

MLS Building Audit Program - Details

Property Address : 750 MORNINGSIDE AVE

Legal Description: PLAN M1227 BLK F M1227 BLK F 2.700 ACS

Roll No. : 1901084300012500000

Building : 750 MORNINGSIDE AVE

Report Date : January 18, 2019

Building Audit Date : February 02, 2012

** 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	Fence	12 116507 FEN 00 IV	FENCING INVESTIGATION	Closed	9-Feb-12	10-APR-12	100.00%
2	Property Standards	12 116508 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	9-Feb-12	09-MAY-12	100.00%
3	Property Standards	12 116509 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	9-Feb-12	30-SEP-12	100.00%
4	Property Standards	12 116510 PRS 00 IV	REPORT ORDERS	Closed	9-Feb-12	10-APR-12	100.00%
5	Property Standards	12 116828 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	9-Feb-12	28-MAY-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
4	Property Standards	12 116510 PRS 00 IV	REPORT ORDERS	Closed	9-Feb-12	10-APR-12	16-Jul-12

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 on the structural integrity of the Underground Parking Garage. The Report shall clearly indicate the condition of the parking garage and repairs required to prevent further deterioration. The Report shall also clearly indicate the methods to be taken to waterproof the parking garage.	Underground Parking Area	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	12 116508 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	9-Feb-12	09-MAY-12	30-Nov-12

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The property has not been repaired in accordance with the standards, namely : Deteriorated wood in retaining walls	Exterior	Closed
2	Driveway(s) and/or similar areas not maintained.	Exterior	Closed
3	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	Closed
4	The electrical connections are not maintained in a safe and complete condition, namely : Loose wires	Exterior Of Building	Closed
5	The balcony and/or the supporting structural member(s) is not maintained in good repair, namely : Peeling paint/ Deteriorated finish	Exterior Of Building	Closed
6	The balcony and/or the supporting structural member(s) is not maintained in a safe condition, Namely : Excessive storage	Exterior Of Building	Closed
7	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
8	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
9	The exterior surface of the building shall be maintained free of graffiti and/or painted slogans.	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 so as parking space marking are clearly visible.	Parking Area	Closed
11	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).		Closed
12	Equipment/attachment appurtenant to the building is not being maintained in good repair, namely, Cable box unsecured		Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
3	Property Standards	12 116509 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	9-Feb-12	30-SEP-12	30-Sep-12

No. of defects contained within the Order : **14**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Lighting in a garage is provided at less than 50 lux.	Underground Parking Area	Closed
2	The parking or storage garage walls painted surface is not maintained in a state of good repair, namely : Deteriorated paint	Underground Parking Area	Closed
3	The ceilings in the parking or storage garage are not impervious to water	Underground Parking Area	Closed
4	The electrical connections are not maintained in a safe and complete condition, namely : Loose wires	Underground Parking Area	Closed
5	Immediate action has not been taken to eliminate an unsafe condition., namely : Exhaust fan safety grille missing	Underground Parking Area	Closed
6	The electrical connections are not maintained in a safe and complete condition, namely : Missing cover plates	Underground Parking Area	Closed
7	The plumbing system is not kept in good working order, namely : Water ponding	Underground Parking Area	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.	Underground Parking Area	Closed
9	The parking or storage garage does not have a designated safe-exit route.	Underground Parking Area	Closed
10	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.	Underground Parking Area	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.	Underground Parking Area	Closed
12	The parking or storage garage ceiling painted surface is not maintained in a state of good repair, namely : Peeling paint	Underground Parking Area	Closed
13	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.	Underground Parking Area	Closed
14	The parking or storage garage pedestrian exit door is not designed and installed so that, when the latch is released, the door will open easily in the direction of exit travel.	Underground Parking Area	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
5	Property Standards	12 116828 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	9-Feb-12	28-MAY-12	31-Aug-12

