

MLS Building Audit Program - Details

Property Address : 80 ST CLAIR AVE W

Legal Description: PLAN 365 PT LOT 45

Roll No. : 1904111030024000000

Building : **80 ST CLAIR AVE W**

Report Date : **January 17, 2020**

Building Audit Date : **September 30, 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 17, 2020

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 102302 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	1-Feb-10	25-AUG-10	100.00%
2	Property Standards	10 102888 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	1-Feb-10	17-MAR-11	100.00%
3	Property Standards	10 110355 PRS 00 IV	REPORT ORDERS pest control	Closed	1-Feb-10	03-MAR-10	0.00%
4	Property Standards	10 110505 PRS 00 IV	REPORT ORDERS FIRE ESCAPE	Closed	1-Feb-10	22-JUN-10	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
3	Property Standards	10 110355 PRS 00 IV	REPORT ORDERS pest control	Closed	1-Feb-10	03-MAR-10	4-Mar-10

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The property is not being kept free of rodents, vermin, insects or other pests.	Throughout Building	Open

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
4	Property Standards	10 110505 PRS 00 IV	REPORT ORDERS FIRE ESCAPE	Closed	1-Feb-10	22-JUN-10	4-Mar-10

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The fire escape and the supporting structural members are not being maintained free from defects/hazards,	West Side of Building	Open

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
1	Property Standards	10 102302 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	1-Feb-10	25-AUG-10	2-Nov-11

No. of defects contained within the Order : **15**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	In a dwelling unit, a window located more than 2,000 millimeters above grade opens within 1,500 millimeters 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 millimeters.	Exterior Of Building	Closed
2	The light standard(s) supporting artificial light is not kept in good repair and in good working order.	Exterior Of Building	Closed
3	The lighting fixtures are not maintained in a clean condition. (Namely but not limited to: Bird nest located in light fixtures)	Exterior Of Building	Closed
4	A retaining wall exceeding 1,000 millimetres in exposed height is not protected by a guard on the open side where access is provided.	North Side of Property	Closed
5	Exterior garbage containment area not screened.	North Side of Property	Closed
6	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. (Namely but not limited to: Ripped and torn window screens)	Throughout Building	Closed
7	Dwelling unit window that is capable of being opened has no screen.	Throughout Building	Closed
8	The exterior walls and their components are not being maintained in good repair. (Namely but not limited to: Spalling and cracked bricks, defective and missing mortar, cracking around window sills and openings, peeling and defective paint on decorative finishes such as crown moldings, soffits and window sills)	Throughout Building	Closed
9	Exterior steps not maintained. (Namely but not limited to: Deteriorated concrete steps, missing or broken tiles, exposed rebar)	Throughout Property	Closed
10	Exterior walkways not maintained. (Namely but not limited to: Paved walkways cracked, and not without defect and or trip hazard)	Throughout Property	Closed
11	The fire escape and the supporting structural members is not being maintained free from defects/hazards. (Namely but not limited to: Loose and unsecured structural ribbing, loose material and debris, evident cracking at points of anchor to building)	West Side of Building	Closed
12	Window well are not protected so as to afford safe passage.(Namely: Window well /coal chute cover not secure and not without defect (rusting))	West Side of Property	Closed
13	The stairs and other appurtenant attachments and their supporting structural members are not maintained in good repair. (Namely but not limited to: Extensive rust and wear, defective paint finish)	West Side of Property	Closed
14	Height of the guard for exterior stairs and landings more than 10 metres above adjacent ground level is less than 1,500 millimetres measured vertically to the top of the guard from the surface of the landing and a line drawn through the outside edges of the stair nosings.	West Side of Property	Closed
15	Required guard does not prevent the passage of a sphere having a diameter more than 100 millimetres.	West Side of Property	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
2	Property Standards	10 102888 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	1-Feb-10	17-MAR-11	28-Dec-12

