

MLS Building Audit Program - Details

Property Address : 890 MOUNT PLEASANT RD

Legal Description: PLAN 806 LOTS 31 & 32 PT LOT 33

Roll No. : 1904104170019000000

Building : **890 MOUNT PLEASANT RD**

Report Date : **January 17, 2020**

Building Audit Date : **March 01, 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 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	12 131943 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	19-Mar-12	17-JUL-12	96.88%
2	Property Standards	12 136072 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	21-Mar-12	18-JUL-12	100.00%
3	Property Standards	12 136073 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	21-Mar-12	18-JUL-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
2	Property Standards	12 136072 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	21-Mar-12	18-JUL-12	21-Jan-13

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The protective/decorative finish on the exterior surfaces is not being maintained in good repair. Namely concrete deterioration on walls around underground parking garage exit stairwells.	Exterior Of Building	Closed
2	Required guard does not prevent the passage of a sphere having a diameter more than 100 millimetres. Namely guards around underground parking garage exit stairwells.	Exterior Of Building	Closed
3	Required guard does not prevent the passage of a spherical object having a diameter more than 100 millimetres, Namely retaining walls guards around underground parking garage ramp.	Exterior Of Building	Closed
4	Guard with a minimum height of 1,070 millimetres has not been provided at a raised floor where the difference in level is more than 600 millimetres. Namely all retaining walls around the property.	Exterior Of Building	Closed
5	Exterior walkway not maintained. Namely broken pation stones and concrete deterioration on curbs.	Exterior Of Building	Closed
6	The retaining wall is not being maintained in good repair. Namely exposed re-bar anc concrete deterioration on retaining walls around underground parking garage ramp	Exterior Of Building	Closed
7	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.	Exterior Of Building	Closed
8	Driveway(s) and/or similar areas not maintained. Namely craks, ruts and potholes.	Exterior Of Building	Closed
9	The yard does not have suitable ground cover to prevent recurrent ponding of water.	Exterior Of Building	Closed
10	The fence, screen and/or other enclosure around or on the property is not being maintained in good repair. Namely rusted fence around property, repair and re-paint rusted areas.	Exterior Of Building	Closed
11	The fence, screen and/or other enclosure around or on the property is not being maintained in good repair. Namely damaged picket(s)	Exterior Of Building	Closed
12	The yards and /or other part of property is not being kept clean and free from accumulation of junk, rubbish, brush, refuse, litter, garbage and/or other debris.	Exterior Of Building	Closed
13	Exterior door is not maintained in good repair. Namely re-parint main garage door	Exterior Of Building	Closed
14	The electrical fixtures are not maintained in a safe and complete condition. Namely broken/unsecured light fixtures, at parking garage main door and exterior of the building where required.	Exterior Of Building	Closed
15	The electrical connections are not maintained in a safe and complete condition. Namely loose wires	Exterior Of Building	Closed
16	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
17	The exterior surface of the building shall be maintained free of graffiti and/or painted slogans. Namely at underground parking garage exit stairwell.	Exterior Of Building	Closed
18	The (verandah, porch, deck, loading dock, ramp, balcony, fire escape or other similar structure, and/or other appurtenant attachment) and/or the supporting structural member(s) is not being maintained free from defects and/or hazards. Namely excessive storage.	Exterior Of Building	Substantially Co
19	The exterior walls and their components are not being maintained in good repair. Namely concrete deterioration and holes.	Exterior Of Building	Closed
20	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.	Exterior Of Building	Substantially Co

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
3	Property Standards	12 136073 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	21-Mar-12	18-JUL-12	19-Jul-12

