b>	<b>0</b>
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.**