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Lighting in a service hallway is provided at less than 50 lux.	Basement	Closed
2	Lighting in a storage room is provided at less than 50 lux.	Basement	Closed
3	The electrical connections are not maintained in good working order. (Namely but not limited to: Loose hanging electrical wires)	Basement	Closed
4	Immediate action has not been taken to eliminate an unsafe condition. (Namely: Unprotected pit opening beneath stairs)	Basement	Closed
5	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Basement	Closed
6	The electrical fixtures are not maintained in a safe and complete condition. (Namely but not limited to: improperly hung light fixtures)	Boiler Room	Closed
7	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Boiler Room	Closed
8	Interior door hardware not maintained in good repair. (Namely but not limited to: Damaged door closure)	Boiler Room	Closed
9	The electrical connections are not maintained in a safe and complete condition. (Namely but not limited to: Unprotected and open electrical boxes)	Boiler Room	Closed
10	The property is not kept clean in accordance with the standards. (Namely but not limited to: improper storage and retention of materials)	Boiler Room	Closed
11	The plumbing system is not kept free from leaks or defects. (Namely but not limited to: Active leaks from plumbing)	Boiler Room	Closed
12	Lighting in a service room is provided at less than 200 lux.	Boiler Room	Closed
13	The property is not kept clean in accordance with the standards. (Namely but not limited to: Improper storage and retention of materials)	Electrical Room	Closed
14	Ceiling not maintained free of holes.	Electrical Room	Closed
15	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Electrical Room	Closed
16	The electrical connections are not maintained in a safe and complete condition.	Electrical Room	Closed
17	Electrical equipment room is not equipped to provide illumination to an average level of not less than 50 lux at floor or tread level.	Electrical Room	Closed
18	Interior lighting fixtures or lamps are not maintained. (Namely but not limited to: Burnt out lights)	Electrical Room	Closed
19	Walls not maintained free of holes, cracks, damaged and deteriorated materials.	Laundry Room	Closed
20	Previously finished walls in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance. (Namely but not limited to: Improper and incomplete paint finish)	Laundry Room	Closed
21	The surface of a window is not kept reasonably clean	Laundry Room	Closed
22	Lighting in a laundry room is provided at less than 200 lux.	Laundry Room	Closed
23	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	Laundry Room	Closed
24	Laundry room is not maintained in a clean and sanitary condition.	Laundry Room	Closed
25	Laundry room and the facilities, amenities and associated equipment is not maintained in a clean condition.	Laundry Room	Closed
26	The treads are not maintained in good repair. (Namely but not limited to: Worn, damaged tread finish or covering)	Stairway	Closed
27	Lighting in a service stairway is provided at less than 50 lux.	Stairway	Closed

28	A window in a stairway that extends to less than 1,070 millimetres above the landing is protected by a guard that is less than 1,070 millimetres high measured to the top of the guard from the surface of the landing.	Stairway	Closed
29	Height of the guard for the exit stairs are less than 1,070 millimetres around landings.	Stairway	Closed
30	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.	Stairway	Closed
31	Walls not maintained free of holes, cracks, damaged and deteriorated materials. (Namely but not limited to: Extensive plaster damage, cracking plaster or failing plaster)	Stairway	Closed
32	Repairs does not reasonably match existing walls (Namely but not limited: Improper stucco finish)	Stairway	Closed
33	Exterior windows with broken/cracked glass.	Stairway	Closed
34	The floor and every appurtenance, surface cover and finish is not maintained. (Namely but not limited to: Worn, cracked or damaged floor tiles)	Stairway	Closed
35	Interior doors, frames, glass panes, and hardware not maintained in good repair. (Namely but not limited to: Broken glass panes in doors)	Stairway	Closed
36	Previously finished surfaces in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance. (Namely but not limited to: Peeling and cracking paint finish, and improper and incomplete stucco finish)	Stairway	Closed
37	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. (Namely but not limited to: Cracking and damaged plaster throughout)	Stairway	Closed
38	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	Throughout Building	Closed
39	Previously finished surfaces in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance. (Namely but not limited to: cracking and peeling paint finish)	Throughout Building	Closed
40	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Throughout Building	Closed
41	Floors not maintained free from trip or other hazardous condition. (Namely: Door mats throughout)	Throughout Building	Closed
42	Walls not maintained free of holes, cracks, damaged and deteriorated materials.	Throughout Building	Closed
43	The floor and every appurtenance, surface cover and finish is not maintained. (Namely: Broken or cracked floor tiles throughout)	Throughout Building	Closed
44	Exit, public corridor or corridor is not equipped to provide illumination to an average level of not less than 50 lux at floor or tread level.	Throughout Building	Closed
45	Previously finished walls) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance. (Namely but not limited to: cracked and peeling paint finish throughout)	Throughout Building	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.**