

MLS Building Audit Program - Details

Property Address : 555 BRIMORTON DR

Legal Description: PLAN M1020 PT BLK E NOW RP66R16260 PART 1 TO 8

Roll No. : 1901052550049000000

Building : **555 BRIMORTON DR**

Report Date : January 18, 2019

Building Audit Date : March 10, 2009

**** 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
5	Property Standards	09 117121 PRS 00 IV	INTERIOR COMMON ELEMENTS	Closed	20-Mar-09	08-MAR-10	100.00%
6	Property Standards	09 117126 PRS 00 IV	EXTERIOR COMMON ELEMENTS	Closed	20-Mar-09	08-MAR-10	100.00%
7	Property Standards	09 117136 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	20-Mar-09	08-MAR-10	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	09 117126 PRS 00 IV	EXTERIOR COMMON ELEMENTS	Closed	20-Mar-09	08-MAR-10	30-May-11

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Dwelling unit window that is capable of being opened has no screen.	Exterior	Closed
2	The yard does not have suitable ground cover to prevent unstable soil conditions or erosion.	Exterior	Closed
3	The grass is not being maintained in a living condition.	Exterior	Closed
4	Window more than two metres above finished grade and not leading to a balcony is not equipped with a safety device to prevent an opening in any part of the window greater than 100 millimetres.	Exterior	Closed
5	The exterior surface of the building shall be maintained free of graffiti and/or painted slogans.	Exterior Of Building	Closed
6	The fence, screen and/or other enclosure around or on the property is not being maintained in good repair.	Exterior Of Building	Closed
7	The fence, screen and/or other enclosure around or on the property is not being maintained in a structurally sound and/or plumb condition.	Exterior Of Building	Closed
8	The electrical fixtures are not maintained in a safe and complete condition.	Exterior Of Building	Closed
9	The ventilation system or unit is not kept in good repair and maintained in good working condition at all times, namely missing and/or damaged dryer vent caps.	Exterior Of Building	Closed
10	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.		Closed
11	Exterior yard that is used for the parking or storage of vehicles or surfaced with a material impervious to water is not maintained free from dirt, surface dust and/or refuse.		Closed
12	The required guard(s)/handrails are not installed and maintained in accordance with the Toronto Municipal Code, Chapter 629.		Closed
13	Exterior walkway not maintained, namely sidewalks, and patio slab surfaces.		Closed
14	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.		Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
7	Property Standards	09 117136 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	20-Mar-09	08-MAR-10	31-Oct-11

No. of defects contained within the Order : **23**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The parking or storage garage ceiling painted surface is not maintained reasonably clean.	Garage	Closed
2	The electrical fixtures are not maintained in a safe and complete condition, to include deficient and/or missing bulbs and covers.	Garage	Closed
3	The electrical receptacle are not maintained in a safe and complete condition, namely missing covers	Garage	Closed
4	Floor and/or floor covering not kept free from holes, stains, rubbish, debris, junk and tires.	Garage	Closed
5	The floors in the parking or storage garage are not maintained free of holes, breaks or cracks, to include missing floor drain covers	Garage	Closed
6	The floors in the parking or storage garage are not impervious to water.	Garage	Closed
7	The minimum level of 50 lux (4.6 foot candles) is not being provided to all driving aisles.	Garage	Closed
8	The minimum level of 50 lux (4.6 foot candles) is not being provided to all designated parking spaces.	Garage	Closed
9	Interior lighting fixtures or lamps have not been installed, and maintained in a working condition.	Garage	Closed
10	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Garage	Closed
11	The lighting fixture is not maintained in a clean condition.	Garage	Closed
12	The mechanical ventilation system in the parking or storage garage is not on at all times or otherwise controlled automatically by a carbon monoxide detection system that is located so as to provide full protection.	Garage	Closed
13	The walls in the parking or storage garage are not maintained free of holes, breaks or cracks, to include delaminated and broken concrete block.	Garage	Closed
14	The walls in the parking or storage garage are not impervious to water.	Garage	Closed
15	The parking or storage garage walls painted surface is not maintained in a state of good repair, and free of markings and graffiti.	Garage	Closed
16	The parking or storage garage walls painted surface is not maintained reasonably clean.	Garage	Closed
17	The floor and every appurtenance, surface cover and finish is not maintained free of dirt, water and debris.	Garage	Closed
18	The parking or storage garage ceiling painted surface is not maintained in a state of good repair.	Garage	Closed
19	The ceilings in the parking or storage garage are not maintained free of holes, breaks or cracks, to include at bulkhead area	Garage	Closed
20	The required guard(s)/handrails are not installed securely or maintained in accordance with the Toronto Municipal Code, Chapter 629.	Garage	Closed
21	The foundation wall(s) of the building or structure are not being maintained in good repair, namely delaminated and missing concrete at wall adjacent and above overhead garage door, and ramp area.	Garage	Closed
22	Exterior door is not maintained in good repair, namely overhead garage door to u/g garage.	Garage	Closed
23	The electrical switches are not maintained in good working order, namely missing covers	Garage	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
5	Property Standards	09 117121 PRS 00 IV	INTERIOR COMMON ELEMENTS	Closed	20-Mar-09	08-MAR-10	25-Apr-12