No. of defects contained within the Order : **28**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The parking or storage garage is used to keep junk or rubbish.	Underground Parking Area	Closed
2	The parking or storage garage is used to keep junk or rubbish. Namely remove junk and clear items from flooring area and put them on shelves.	Underground Parking Area	Closed
3	The parking or storage garage columns from floor level to a height of sixty (60) centimeters are not painted black.	Underground Parking Area	Closed
4	The parking or storage garage columns are not painted white from sixty (60) centimeters above floor level.	Underground Parking Area	Closed
5	The columns in the parking or storage garage are not maintained free of holes, breaks or cracks.	Underground Parking Area	Closed
6	The parking or storage garage ceiling painted surface is not maintained in a state of good repair.	Underground Parking Area	Closed
7	The ceilings in the parking or storage garage are not impervious to water.	Underground Parking Area	Substantially Co
8	The ceilings in the parking or storage garage are not maintained free of holes, breaks or cracks. Namely holes and exposed re-bar.	Underground Parking Area	Closed
9	The heating system or unit is not in good repair and maintained in good working condition. Namely clean and re-paint garage heater(s)	Underground Parking Area	Closed
10	The electrical fixtures are not maintained in a safe and complete condition. Namely missing or loose covers on electrical fixtures.	Underground Parking Area	Closed
11	The electrical fixtures are not maintained in a safe and complete condition. Namely unsecured light fixtures and covers	Underground Parking Area	Closed
12	The electrical connections are not maintained in a safe and complete condition. Namely unsecured junction box.	Underground Parking Area	Closed
13	The electrical fixtures are not maintained in good working order. Namely missing or burned out light bulb	Underground Parking Area	Closed
14	The floors in the parking or storage garage are not maintained free of holes, breaks or cracks. Namely remove or repair storage closets located near parking garage main exit door.	Underground Parking Area	Closed
15	The floors in the parking or storage garage are not maintained free of holes, breaks or cracks. Namely clean and power wash flooring area.	Underground Parking Area	Closed
16	The plumbing system is not kept in good working order. Namely re-paint rusted pipes.	Underground Parking Area	Closed
17	The floor drain is not maintained in good repair. Namely missing drain cover.	Underground Parking Area	Closed
18	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
19	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
20	The safe-exit door, the frame of a safe-exit door and the wall adjacent to the safe-exit door to a distance of one (1) metre on both sides of the frame, and to a height of three (3) metres above the floor or to the soffit above the bulkhead over the door is not the required coloured green.	Underground Parking Area	Closed
21	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	Substantially Co
22	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
23	The walls in the parking or storage garage are not maintained free of holes, breaks or cracks.	Underground Parking Area	Closed
24	The walls in the parking or storage garage are not impervious to water.	Underground Parking Area	Closed

25	The parking or storage garage walls are not painted white from sixty (60) centimeters above floor level.	Underground Parking Area	Closed
26	The parking or storage garage walls from floor level to a height of sixty (60) centimeters are not painted black.	Underground Parking Area	Closed
27	The ventilation system or unit is not kept in good repair and maintained in good working condition at all times. Namely damaged vent enclosure	Underground Parking Area	Substantially Co
28	The parking or storage garage pedestrian exit door is secured in an open position. Namely rusted/damaged exit door	Underground Parking Level	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
1	Property Standards	12 131943 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	19-Mar-12	17-JUL-12	18-Jul-12

