

MLS Building Audit Program - Details

Property Address : 50 GREEN BELT DR

Legal Description: PLAN 4639 BLK D

Roll No. : 1908101270003000000

Building : **50 GREEN BELT DR**

Report Date : January 18, 2019

Building Audit Date : June 08, 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 249876 PRS 00 IV	EMERGENCY ORDER	Closed	9-Jun-10	10-JUN-10	0.00%
12	Property Standards	10 195077 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	4-Jan-12	03-FEB-12	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	10 249876 PRS 00 IV	EMERGENCY ORDER	Closed	9-Jun-10	10-JUN-10	11-Jun-10

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 being maintained free from defects/hazards. Namely: Secure a defective guard on top of garage roof. Provide hoarding/guard adjacent to a deteriorated wall. Remove an unsafe/deteriorated canopy. Secured garage doors. Note: The guard system shall be installed and maintained in accordance with the Toronto Municipal Code, Chapter 629- section 19 in order to eliminate the unsafe condition.	Exterior Of Building	Open

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
12	Property Standards	10 195077 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	4-Jan-12	03-FEB-12	

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely: Signs of corrosion on steel decking in boiler room.	Boiler Room in vacant building	Open
2	The electrical connections are not maintained in a safe and complete condition. Namely: Replace all missing electrical and instrument cover plates inside boiler room. Secure all loose/hanging electrical wires.	Boiler Room in vacant building	Open
3	Condition of floor does not permit easy cleaning. Namely: Evidence of water on the floor. Possible leak or water penetration? Please check.	Boiler Room in vacant building	Open
4	The floor and every appurtenance, surface cover and finish is not reasonably smooth and level. Namely: Floor drain cover is missing.	Boiler Room in vacant building	Open
5	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Repair holes in wall as required.	Boiler Room in vacant building	Open
6	Floor and/or floor covering not kept in a clean and sanitary condition and free from rubbish and debris. Namely: Clean and clear all debris and discarded materials from the boiler room.	Boiler Room in vacant building	Open
7	Driveway(s) and/or similar areas not maintained. Namely: Pot holes and damaged asphalt in the driveways.	East Side of Property	Open
8	The yard is not being maintained free of heavy undergrowth. Namely: Overgrown bushes and hedges on the exterior of the building.	East Side of Property	Open
9	The accessory building is not constructed and/or maintained in good repair. Namely: Garage roof membrane has deteriorated. Corroded/rusted metal soffits above garage doors. Deteriorated surface finish on garage doors. Throughout property.	East Side of Property	Open
10	Exterior steps, not maintained. Namely: Exterior stairs are cracked and deteriorated, throughout building. Also stairs from balcony level to ground level has been removed.	East Side of Property	Open
11	The electrical connections are not maintained in a safe and complete condition. Namely: Insecured cable box, disconnected and hanging cable and electrical wires.	East Side of Property	Open

