

MLS Building Audit Program - Details

Property Address : 60 MOUNTVIEW AVE

Legal Description: PLAN 980A PT LOT 15-1

Roll No. : 1904013220029000000

Building : **60 MOUNTVIEW AVE**

Report Date : January 18, 2019

Building Audit Date : May 28, 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
1	Property Standards	09 143671 PRS 00 IV	REPORT ORDERS SATELLITE DISHES	Closed	3-Jun-09	03-JUL-09	100.00%
2	Property Standards	09 143692 PRS 00 IV	REPORT ORDERS FLOWER BOXES	Closed	3-Jun-09	03-JUL-09	100.00%
3	Property Standards	09 143755 PRS 00 IV	REPORT ORDERS WINDOW RESTRICTERS	Closed	3-Jun-09	03-JUL-09	100.00%
4	Property Standards	09 143811 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	3-Jun-09	03-JUL-09	100.00%
5	Property Standards	09 143976 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	4-Jun-09	11-NOV-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
1	Property Standards	09 143671 PRS 00 IV	REPORT ORDERS SATELLITE DISHES	Closed	3-Jun-09	03-JUL-09	6-Jul-09

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Submit to this department a professional engineer's report under seal from a professional engineer licensed to practice in the Province of Ontario. Namely, the report shall address and include a condition survey on the structural integrity of the attachment of all satellite dishes affixed to the building, or the building components. The report must address any remedial action that must be taken in order to maintain the structural integrity of the attachment.	Building	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
2	Property Standards	09 143692 PRS 00 IV	REPORT ORDERS FLOWER BOXES	Closed	3-Jun-09	03-JUL-09	6-Jul-09

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Submit to this department a professional engineer's report under seal from a professional engineer licensed to practice in the Province of Ontario. Namely, the report shall address and include a condition survey on the structural integrity of the attachment of all flower boxes or trays affixed to and hanging on the exterior facing of balcony guards. The report must address any remedial action that must be taken in order to maintain the structural integrity of the attachment.	Building	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
3	Property Standards	09 143755 PRS 00 IV	REPORT ORDERS WINDOW RESTRICTERS	Closed	3-Jun-09	03-JUL-09	6-Jul-09

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Windows within dwelling units which are capable of being opened, and are located in excess of two (2) metres above grade, are not equipped with safety devices which would prevent any opening greater than one hundred (100) millimetres.	Building	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
4	Property Standards	09 143811 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	3-Jun-09	03-JUL-09	6-Jul-09

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Concrete cracked, loose and missing on one riser.	Entranceway	Closed
2	Paint peeling in areas on concrete canopy.	Front	Closed
3	Stairwell exit from garage. Vent ductwork on wall damaged.	Rear	Closed
4	Exterior garbage containment area not screened.	Rear	Closed
5	Stairwell exit from parking garage. Vent cover on wall damaged.	South West	Closed
6	Guards alongside stairs in exterior stairwells exiting from parking garage. The required guard(s) are not installed/maintained to comply with the Ontario Building Code, namely; The required guard is designed so that a member, attachment or opening between 100 mm (4 inches) and 900mm (35 inches) above the floor of the structure, which it is protecting, facilitates climbing.	South West	Closed
7	Guards around top of stairwell openings. The required guard(s) are not installed/maintained to comply with the Ontario Building Code, namely; The openings through the guard do not prevent the passage of a spherical object having a diameter of more than 100mm (4 inches).	South West	Closed
8	Guard around top of stairwell openings. The required guard(s) are not installed/maintained to comply with the Ontario Building Code, namely; The required guard is designed so that a member, attachment or opening between 100 mm (4 inches) and 900mm (35 inches) above the floor of the structure, w	South West	Closed
9	Guards alongside stairs in exterior stairwells exiting garage. The required guard(s) are not installed/maintained to comply with the Ontario Building Code, namely; The openings through the guard do not prevent the passage of a spherical object having a diameter of more than 100mm (4 inches).	South West	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 143976 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	4-Jun-09	11-NOV-10	11-Nov-10

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Elevator cars do not stop flush with the floor.	Elevator	Closed
2	Areas of the ceiling where light fixtures have been changed are not painted to match existing ceiling.	Interior of Building	Closed
3	Baseboards throughout building are loose or missing.	Interior of Building	Closed
4	The 3rd floor garbage chute room wall has damaged plaster.	Interior of Building	Closed
5	The wall opposite the 8th floor garbage chute room has broken plaster.	Interior of Building	Closed
6	The milkbox door for PH 9 will not fully close.	Interior of Building	Closed
7	The walls of the superintendants room in B2 level have sections of missing wall tiles.	Interior of Building	Closed
8	There are holes in the wall of locker room 9	Interior of Building	Closed
9	The block wall in locker room 13 contains a hole.	Interior of Building	Closed
10	Laundry room walls contain holes and have deteriorated paint.	Interior of Building	Closed
11	The closet wall within the laundry room is not properly finished, the wall has broken plaster with loose metal lath.	Interior of Building	Closed
12	The wall in the cleaners room B1 level has plaster damage and deteriorated paint .	Interior of Building	Closed
13	The ventilation cover on 8th floor is broken.	Interior of Building	Closed
14	The shutoff valves in B1 boiler room are leaking.	Interior of Building	Closed
15	The water heater tanks in B1 boiler room are leaking.	Interior of Building	Closed
16	Light fixture in security room is not secured to the ceiling.	Interior of Building	Closed
17	Several handrails throughout the building are loose and protective covering has been removed.	Interior of Building	Closed
18	The closet within the laundry room contains waste on the floor.	Interior of Building	Closed
19	The compactor room contains waste on the floor.	Interior of Building	Closed
20	The workshop on B2 level contains material on the floor.	Interior of Building	Closed
21	Ventilation covers not regularly cleaned.	Interior of Building	Closed
22	The laundry room ceiling has damaged plaster, the finish is peeling and paint is deteriorated.	Interior of Building	Closed
23	The ceiling in B1 storage room has damaged and missing ceiling tiles.	Interior of Building	Closed
24	The ceiling in the workshop on B2 level has damaged plaster.	Interior of Building	Closed
25	Walls throughout the building where repairs were made have not been painted to match existing paint.	Interior of Building	Closed
26	Main floor electrical panel room door has a hole.	Interior of Building	Closed
27	The door for 15th floor south stairway does not latch.	Interior of Building	Closed
28	Floor drain covers in B1 boiler room are not provided.	Interior of Building	Closed
29	The carpet throughout the building is torn, worn missing in areas and contains holes.	Interior of Building	Closed
30	The floor in the superintendants room in B2 level has sections of missing tiles.	Interior of Building	Closed
31	The average level of 50 lux (4.6 foot candles) is not being provided to the corridors.	Interior of Building	Closed
32	The minimum level of 50 lux (4.6 foot candles) is not being provided to the stairways. Namely:	Interior of Building	Closed

33	A section of light fixtures in the laundry room are not working.	Interior of Building	Closed
34	Elevator room on roof top contains waste on the floor.	Roof Of Building	Closed
35	The required guard(s) are not installed/maintained to comply with the Ontario Building Code, namely; The openings through the guard do not prevent the passage of a spherical object having a diameter of more than 100mm (4 inches).	Stairways	Closed
36	The required guard(s) are not installed/maintained to comply with the Ontario Building Code, namely; The required guard is designed so that a member, attachment or opening between 100 mm (4 inches) and 900mm (35 inches) above the floor of the structure, which it is protecting, facilitates climbing.	Stairways	Closed

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.**