

MLS Building Audit Program - Details

Property Address : 1582-1584 BATHURST ST

Legal Description: PLAN 367 PT LOTS 258 & 259

Roll No. : 1914011060036000000

Building : **1582-1584 BATHURST ST -- S2105 -- NO FURTHER ACTION REQUIRED**

Report Date : **May 11, 2012**

Building Audit Date : **January 25, 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	Graffiti	11 114117 GRA 00 IV	GRAFFITI	Closed	31-Jan-11	07-FEB-11	N/A**
2	Property Standards	11 113911 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	31-Jan-11	05-SEP-11	100.00%
4	Property Standards	11 114081 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	31-Jan-11	02-SEP-11	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	11 114081 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	31-Jan-11	02-SEP-11	5-Sep-11

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Several window screens are torn	Exterior Of Building	Closed
2	Several windows are not provided with window screens	Exterior Of Building	Closed
3	Exterior wood surfaces at front of building have deteriorated paint	Exterior Of Building	Closed
4	Exterior garbage containment area not screened.	Exterior Of Building	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
2	Property Standards	11 113911 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	31-Jan-11	05-SEP-11	5-Sep-11

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Paint peeling and deteriorated on walls and ceiling.	2nd Floor	Closed
2	Cap covering wiring at ceiling level missing in areas.	2nd Floor	Closed
3	Plaster on ceiling damaged and missing.	3rd Floor	Closed
4	Holes in ceiling.	Boiler Room	Closed
5	Lighting in a service room is provided at less than 200 lux.	Boiler Room	Closed
6	Ceiling damaged.	Electrical Room	Closed
7	Carpeting loose.	Elevator	Closed
8	Hallways are not equipped to provide illumination to an average level of not less than 50 lux at floor level.	Hall	Closed
9	Paint peeling and deteriorated on ceilings.	Hall	Closed
10	Paint peeling and deteriorated on walls.	Hall	Closed
11	Plaster patches not painted. Various locations.	Hall	Closed
12	Required guard does not prevent the passage of a spherical object having a diameter of of 100 millimetres	Stairway	Closed
13	The required guard has members, attachments or openings that will facilitate climbing.	Stairway	Closed
14	Guard is less than 1,070 millimetres high.	Stairway	Closed
15	Sidelite by door to exterior. Glass cracked.	Stairway	Closed

16	Required guard does not prevent the passssage of a spherical object having a diameter of of 100 millimetres	Stairway	Closed
17	The required guard has members, attachments or openings that will facilitate climbing.	Stairway	Closed
18	A window in a stairway that extends to less than 1,070 millimetres above the landing is not 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
19	Door(s) and/or hatch(es) providing access to roof is not kept locked at all times.	West	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.**