12	Equipment/attachment appurtenant to the building is not being maintained in good repair, namely, the (canopy, marquee, sign, awning, screen, grille, stairway, pipe, duct, standpipe, air conditioner. Etc.) Namely: Deteriorated soffit, canopies, walls, doors and guards throughout building.	East Side of Property	Open
13	Aerial, satellite dish, or other similar structure and/or its supporting member is not maintained in a safe condition. Namely: Antenna on the roof of building.	East Side of Property	Open
14	The (stairs, treads, risers, guards, handrails, and/or other appurtenant attachments) and/or their supporting structural members are not maintained in good repair. Namely: All stair assemblies are cracked with deteriorated concrete, spalling bricks and exposed reinforcing bars. Including unit 62.	Exterior	Open
15	The exterior surface has not been restored and/or resurfaced where necessary. Namely: Plywood sheathing is not attached properly to ceiling on the underside of balconies.	Exterior	Open
16	Eavestrough, roof gutter, flashing and/or down pipe not maintained free from leaks and/or defects. Namely: Metal flashing drip rail is damaged throughout complex. Repairs are required.	Exterior	Open
17	Storm or screen door not maintained in good repair. Namely: Missing several screen doors throughout complex.	Exterior	Open
18	Exterior walkway not maintained. Namely: Concrete walkway is cracked. Not in good repair.	Exterior	Open
19	Equipment/attachment appurtenant to the building is not protected from the elements by paint/other protective coating, namely, the (canopy, marquee, sign, awning, screen, grille, stairway, pipe, duct, standpipe, air conditioner. Etc). Namely: Missing canopy roof over front entrance of unit 44 & 68.	Exterior Of Building	Open
20	The supporting member(s) of equipment/attachments appurtenant to the building are not being maintained in good repair, namely, the (canopy, marquee, sign, awning, screen, grille, stairway, pipe, duct, standpipe, air conditioner, etc.) Namely: All canopies throughout complex need painting.	Exterior Of Building	Open
21	Aerial, satellite dish, or other similar structure and/or its supporting member is not maintained in a safe condition. Namely: Loose/hanging wires for satellite dishes, not properly secured.	Exterior Of Building	Open
22	Storm or screen door not maintained in good repair. Namely: Damaged storm doors and window screens on several units throughout the complex. Repairs are required.	Exterior Of Building	Open
23	Roof drainage discharging at more than one hundred and fifty (150) millimeters above grade. Namely: Remove downspout from unit 46. Disconnected.	Exterior Of Building	Open
24	Eavestrough, roof gutter, flashing and/or down pipe not maintained free from leaks and/or defects. Namely: Namely: Damaged and disconnected downspout on the exterior wall of building.	Exterior Of Building	Open
25	The electrical connections are not maintained in a safe and complete condition. Namely: Light switch is not working, hanging light fixture near unit 47.	Exterior Of Building	Open
26	The electrical fixtures are not maintained in good working order. Namely: Light fixtures are in need of repair on the underside of balconies.	Exterior Of Building	Open
27	The fire escape and/or the supporting structural member(s) is not maintained in good repair. Namely: Exterior stairway from ground level to balcony level has been removed in both locations.	Exterior Of Building	Open
28	The protective/decorative finish on the exterior surfaces is not being maintained in good repair. Namely: Deteriorated paint finish on the underside of balconies.	Exterior Of Building	Open
29	The exterior surface has not been restored and/or resurfaced where necessary. Namely: All exterior finishes need resurfacing. Deteriorated paint finish on all window and door frames throughout complex.	Exterior Of Building	Open
30	Immediate action has not been taken to eliminate an unsafe condition. Namely: It is the owners responsibility to make sure that all air condition units installed in the window are properly installed and secured.	Exterior Of Building	Open
31	The roof or one of its components is not weather tight. namely: Birds nesting under open flashing at roof level. Near unit 58 & 60.	Exterior Of Building	Open
32	The (stairs, treads, risers, guards, handrails, and/or other appurtenant attachments) and/or their supporting structural members are not maintained in good repair. Namely: Stairs/Landing surfaces requires refinishing and painting, due to surface deterioration.	Exterior Of Building	Open
33	The exterior walls and their components are not being maintained in a weather tight condition. Namely: Missing and broken exhaust vent covers.	Exterior Of Building	Open
34	The exterior walls and their components are not being maintained free from loose or unsecured objects or materials. Namely: Deteriorated parging on exterior wall throughout complex.	Exterior Of Building	Open
35	Exterior yard surface and/or similar areas not maintained. Namely: Patio's, accumulation of debris, junk and other discarded materials. Clean and clear has required.	Exterior Of Building	Open
36	The property contains shrubs and/or hedges which are overgrown and require trimming.	Exterior Of Building	Open
37	The guards and/or other appurtenant attachments and/or their supporting structural members are not maintained in good repair. Namely: Balcony guards are corroded, signs of rust and deterioration.	Exterior Of Building	Open