No. of defects contained within the Order : **53**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair. Namely: 3rd floor electrical closet. Broken latch on door near unit 308.	3rd Floor	Closed
2	The handrails and/or other appurtenant attachments and/or their supporting structural members are not maintained in good repair. Namely: 3rd floor east side. Missing handrail on wall.	3rd Floor	Closed
3	Garbage chute system originally installed in the multiple-dwelling is not maintained operative. Namely: 7th floor garbage chute. Fire damper is missing and handle is loose.	7th Floor	Substantially Co
4	Previously finished wall(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance. Namely: 8th floor. Remove marked lines on wall. Also wall area near elevators need painting. Remove spray paint on on wall near unit 812.	8th Floor	Closed
5	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely: Near unit 915. Deteriorated wall plaster. Repairs are required.	9th Floor	Closed
6	The stair, landing and every appurtenance, surface cover and finish is not reasonably smooth and level. Namely: West stairway 10th flr. Uneven treads on stairs.	10th Floor	Closed
7	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition. Namely: Near unit 1105. Torn carpet.	11th Floor	Closed
8	Previously finished surface(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance. Namely: 11th floor. Elevator door needs painting.	11th Floor	Substantially Co
9	Floor and/or floor covering not kept in a clean and sanitary condition. Namely: 12th floor. Garbage chute room floor needs cleaning.	12th Floor	Closed
10	The handrails and/or other appurtenant attachments and/or their supporting structural members are not maintained in good repair. Namely: 12th floor west side stairway. Handrail is not secured properly to wall.	12th Floor	Closed
11	The electrical connections are not maintained in a safe and complete condition. Namely: Secure loose/hanging wires. Replace missing cover plates on electrical boxes.	Boiler Room	Closed
12	Lighting in a service room is provided at less than 200 lux. Namely: Boiler room service Room. Add more lights. Upgrade lighting to 200 Lux.	Boiler Room	Substantially Co
13	The floor drain is not maintained in good repair. Boiler Room. Floor drain cover is not properly fixed to floor. Repairs required.	Boiler Room	Closed
14	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition. Namely: Boiler Room. Metal threshold under the boiler room door needs to be secured properly. Trip hazard.	Boiler Room	Closed
15	Lighting in a service room is provided at less than 200 lux. Sprinkler Room. Upgrade lighting to 200 lux.	Garage	Substantially Co
16	The floor drain is not maintained in good repair. Namely: Sprinkler Room. Clear the blocked floor drain in the sprinkler room in the garage. Also remove debris and discarded mechanical Parts.	Garage	Closed
17	Floor and/or floor covering not kept in a clean and sanitary condition. Namely: All Electrical Closets in the Hallway.	Hall	Closed
18	The electrical fixtures are not maintained in a safe and complete condition. Namely: Replace all missing lens covers for light fixtures throughout the building.	Hall	Closed
19	The washbasin is not connected to an adequate supply of potable, hot and cold running water. Namely: Laundry room washroom. Replace washbasin/sink in washroom. Make washroom functional.	Laundry Area	Closed
20	Lighting in a laundry room is provided at less than 200 lux. Namely: Upgrade lighting in laundry room to 200 Lux.	Laundry Room	Substantially Co
21	The ventilation system or unit is not kept in good repair. Namely: Laundry room. Dryer exhaust vents are disconnected. Also clean lint accumulation from behind machines.	Laundry Room	Substantially Co

