

MLS Building Audit Program - Details

Property Address : 960 MARKHAM RD

Legal Description: PLAN M1020 PT BLK E NOW RP66R16260 PART 9 TO 13

Roll No. : 1901052550050000000

Building : **960 MARKHAM RD**

Report Date : January 18, 2019

Building Audit Date : May 18, 2010

**** 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
6	Property Standards	10 177847 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	25-May-10	22-SEP-10	100.00%
7	Property Standards	10 178499 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	25-May-10	23-AUG-10	100.00%
8	Property Standards	10 177434 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	8-Feb-12	08-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
7	Property Standards	10 178499 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	25-May-10	23-AUG-10	29-Aug-11

No. of defects contained within the Order : **11**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The fence, screen and/or other enclosure around or on the property is not being maintained in good repair.	Exterior Of Building	Closed
2	The electrical connections are not maintained in a safe and complete condition. Namely loose wiring.	Exterior Of Building	Closed
3	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
4	The yard does not have suitable ground cover to prevent unstable soil conditions or erosion.	Exterior Of Building	Closed
5	Exterior garbage containment area not screened.	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	Aerial, satellite dish, or other similar structure and/or its supporting member is not maintained in good repair.	Exterior Of Building	Closed
8	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 maintained in good repair. Namely balcony slabs not in good repair.	Exterior Of Building	Closed
9	The supplied piece(s) of equipment and/or appliance(s) in or on the property is not constructed, installed and/or maintained so that it will function safely and effectively. Namely playground must be restored to original.	Exterior Of Building	Closed
10	The sign(s), fastening and/or supporting members are damaged, broken or excessively weathered or faded and/or have a worn, peeled or cracked finish and have not been removed and/or refinished. Namely sign at front of building rusty , damaged and graffiti on sign.	Exterior Of Building	Closed
11	The opening in an exterior wall is not protected by suitable materials to prevent the entry of rodents, vermin and/or insects. Namely holes in walls.	Exterior Of Building	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
6	Property Standards	10 177847 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	25-May-10	22-SEP-10	30-Jun-11

No. of defects contained within the Order : **18**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	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
2	The handrails and/or other appurtenant attachments and/or their supporting structural members are not maintained in good repair.	Underground Parking Area	Closed
3	Handrails not provided on both sides of ramp.	Underground Parking Area	Closed
4	Lighting in a garage is provided at less than 50 lux.	Underground Parking Area	Closed
5	The ceilings 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 are not painted white.	Underground Parking Area	Closed
7	The parking or storage garage columns are not painted white from sixty (60) centimeters above floor level.	Underground Parking Area	Closed
8	The parking or storage garage columns from floor level to a height of sixty (60) centimeters are not painted black.	Underground Parking Area	Closed
9	The parking or storage garage is used to keep junk or rubbish.	Underground Parking Area	Closed
10	The electrical connections are not maintained in a safe and complete condition. Namely loose wires	Underground Parking Area	Closed
11	The electrical fixtures are not maintained in good working order.	Underground Parking Area	Closed
12	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	Substantially Co
13	The parking or storage garage does not have a designated safe-exit route.	Underground Parking Area	Closed
14	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
15	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair. Namely; Missing door at exit stairwell.	Underground Parking Area	Closed
16	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
17	The parking or storage garage walls are not painted white from sixty (60) centimeters above floor level.	Underground Parking Area	Closed
18	The parking or storage garage walls from floor level to a height of sixty (60) centimeters are not painted black.	Underground Parking Area	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
8	Property Standards	10 177434 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	8-Feb-12	08-MAY-12	25-Jun-12

No. of defects contained within the Order : **25**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Elevator machine room is not equipped to provide illumination to an average level of not less than 100 lux at floor level.	Elevator	Closed
2	The electrical connections are not maintained in a safe and complete condition. Namely replace and repair all coverplates and loose wires.	Elevator	Substantially Co
3	An emergency contact sign is not posted and maintained in a prominent place in the front lobby or entrance to the building.	Lobby	Closed
4	The transparent surface is not kept reasonably clean	Lobby	Substantially Co
5	Handrails on both sides of stair or ramp 1,100mm in width or more not provided. Namely to include all stairways.	Throughout Building	Closed
6	Lighting in a service room is provided at less than 200 lux.	Throughout Building	Closed
7	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
8	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely to include all service rooms, storage rooms, stairways, hallways ,all walls by elevator with cracked/broken tiles, plates by elevators are lifting off of the wall and all milkboxes must be secured to wall.	Throughout Building	Closed
9	Wall(s) not maintained clean.	Throughout Building	Closed
10	The mechanical ventilation system is not capable of completely changing the air in all rooms at least once per hour. Namely system must be kept running.	Throughout Building	Closed
11	The ventilation system or unit is not regularly cleaned. Namely to include garbage chute rooms, service rooms, storage rooms, hallways. The entire system must be cleaned.	Throughout Building	Substantially Co
12	The property is not maintained and/or kept clean in accordance with the standards.	Throughout Building	Closed
13	Garbage chute system originally installed in the multiple-dwelling is not maintained operative. Namely not spring loaded to close by itself. Where required.	Throughout Building	Closed
14	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely to include all service rooms, storage rooms, hallways. All floors in the entire building.	Throughout Building	Closed
15	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition. Namely repair all cracks in floors and replace non-skid strips where required.	Throughout Building	Closed
16	Previously finished surface(s) in the public area of the property is not maintained in good repair. Namely paint/clean restore all dwelling unit doors.	Throughout Building	Closed
17	The handrails and/or other appurtenant attachments and/or their supporting structural members are not maintained in a clean and/or sanitary condition.	Throughout Building	Closed
18	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair. Namely missing or loose door knobs/ handles#401 or others throughout the entire building.	Throughout Building	Closed
19	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely replace cracked or damaged ceiling tiles.	Throughout Building	Substantially Co
20	Laundry room sink(s) is not connected to hot and cold running water. Namely sinks are provided there for must be in working condiiton. Handles must be replaced.	Throughout Building	Closed
21	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.	Throughout Building	Closed
22	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. Namely lights in Lobby were not on at time of inspection.	Throughout Building	Substantially Co
23	Corridor serving patients or residents is not equipped to provide illumination to an average level of not less than 50 lux at floor or tread level. The 6th floor was the only floor with the proper level of lighting.	Throughout Building	Closed
24	Lighting in a storage room is provided at less than 50 lux.	Throughout Building	Closed

25	Previously finished wall(s) where marks, stains, graffiti, and/or other defacements have been removed have not been refinished. Namely paint and plaster where required.	Throughout Building	Closed
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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.**