38	The required guard has members, attachments or openings that will facilitate climbing. Namely: Horizontal member between 140mm and 900mm facilitates climbing, balcony guards.	Exterior Of Building	Open
39	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely: Hole in canopy ceiling at unit 49.	Exterior Of Building	Open
40	Exterior window(s) with broken/cracked glass. Namely: Several broken/cracked windows throughout complex, repair as required.	Exterior Of Building	Open
41	The guards and/or other appurtenant attachments) and/or their supporting structural members are not being maintained free from defects/hazards. Namely: Evidence of corrosion and rust stains on handrails and guards on front porch.	Front Porch	Open
42	The guards and/or other appurtenant attachments) and/or their supporting structural members are not being maintained free from defects/hazards. Namely: Base plates supporting handrails are corroded/rusted. Repairs are required.	Front Porch	Open
43	The guards and/or other appurtenant attachments and/or their supporting structural members are not maintained in good repair. Namely; Horizontal guard rail at unit 46 is bent/damaged. Repairs are required.	Front Porch	Open
44	The protective/decorative finish on the exterior surfaces is not being maintained in good repair. Namely: Deteriorated surface finish on garage doors. Painting and refinishing is required.	Garage	Open
45	The walls in the parking or storage garage are not maintained free of holes, breaks or cracks. Namely: Exposed corroded metal above garage doors/frames need repair/painting.	Garage	Open
46	The columns in the parking or storage garage are not maintained free of holes, breaks or cracks. Namely: Exterior columns adjacent to garage doors , deteriorated parging and spalling bricks at the base of columns.	Garage	Open
47	The walls in the parking or storage garage are not maintained free of holes, breaks or cracks. Namely: Cracks and deteriorated mortar joints on block wall inside garages.	Garages	Open
48	The parking or storage garage is used to keep junk or rubbish. Namely: Accumulation of debris, junk, appliances and discarded materials stored inside garages. All garages should be cleaned and cleared of all stored materials.	Garages	Open
49	The ceilings in the parking or storage garage are not maintained free of holes, breaks or cracks. Namely: Deteriorated and corroded steel deck with holes.	Garages	Open
50	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely: Laundry room cleaning closet. Holes in the ceiling. Clean and clear all debris and discarded materials. Exposed corroded reinforcing bars in the ceiling/walls. Clean and clear all mineral deposits from the floor.	Laundry Room	Open
51	The electrical closet is not maintained in good repair. Namely: No ceiling enclosure. Insecured electrical wires. Mineral deposits on the the floor. Corrosion on top of hydro shut off boxes.	Laundry Room	Open
52	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely: Replace missing wall tiles. Ventilation is not provided in laundry room washroom. Access wall cover is missing. Door trim and hardware is damaged.	Laundry Room	Open
53	The electrical connections are not maintained in a safe and complete condition. Namely: Electrical closet in the laundry room, doors need to be locked.	Laundry Room	Open
54	The floor and every appurtenance, surface cover and finish is not reasonably smooth and level. Namely: Floor drain cover is missing. Clean behind washing and dryer machines.	Laundry Room	Open
55	The electrical fixtures are not maintained in a safe and complete condition. Namely: Clean all light fixture. Clean lint from ceiling vent.	Laundry Room	Open
56	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely: Exposed reinforcing bars in the ceiling areas (corroded) near the locker room areas.	Locker Room	Open
57	Lighting in a storage room is provided at less than 50 lux. Namely: Inadequate illumination provided for stairs leading to locker rooms. Upgrading is required.	Locker Room Area	Open
58	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair. Namely: Several locker room doors are in disrepair. Not locking or closing properly. Repairs are required.	Locker Room Area	Open
59	Previously finished wall(s) in the public area of the property is not maintained in good repair. Namely: Signs of mineral leaching on wall in the locker room area.	Locker Room Area	Open
60	The electrical connections are not maintained in good working order. Namely: Broken electrical conduit on wall servicing light switch box.	Locker Room Area	Open
61	Condition of floor does not permit easy cleaning. Namely: Signs of moisture/mould on record albums in locker room area.	Locker Room Area	Open
62	The floor and every appurtenance, surface cover and finish is not reasonably smooth and level. Namely: Clean and clear sump pump well of discarded materials and level floor.	Locker Room Area	Open
63	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Deteriorated parging on ceiling exposing PVC pipes near unit 53.	Locker Room Area	Open
64	Handrail not provided on exterior stairs with more than three risers serving the locker room area.	Locker Room Areas	Open
65	The electrical connections are not maintained in a safe and complete condition. Namely: All Electrical conduit is corroded/rusted servicing light switch.	Locker Room Areas	Open