No. of defects contained within the Order : **32**

No. of defects that remain outstanding : **1**

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Immediate action has not been taken to eliminate an unsafe condition. Namely: Alarm Room. A wall is required to separate storage of chemicals from the fire alarm instrument panel.	1st Floor	Closed
2	Previously finished surface(s) in the public area of the property is not maintained in good repair. Namely: 2nd floor. Cracked wall plaster and paint around wall vent.	2nd Floor	Closed
3	Garbage chute system originally installed in the multiple-dwelling is not maintained operative. Namely: 14th floor. Garbage chute is not closing properly.	14th Floor	Closed
4	Lighting in a storage room is provided at less than 50 lux. Namely: Storage Room. Upgrade lighting to 50 Lux.	Basement	Closed
5	Lighting in a service room is provided at less than 200 lux. Namely: Boiler Service Room. Upgrade illumination.	Boiler Room	Closed
6	Adequate ventilation has not been provided. Namely: 5th and 3rd floors. Adequate ventilation is not being provided in the hallways.	Hall	Closed
7	The ventilation system or unit is not regularly cleaned. Namely: Hallway vents to be cleaned where required.	Hall	Closed
8	The ventilation system or unit is not regularly cleaned. Namely: Laundry Room. Clean ceiling vent.	Laundry Room	Closed
9	Lighting in a laundry room is provided at less than 200 lux.	Laundry Room	Closed
10	Lighting in a storage room is provided at less than 50 lux. Namely: Locker room. Upgrade lighting to 50 Lux. Secure loose/hanging wires properly.	Locker Room	Closed
11	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely: Locker Room # 4. Repair holes in ceiling and walls. Repair defective locker doors/cages.	Locker Room	Closed
12	The trapped floor drain is not screened with a metal grill or other suitable material so as to effectively exclude rodents. Namely: Missing cover on sump pump.	Locker Room	Closed
13	Roof decks, catwalks and/or related guards are not maintained in good repair. Namely: Replace broken patio stones on roof. Also repair damaged chain link fence.	Roof Of Building	Closed
14	Required guard does not prevent the passage of a spherical object having a diameter more than 100 millimetres	Roof Of Building	Closed
15	The location and size of openings present a hazard as they are designed with members or attachments between 140 millimetres and 900 millimetres above the level protected by the guard which facilitate climbing.	Roof Of Building	Closed
16	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.	Roof Of Building	Closed
17	The electrical connections are not maintained in a safe and complete condition. Namely: Boiler Room. Replace missing electrical cover plate on wall. Secure loose wires and radiator cover.	Roof Of Building	Substantially Co
18	The electrical connections are not maintained in a safe and complete condition. Namely: Elevator room. Secure all electrical wires on the wall/ceiling properly. Provide Junction boxes where required.	Roof Of Building	Substantially Co
19	Previously finished surface(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance. Namely: Elevator room. Deteriorated surface finish. Stairs/guards to elevator room need painting.	Roof Of Building	Closed
20	Floor and/or floor covering not kept in a clean and sanitary condition. Namely; Clean and clear all debris and discarded materials from the floor.	Roof Of Building	Closed
21	The window(s) that is capable of being opened has defective hardware. Namely: Elevator Room. Window frame is in disrepair. Repairs required.	Roof Of Building	Closed
22	Height of the guard for the exit stairs are less than 1,070 millimetres around landings.	Stairway	Closed
23	The location and size of openings present a hazard as they are designed with members or attachments between 140 millimetres and 900 millimetres above the level protected by the guard which facilitate climbing. Namely: Interior landing and stair guards.	Stairway	Closed

24	Height of the guard for the exit stairs are less than 1,070 millimetres around landings. Namely: Stairway top floor. Ladder serving access to the roof is not protected by a guard. Repairs are required.	Stairway	Closed
25	Required guard does not prevent the passage of a sphere having a diameter more than 100 millimetres.	Stairway	Closed
26	Handrails on both sides of stair or ramp 1,100mm in width or more not provided	Stairway	Closed
27	The floor drain is not maintained in good repair. Namely: Storage Tank Room. Floor drain cover is missing. Water leaking onto floor from unknown source.		Closed
28	The electrical fixtures are not maintained in good working order. Namely: Gym. Missing lens cover from light fixture. Cover plate missing on wall. Replace missing radiator cover.		Closed
29	The electrical connections are not maintained in a safe and complete condition. Namely: Storage Tank Room. Replace missing electrical cover plate. Secure loose/hanging wires. Repair holes in ceiling.		Open
30	Lighting in a service room is provided at less than 200 lux. Namely: Storage Tank Service Room.		Closed
31	Exterior door has defective hardware. Namely: West Exit. Defective hardware on exit door.		Closed
32	The floor and every appurtenance, surface cover and finish is not reasonably smooth and level. Namely: Broken section of Terrazo floor.		Substantially Co

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.**