No. of defects contained within the Order : **34**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The heating system or unit is not in good repair and maintained in good working condition, namely damaged radiator cover.	1st Floor	Closed
2	The floor and every appurtenance, surface cover and finish is not maintained, to include floor threshold.	4th Floor	Closed
3	Interior door(s), not maintained in good repair.	6th Floor	Closed
4	Interior door(s), frames(s), and/or hardware not maintained in good repair, to include deteriorated finish.	11th Floor	Closed
5	The plumbing system is not kept free from leaks or defects.	Boiler Room	Closed
6	The plumbing system is not kept in good working order, namely deficient floor drain.	Boiler Room	Closed
7	Exterior door is not maintained in good repair.	Exterior	Closed
8	The protective/decorative finish on the exterior surfaces is not being maintained in good repair, to include mechanical units.	Exterior	Closed
9	The ventilation system or unit is not regularly cleaned.	Throughout Building	Closed
10	The ventilation system or unit is not kept in good repair and maintained in good working condition at all times, to include missing and/or damaged vent covers.	Throughout Building	Closed
11	Previously finished surface(s) where marks, stains, graffiti, and/or other defacements have been removed have not been refinished.	Throughout Building	Closed
12	Adequate ventilation has not been provided.	Throughout Building	Substantially Co
13	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	Throughout Building	Substantially Co
14	Previously finished wall(s) have marks, stains, graffiti, smoke damage, painted slogans and/or other defacements.	Throughout Building	Closed
15	Previously finished wall(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance.	Throughout Building	Substantially Co
16	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	Throughout Building	Substantially Co
17	The required guard(s)/handrails are not maintained in accordance with the Toronto Municipal Code, Chapter 629, to include requirement of handrails on both sides at stairwells.	Throughout Building	Substantially Co
18	The property is not being kept free of conditions which may encourage infestation, to include storage of refuse, junk, garbage, appliances, and debris.	Throughout Building	Closed
19	The property is not being kept free of rodents, vermin, insects or other pests.	Throughout Building	Closed
20	The average level of 50 lux (4.6 foot candles) is not being provided to the corridors and stairwells.	Throughout Building	Closed
21	Door hardware/devices are not maintained in good repair, not self closing.	Throughout Building	Closed
22	The electrical fixtures are not maintained in a safe and complete condition, namely missing and/or damaged light fixture covers.	Throughout Building	Closed
23	The electrical receptacles and switches are not maintained in a safe and complete condition, namely missing and damaged covers.	Throughout Building	Closed
24	The electrical connections are not maintained in good working order, namely loose wires.	Throughout Building	Closed
25	The treads and/or other appurtenant attachments and/or their supporting structural members are not being maintained free from defects/hazards, namely missing and/or damaged non-slip strips.	Throughout Building	Closed
26	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition, namely deteriorated, worn and damaged carpets.	Throughout Building	Closed
27	Floor and/or floor covering not kept free from holes, stains, rubbish and debris, to include junk, garbage and appliances.	Throughout Building	Substantially Co
28	Floor and/or floor covering not kept free from holes, stains, rubbish and debris.	Throughout Building	Closed

29	Garbage chute system originally installed in the multiple-dwelling is not maintained operative, to include missing dampers.	Throughout Building	Closed
30	The stairs are not maintained in good repair, namely treads.	Throughout Building	Closed
31	The electrical fixtures are not maintained in a safe and complete condition, namely missing cover at electrical panel.		Closed
32	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition, namely missing floor drain covers.		Closed
33	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition, namely ponding water.		Closed
34	The minimum level of 200 lux (18.6 foot candles) is not being provided to the service, utility and/or laundry rooms.		Closed

**Part III - Apartment Unit Activity Summary for Property Standards Orders :555
BRIMORTON DR**

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.**