66	Floor and/or floor covering not kept in a clean and sanitary condition. Namely: Accumulation of debris, junk and discarded materials on the floor of the locker room aisleway. Cleaning and clearing is required.	Locker Room Areas	Open
67	Ceiling/Walls not maintained free of holes, cracks, damaged and deteriorated materials. Namely: Repair all holes in the wall/ceiling in the locker room areas. Also replace missing locker room doors.	Locker Room Areas	Open
68	The building, structure and/or parts thereof are not being maintained in a structurally sound condition so as to prevent the entry of moisture that would contribute to damage, decay or deterioration. Namely: Evidence of moisture penetration on the walls/ceiling in the locker room area. Also exposed reinforcing bars on ceiling near unit 61.	Locker Room Areas	Open
69	The exterior walls and their components are not being maintained in good repair. Namely: Deteriorated parging and spalling bricks on wall near the stairs. Wall is bulging, immediate repairs are required.	North Side of Building	Open
70	The accessory building is not constructed and/or maintained free from hazards. Namely: Roof above garages. Deteriorated and corroded metal flashing. Repairs required.	Roof Of The Garage	Open
71	The exterior walls and their components are not being maintained in good repair. Namely: Vertical and horizontal cracks on the wall near the stairs.	South Side	Open
72	The exterior walls and their components are not being maintained in good repair. Namely: Deteriorated and spalling bricks on the wall areas near the stairs.	South Side of Building	Open
73	Handrail not provided on two sides of stairs or ramps that are 1,100mm or greater	South Side of Building	Open
74	The exterior walls and their components are not being maintained in good repair. Namely: Corroded support brackets should be removed from the wall	West Side of Building	Open
75	Exterior yard surface and/or similar areas not maintained. Namely: Deteriorated retaining wall constructed with patio slabs. Nearby, broken pieces of concrete and debris.	West Side of Building	Open
76	The (stairs, treads, risers, guards, handrails, and/or other appurtenant attachments) and/or their supporting structural members are not maintained in good repair. Namely: Handrail is corroded.	West Side of Building	Open
77	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely: All ventilation grills are corroded on the wall, near stairs to locker room area.	West Side of Building	Open
78	The exterior walls and their components are not being maintained in good repair. Namely: Near unit 65. Missing light switch plate cover, broken window, holes in wall and moisture penetration, evidence of mineral leaching on wall leading to laundry room area.		Open
79	Exit, public corridor or corridor is not equipped to provide illumination at an average level of not less than 50 lux at all points such as angles and intersections at changes of level where there are stairs or ramps. Also repair light fixture cover near unit 58.		Open
80	The electrical connections are not maintained in a safe and complete condition. Namely: Electrical cover plate is missing near unit 57, at the underside of ceiling for stairs.		Open
81	The exterior surface has not been restored and/or resurfaced where necessary. Namely: Exposed reinforcing bar on ledge beam near unit 67.		Open
82	Exterior window(s) with broken/cracked glass. Namely: Broken /cracked glass at unit 68		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.**