22	Emergency contact sign does not indicate current name, address and telephone number of the person responsible for the property and the name and telephone number of the authorized person to contact in case of an emergency on a 24 hour basis.	Lobby	Substantially Co
23	The emergency contact sign is not in lettering of not less than 12.7 millimetres in height.	Lobby	Substantially Co
24	An emergency contact sign is not posted and maintained in a prominent place in the front lobby or entrance to the building.	Lobby	Substantially Co
25	The electrical fixtures are not maintained in a safe and complete condition. Lobby: Replace missing and broken lens covers.	Lobby	Closed
26	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair. Namely: Locker room. Replace missing doors. Repair damaged wire mesh on locker room doors.	Locker Room	Substantially Co
27	Lighting in a storage room is provided at less than 50 lux. Namely: Locker room. Upgrade lighting to 50 Lux at floor level. Remove loose and hanging wires.	Locker Room	Substantially Co
28	Lighting in a service room is provided at less than 200 lux. Namely: Sump pump service area in the locker room.	Locker Room	Substantially Co
29	The protective/decorative finish on the exterior surfaces is not being maintained in good repair. Namely: Exterior Mechanical ducts on the roof need painting.	Roof Of Building	Closed
30	Lighting in a service stairway is provided at less than 50 lux. Namely: Stairway lighting is below the average level of 50 Lux throughout building.	Stairway	Closed
31	Emergency lighting not provided in exits. Namely: East stairway 12th floor. Broken emergency light fixture.	Stairway	Closed
32	Handrails on both sides of stair or ramp 1,100mm in width or more not provided. Namely: A second handrail is required in the stairwells. Height should be between 865mm and 965mm.	Stairway	Closed
33	Height of the guard for the exit stairs are less than 1,070 millimetres around landings. Namely: Landing Guard height.	Stairway	Closed
34	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely: Electrical Closets in the hallway. Repair openings in the ceiling where electrical conduits penetrates.	Throughout Building	Closed
35	Previously finished wall(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance. Namely: Door frames near units 604 and 710 need painting.		Closed
36	Previously finished wall(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance. Namely: Near unit 1205. Door frame needs painting.		Closed
37	Repair(s) does not reasonably match existing wall(s). Namely: Hallways and Stairways. All plaster repairs are required to painted to match existing wall colour.		Substantially Co
38	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely: Superintendants Office. Repair hole in wall.		Closed
39	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely: Drywall is damaged on the corner of the wall.		Closed
40	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Stairwell walls to roof level. Deteriorated paint and plaster on walls. Repairs are required.		Closed
41	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely: Large Main floor Storage room. Remove all discarded materials and debris from the floor. Replace all missing floor drain cover plates. Provide additional shelving for materials and supplies stored on the floor. Tidy/organize the room.		Closed
42	Floor and/or floor covering not kept free from stains. Namely: Carpet is stained near unit 614 and 402.		Closed
43	Floor and/or floor covering not kept in a clean and sanitary condition. Namely: Move in Room. Replace worn, stained and damaged floor tiles.		Closed
44	Floor and/or floor covering not kept in a clean and sanitary condition. Elevator Room. Clean and clear all debris and discarded materials from the floor under the stairs. Also on the top level of the Elevator room.		Closed
45	The electrical fixtures are not maintained in a safe and complete condition. Namely: Main floor Storage Room. Replace all burnt out light bulbs, upgrade lighting to 50 Lux, remove loose/hanging electrical wires, replace all missing cover plates.		Substantially Co
46	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair. Namely: 5th floor west side. Exit door is not latching properly. Also remove graffiti on 4th floor west exit door.		Substantially Co
47	Wall(s) constructed for the purpose of separation is not maintained in a good state of repair. Namely: Electrical room. Plywood board is wet against wall. Possible leak. Repairs are required.		Closed
48	Elevator part(s) and appendages are not maintained in good repair and operational. Namely : (lighting fixtures, lamps, elevator buttons, floor indicators and ventilation fans). Namely: Move in room elevator wall electrical panel. Electrical cover plate is missing. Exposed electrical wires. Safety condition.		Closed

49	The stairs and/or other appurtenant attachments and/or their supporting structural members are not being maintained free from defects/hazards. Namely: A step is missing at exterior door from move in room to the exterior of building.		Closed
50	The exterior surface has not been restored and/or resurfaced where necessary. Namely: Exterior side of door to roof. Deteriorated surface finish. Paint door as required.		Closed
51	Lighting in a service room is provided at less than 200 lux. Namely: Electrical Service Room. Upgrade lighting.		Closed
52	Elevator machine room is not equipped to provide illumination to an average level of not less than 100 lux at floor level. Namely: Upgrade lighting in Elevator room to 100 Lux at floor level.		Closed
53	The stairs and/or other appurtenant attachments and/or their supporting structural members are not maintained in good repair. Namely: West side exit stairs to 1st floor. Stair nosings are damaged. Repairs are required. Also repair bent/damaged handrail.		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.**