

MLS Building Audit Program - Details

Property Address : 421 MARKHAM RD

Legal Description: CON D PT LOT 18 RP 66R5840 PARTS 1 TO 3 PT PART 4 PAR

Roll No. : 1901081010005000000

Building : **421 MARKHAM RD**

Report Date : January 18, 2019

Building Audit Date : October 06, 2011

**** 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	11 289873 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	19-Oct-11	25-JAN-12	100.00%
2	Property Standards	11 291921 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	21-Oct-11	21-FEB-12	100.00%
3	Property Standards	11 292119 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	21-Oct-11	21-FEB-12	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	11 292119 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	21-Oct-11	21-FEB-12	15-May-13

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The guards and/or other appurtenant attachments and/or their supporting structural members are not maintained in good repair.	Garage	Closed
2	The ventilation system or unit is not regularly cleaned.	Garage	Closed
3	Lighting in a garage is provided at less than 50 lux.	Garage	Closed
4	The ceilings in the parking or storage garage are not impervious to water.	Garage	Closed
5	Handrails on both sides of stair or ramp 1,100mm in width or more not provided	Garage	Closed
6	The electrical fixtures are not maintained in good working order.	Garage	Closed
7	The electrical receptacle are not maintained in good working order.	Garage	Closed
8	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	Closed
9	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	Closed
10	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	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.	Garage	Closed
12	The walls in the parking or storage garage are not impervious to water.	Garage	Closed
13	The parking or storage garage walls are not painted white from sixty (60) centimeters above floor level.	Garage	Closed
14	The parking or storage garage walls from floor level to a height of sixty (60) centimeters are not painted black.	Garage	Closed
15	The parking or storage garage ceiling are not painted white.		Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
2	Property Standards	11 291921 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	21-Oct-11	21-FEB-12	9-Nov-13

No. of defects contained within the Order : **35**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The stairs and/or their supporting structural members are not maintained in good repair, namely nosing.	1st Floor	Substantially Co
2	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials, namely damaged and/or stained ceiling tiles.	12th Floor	Closed
3	The electrical connections are not maintained in good working order, namely loose and abandoned wires.	Basement	Closed
4	Required guard does not prevent the passage of a spherical object having a diameter more than 100 millimetres	Boiler Room	Closed
5	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.	Boiler Room	Closed
6	The plumbing system is not kept free from leaks or defects.	Boiler Room	Closed
7	The electrical receptacle are not maintained in good working order, namely replace covers on elevator switches.	Elevator	Closed
8	Garbage chute system originally installed in the multiple-dwelling is not maintained operative, namely missing dampers and self closers.	Garbage Room	Substantially Co
9	Lighting in a storage room is provided at less than 50 lux.	Living Room	Closed
10	Communication system identifies the tenant by unit number.	Lobby	Closed
11	An emergency contact sign is not posted and maintained in a prominent place in the front lobby or entrance to the building.	Lobby	Closed
12	The supplied facility in or on the property is not constructed, installed and/or maintained so that it will function safely and effectively, namely damaged cages.	Locker Room	Closed
13	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	Locker room	Closed
14	The roof or one of its components is not weather tight, namely ponding on roof.	Roof Of Building	Closed
15	The stairs and/or their supporting structural members are not maintained in a safe condition, namely risers do not prevent the passage of a spherical object having a diameter more than 100 millimetres.	Roof Of Building	Closed
16	The roof or one of its components is not weather tight, namely loose and/or missing flashing.	Roof Of Building	Closed
17	The heating system or unit is not in good repair and maintained in good working condition, namely damaged radiator cover.	Room	Closed
18	Floor and/or floor covering not kept free from holes, stains, rubbish and debris.	Throughout	Closed
19	Floor and/or floor covering not kept in a clean and sanitary condition, namely clean and/or paint floors where required	Throughout Building	Substantially Co
20	The property is not being kept free of rodents, vermin, insects or other pests.	Throughout Building	Closed
21	The ventilation system or unit is not kept in good repair and maintained in good working condition at all times.	Throughout Building	Closed
22	The ventilation system or unit is not regularly cleaned.	Throughout Building	Closed
23	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials, namely damaged tiles around garbage chute.	Throughout Building	Substantially Co
24	Previously finished walls and ceilings in the public area of the property is not maintained in good repair, namely paint and plaster - to include stairwells, saunas and laundry room washroom and near unit 1107.	Throughout Building	Closed
25	The floor drain is not maintained in good repair.	Throughout Building	Closed
26	Floor and/or floor covering not kept in a clean and sanitary condition	Throughout Building	Closed

