

MLS Building Audit Program - Details

Property Address : 1580 BATHURST ST

Legal Description: PLAN 367 LOT 260 PT LOTS 259 AND 261 RP 66R13653 PARTS 1 AN

Roll No. : 1914011060037000000

Building : 1580 BATHURST ST -- S2105

Report Date : May 11, 2012

Building Audit Date : January 19, 2011

**** 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 May 11, 2012

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	11 111181 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	28-Jan-11	27-AUG-12	100.00%
2	Property Standards	11 111426 PRS 00 IV	REPORT ORDERS - WINDOW SAFETY GUARD	Expiry Date Extended	28-Jan-11	27-AUG-12	N/A**
3	Property Standards	11 111471 PRS 00 IV	REPORT ORDERS - SATELLITE DISH & AIR CONDITIONER	Expiry Date Extended	28-Jan-11	27-AUG-12	N/A**
4	Property Standards	11 113285 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Expiry Date Extended	28-Jan-11	27-AUG-12	50.00%
5	Waste	11 111377 WST 00 IV	LITTER DUMPING/REFUSE INVESTIGATION	Closed	28-Jan-11	19-AUG-11	N/A**

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	11 113285 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Expiry Date Exten	28-Jan-11	27-AUG-12	31-Jul-12

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Exterior landing not maintained, NAMELY: ground floor porch.	Exterior Of Building	Closed
2	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.	Exterior Of Building	Open
3	Guard has openings of a size that does not prevent the passage of a sphere having a diameter more than 100 millimetres	Exterior Of Building	Open
4	Required guard does not prevent the passage of a spherical object having a diameter more than 100 millimetres	Exterior Of Building	Open
5	Guard with a minimum height of 1,070 millimetres has not been provided at a balcony where the difference in level is more than 600 millimetres..	Exterior Of Building	Closed
6	Guard with a minimum height of 1,070 millimetres has not been provided at a balcony where the difference in level is more than 600 millimetres..	Exterior Of Building	Open
7	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	Open
8	Exterior window(s) with broken/cracked glass.	Exterior Of Building	Open
9	The exterior walls and their components are not being maintained in good repair, NAMELY: brick mortar loose and missing in sections.	Exterior Of Building	Closed
10	Equipment/attachment appurtenant to the building is not being maintained in good repair, NAMELY: No cover on cable box.	Exterior Of Building	Closed
11	The protective/decorative finish on the exterior surfaces is not being maintained in good repair, NAMELY: paint is peeling on wooden frame finish, windows, doors.	Exterior Of Building	Open
12	Exterior steps, not maintained, NAMELY: ground level porch steps.	Exterior Of Building	Closed
13	Height of the guard for the exit stairs are less than 1,070 millimetres around landings.	Exterior Of Building	Open
14	The exterior walls and their components are not being maintained in good repair, NAMELY: window lintel is cracked.	Exterior Of Building	Closed
15	The exterior walls and their components are not being maintained in good repair, NAMELY: Bricks and pardging are spalling.	Exterior Of Building	Closed
16	The exterior walls and their components are not being maintained in good repair, NAMELY: Spalling brick on window sill.	Exterior Of Building	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
1	Property Standards	11 111181 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	28-Jan-11	27-AUG-12	30-Nov-11

