

MLS Building Audit Program - Details

Property Address : 1615 DUNDAS ST E

Legal Description: CON 1 FB PT LOT 10

Roll No. : 1904083050072000000

Building : 1615 DUNDAS ST E

Report Date : May 11, 2012

Building Audit Date : March 25, 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 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
5	Property Standards	09 140178 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	16-Jun-09	01-FEB-10	51.52%
6	Property Standards	11 114902 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	31-Jan-11	01-APR-11	100.00%
7	Property Standards	11 114938 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Prosecution Initiated	31-Jan-11	01-APR-11	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
6	Property Standards	11 114902 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	31-Jan-11	01-APR-11	4-Apr-11

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	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
2	The guard is designed that a member, attachment or opening located between 140 millimetres and 900 millimetres above the level being protected facilitates climbing.	Stairway	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
7	Property Standards	11 114938 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Prosecution Initiat	31-Jan-11	01-APR-11	30-Jun-12

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The balconies are not maintained in good repair. Namely; copper plates at face of balcony floor slabs.	Balcony	Open
2	The balcony, and/or the supporting structural member(s) are not maintained in good repair. Namely; balcony concrete where required.	Balcony	Open
3	The exterior surface has not been restored and/or resurfacedn where necessary. Namely; balcony guards where required	Balcony	Open
4	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.	East	Open
5	A retaining wall exceeding 1,000 millimetres in exposed height is not protected by a guard on the open side where access is provided.	East	Open
6	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.	East	Open
7	Required guard does not prevent the passage of a spherical object having a diameter more than 100 millimetres	East	Open
8	Eavestrough not maintained in good repair.	North	Open
9	Roof drainage discharging at more than one hundred and fifty (150) millimeters above grade.	North	Open
10	The guards and/or other appurtenant attachments and/or their supporting structural members are not maintained in good repair.	West	Open

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
5	Property Standards	09 140178 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	16-Jun-09	01-FEB-10	1-Feb-11

No. of defects contained within the Order : **33**

No. of defects that remain outstanding : **16**

Deficiency Details			
No.	Violation/Defect	Location	Status
1	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.	East Side of Building	Closed
2	Exterior door has defective hardware.	East Side of Building	Closed
3	Dwelling unit window that is capable of being opened has no screen.	East Side of Building	Closed
4	The exterior walls and their components (fascia board) are not being maintained in good repair.	East Side of Building	Closed
5	Immediate action has not been taken to eliminate an unsafe condition. (Namely, balcony storage represents a climbing hazard)	East Side of Building	Closed
6	The protective/decorative finish on the exterior surfaces is not being maintained in good repair. (Namely but not limited to: refinish of woodwork, metalwork such as guards, and balcony slab)	East Side of Building	Open
7	Eavestrough/roof gutter not maintained in good repair.	East Side of Building	Closed
8	The required guard(s) are not installed/maintained to comply with the Ontario Building Code, namely; the required guard is designed so that a member, attachment or opening between 100 mm (4 inches) and 900mm (35 inches) above the floor of the structure, which it is protecting, facilitates climbing.	East Side of Property	Open
9	The required guard on top of retaining wall is less than one thousand and seventy (1070) millimetres high.	East Side of Property	Open
10	The fence, screen and/or other enclosure around or on the property is not being maintained in good repair.	East Side of Property	Closed
11	The required guard(s) on top of retaining wall are not installed/maintained to comply with the Ontario Building Code, namely; the openings through the guard do not prevent the passage of a spherical object having a diameter of more than 100mm (4 inches).	East Side of Property	Open
12	The exterior walls and their components (fascia board) are not being maintained in good repair.	North Side of Building	Open
13	The protective/decorative finish on the exterior surfaces is not being maintained in good repair. (Namely but not limited to: refinish of woodwork and metalwork such as guards)	North Side of Building	Open
14	Eavestrough/roof gutter not maintained in good repair.	North Side of Building	Open
15	Roof drainage discharging at more than one hundred and fifty (150) millimeters above grade.	North Side of Building	Open
16	Exterior walkway not maintained in good repair.	North Side of Property	Closed
17	Roof drainage discharging at more than one hundred and fifty (150) millimeters above grade.	South Side of Building	Closed
18	Immediate action has not been taken to eliminate an unsafe condition. (Namely, balcony storage represents a climbing hazard)	South Side of Building	Closed
19	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.	West Side of Building	Closed
20	Dwelling unit window that is capable of being opened has no screen.	West Side of Building	Closed
21	The protective/decorative finish on the exterior surfaces is not being maintained in good repair. (Namely but not limited to: refinish of woodwork and metalwork such as balcony guards)	West Side of Building	Open
22	Equipment/attachment appurtenant to the building is not being maintained in good repair, namely, the vent grille is missing.	West Side of Building	Closed
23	The exterior walls and their components (fascia board) are not being maintained in good repair.	West Side of Building	Open
24	The required guard on top of retaining wall is not provided (the minimum guard height shall be one thousand and seventy (1070) millimetres).	West Side of Property	Open
25	The required handrail(s) are not installed/maintained to comply with the Ontario Building Code, namely; the required handrails on both sides of the stairs that are 1100mm (43 inches) in width or greater, are not provided.	West Side of Property	Open

26	The required guard(s) on top of retaining wall are not installed/maintained to comply with the Ontario Building Code, namely; the required guard is designed so that a member, attachment or opening between 100 mm (4 inches) and 900mm (35 inches) above the floor of the structure, which it is protecting, facilitates climbing.	West Side of Property	Open
27	The required guard(s) on top of retaining wall are not installed/maintained to comply with the Ontario Building Code, namely; the openings through the guard do not prevent the passage of a spherical object having a diameter of more than 100mm (4 inches).	West Side of Property	Open
28	Immediate action has not been taken to eliminate an unsafe condition. (Namely, balcony storage represents a climbing hazard)	West Side of Property	Closed
29	The required guard(s) for stairs are not installed securely or maintained in good repair.	West Side of Property	Open
30	Exterior walkway not maintained in good repair.	West Side of Property	Closed
31	The tree, limb or branch, which is located on the property is diseased, decayed or damaged and has not been removed or otherwise pruned to remove the diseased, decayed or damaged portion.	West Side of Property	Closed
32	Exterior garbage bin(s) covers left open.	West Side of Property	Closed
33	The required handrail(s) are not installed/maintained to comply with the Ontario Building Code, namely; the required handrail for the stairs, that is less than 1100mm (43 inches) in width, is not provided.	West Side of Property	Open

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.**