27	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition, namely mats.	Throughout Building	Closed
28	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition.	Throughout Building	Closed
29	Interior doors are not maintained in good repair, namely refinish Unit doors 811 & 812 and boiler room door.	Throughout Building	Closed
30	Ceiling(s) constructed for the purpose of separation is not maintained in a good state of repair.	Throughout Building	Closed
31	Lighting in a service room is provided at less than 200 lux.	Throughout Building	Substantially Co
32	Height of the guard for the exit stairs are less than 1,070 millimetres around landings.	Throughout Building	Closed
33	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
34	The electrical fixtures are not maintained in good working order, namely missing lens covers.	Throughout Building	Substantially Co
35	The electrical receptacle are not maintained in good working order, namely missing and/or damaged covers.	Throughout Building	Substantially Co

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
1	Property Standards	11 289873 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	19-Oct-11	25-JAN-12	27-Nov-14

No. of defects contained within the Order : **36**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The plumbing system is not kept in good working order. Namely missing drain cover.	Compactor Room	Closed
2	The floor and every appurtenance, surface cover and finish is not maintained. Namely srorage.	Compactor Room	Closed
3	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely paint and concrete deterioration.C	Compactor Room	Closed
4	The electrical connections are not maintained in a safe and complete condition. Namely open cable box	Exterior Of Building	Substantially Co
5	The exterior surface of the building shall be maintained free of graffiti and/or painted slogans.	Exterior Of Building	Closed
6	The (stairs, treads, risers, guards, handrails, and/or other appurtenant attachments) and/or their supporting structural members are not maintained in good repair. Namely cracks and holes.	Exterior Of Building	Closed
7	The (stairs, treads, risers, guards, handrails, and/or other appurtenant attachments) and/or their supporting structural members are not maintained in good repair.Namely concrete deterioration. Namely all exterior stairs including stairs at front entrance.	Exterior Of Building	Closed
8	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 good repair. Namely paint deterioration on balcony gurad.	Exterior Of Building	Closed
9	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 good repair. Namely paint deterioration on underside balcony.	Exterior Of Building	Closed
10	The exterior walls and their components are not being maintained in good repair. Namely spalling brick	Exterior Of Building	Substantially Co
11	Dwelling unit window that is capable of being opened has no screen.	Exterior Of Building	Closed
12	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.	Exterior Of Building	Closed
13	The surface of a window is not kept reasonably clean. Namley clean all windows including frames and transparent areas.	Exterior Of Building	Closed
14	Exterior garbage containment area not screened.	Exterior Of Building	Closed
15	The retaining wall is not being maintained in good repair.	Exterior Of Building	Closed
16	Exterior walkway not maintained. Namely cracks and holes between patio stones and curbs.	Exterior Of Building	Closed
17	Exterior walkway not maintained. Namely uneven/broken patio stones	Exterior Of Building	Closed
18	Exterior walkway not maintained. Namley cracked/uneven patio stones	Exterior Of Building	Closed
19	The guards and/or other appurtenant attachments and/or their supporting structural members are not maintained in good repair. Namely rusted/damaged gurard(s)	Exterior Of Building	Closed
20	The guards and/or other appurtenant attachments) and/or their supporting structural members are not being maintained free from defects/hazards.	Exterior Of Building	Closed
21	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.	Exterior Of Building	Closed
22	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.	Exterior Of Building	Closed
23	Required guard does not prevent the passsage of a spherical object having a diameter more than 100 millimetres Namely handrail guard(s)	Exterior Of Building	Closed
24	Required guard does not prevent the passsage of a spherical object having a diameter more than 100 millimetres. Namely handrail guard(s)	Exterior Of Building	Closed

25	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.	Exterior Of Building	Closed
26	Immediate action has not been taken to eliminate an unsafe condition. Where window air-conditioner's 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 acceptable to ensure that the installation of the air-conditioner is 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.	Exterior Of Building	Closed
27	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
28	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, to include installation of window air conditioner units.	Exterior Of Building	Closed
29	The handrails and/or other appurtenant attachments and/or their supporting structural members are not maintained in good repair. Namely rusted/damaged handrail.	Exterior Of Building	Closed
30	Required handrails on stairs or ramps are less than 865mm or more than 965mm high	Exterior Of Building	Closed
31	Required handrails on stairs or ramps are less than 865mm or more than 965mm high	Exterior Of Building	Closed
32	Intermediate handrails not provided between landings or greater then 1650mm apart	Exterior Of Building	Closed
33	The electrical connections are not maintained in a safe and complete condition. Namely loose wires	Exterior Of Building	Closed
34	The electrical connections are not maintained in a safe and complete condition. Namely open box.	Exterior Of Building	Closed
35	Aerial, satellite dish, or other similar structure and/or its supporting member is not maintained in a safe condition.	Exterior Of Building	Substantially Co
36	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	Substantially Co

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.**