No. of defects contained within the Order : **50**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	1/F Entrance	Closed
2	Communication system identifies the tenant by unit number.	1/F Entrance	Closed
3	An emergency contact sign is not posted and maintained in a prominent place in the front lobby or entrance to the building. The sign shall indicate, in lettering not less than 12.7 millimetres in height, the current name, address and telephone number of the owner, manager or other person responsible for the property and the name and telephone number of the authorized person to contact in the case of an emergency on a twenty-four-hour basis.	1/F Entrance	Closed
4	Handrail on one side of stair less than 1,100mm in width not provided.	1/F West Stairway	Closed
5	Ceiling(s) constructed for the purpose of separation is not maintained in a good state of repair.	3/F to 4/F West Stairway	Closed
6	Exterior door not maintained in good repair. Namely: not closing properly and defective hardware.	4/F West Stairway	Closed
7	The treads and/or other appurtenant attachments and/or their supporting structural members are not maintained in good repair.	4/F to Roof Stairway	Closed
8	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	4/F to Roof Stairway	Closed
9	Handrail on one side of stair less than 1,100mm in width not provided.	4/F to Roof Stairway	Closed
10	Exit facility does not have a wall or a well-secured guard on each side. Namely: no guards on stairs.	Basement	Closed
11	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Basement	Closed
12	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Basement	Closed
13	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Basement	Closed
14	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Basement	Closed
15	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Basement	Closed
16	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Basement	Closed
17	Lighting in a storage room is provided at less than 50 lux.	Basement	Closed
18	Lighting in a service room is provided at less than 200 lux.	Basement	Closed
19	Lighting in a service room is provided at less than 200 lux.	Basement	Closed
20	Lighting in a service room is provided at less than 200 lux.	Basement	Closed
21	Lighting in a laundry room is provided at less than 200 lux.	Basement	Closed
22	The stairs and/or other appurtenant attachments and/or their supporting structural members are not maintained in good repair.	Basement	Closed
23	Room not kept in a clean and sanitary condition and free from rubbish and debris.	Basement	Closed
24	Area not kept in a clean and sanitary condition and free from rubbish and debris.	Basement	Closed
25	Room not kept in a clean and sanitary condition and free from rubbish and debris.	Basement	Closed
26	Floor and/or floor covering not kept in a clean and sanitary condition and free from rubbish and debris.	Basement	Closed

27	Floor and/or floor covering not kept in a clean and sanitary condition and free from rubbish and debris.	Basement	Closed
28	Room not kept in a clean and sanitary condition and free from rubbish and debris.	Basement	Closed
29	Ancillary room and the facilities, amenities and associated equipment is not maintained in good repair. Namely: telephone box cover missing.	Basement	Closed
30	The property is not maintained and/or kept clean in accordance with the standards. Namely: improper storage and retention of materials.	Basement	Closed
31	The electrical fixtures are not maintained in good working order. Namely: lighting fixture not secured.	Basement	Closed
32	The electrical connections are not maintained in good working order. Namely: wiring not secured.	Basement	Closed
33	Immediate action has not been taken to eliminate an unsafe condition. Namely: removal of cloth line.	Basement	Closed
34	The trapped floor drain is not screened with a metal grill or other suitable material so as to effectively exclude rodents.	Basement	Closed
35	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	Basement	Closed
36	Exterior window(s) with broken/cracked glass.	Basement	Closed
37	The electrical connections are not maintained in a safe and complete condition. Namely: wiring not terminated properly.	Basement Hallway	Closed
38	The stairs and/or other appurtenant attachments and/or their supporting structural members are not maintained in good repair. Namely: steps not secured and nosings defective.	Basement to 1/F Stairway	Closed
39	The stairs and/or other appurtenant attachments and/or their supporting structural members are not maintained in a safe condition. Namely: open risers have openings more than 100 millimetres.	Basement to 1/F Stairway	Closed
40	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.	Basement to 1/F Stairway	Closed
41	Required guard does not prevent the passage of a sphere having a diameter more than 100 millimetres.	Basement to 1/F Stairway	Closed
42	Height of the guard for the exit stairs are less than 1,070 millimetres around landings.	East Stairway	Closed
43	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.	East Stairway	Closed
44	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.	East Stairway	Closed
45	The property is not maintained and/or kept clean in accordance with the standards. Namely: accumulation of rubbish, refuse and/or other debris.	Roof	Closed
46	The floor and every appurtenance, surface cover and finish is not reasonably smooth and level and not in good repair.	Stairway	Closed
47	Floor and/or floor covering not kept in a clean and sanitary condition	Stairway	Closed
48	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.	Stairway	Closed
49	Height of the guard for the exit stairs are less than 1,070 millimetres around landings.	West Stairway	Closed
50	Handrail not continuous throughout length of stairway.	West Stairway	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.**