

**MLS Building Audit Program - Details**

**Property Address :** 330 DUNDAS ST E

Legal Description: PLAN 239 PT LOTS 4 5 & 6 RP 63R4653 PART 1

Roll No. : 1904072300080000000

Building : 330 DUNDAS ST E -- S2804

**Report Date :** May 11, 2012

**Building Audit Date :** February 11, 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 124862 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Order Issued	23-Feb-11	24-MAY-11	70.59%
2	Property Standards	11 124899 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Order Issued	23-Feb-11	18-JUL-11	96.77%

**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
1	Property Standards	11 124862 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Order Issued	23-Feb-11	24-MAY-11	29-Apr-12

No. of defects contained within the Order : **17**

No. of defects that remain outstanding : **5**

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The exterior walls and their components are not being maintained in good repair, namely deteriorated finish and paint peeling.	Exterior	Open
2	Exterior steps, not maintained.	Exterior Of Building	Closed
3	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
4	The electrical fixtures are not maintained in good working order, namely damaged light fixture.	Exterior Of Building	Closed
5	Exterior door has defective hardware, namely missing handling.	Exterior Of Building	Closed
6	The ventilation system or unit is not regularly cleaned, namely clean all vents	Exterior Of Building	Substantially Com
7	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	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 deteriorated/rusted canopy.	Exterior Of Building	Closed
9	The exterior walls and their components are not being maintained in good repair, namely spalling brick.	Exterior Of Building	Open
10	Exterior window or skylight not maintained in good repair, namely rusted window guards.	Exterior Of Building	Open
11	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 namely damaged screen	Exterior Of Building	Substantially Com
12	The surface of a window is not kept reasonably clean, namely clean all windows and window frames.	Exterior Of Building	Closed
13	The plumbing drain pipe(s)) is not maintained in good working order namely damaged/insecure eaves trough.	Exterior Of Building	Open
14	The fence, screen and/or other enclosure around or on the property is not being maintained in good repair namely damaged/dented picket.	Exterior Of Building	Closed
15	The retaining wall is not being maintained in good repair namely concrete deterioration near exit stairwell from basement.	Exterior Of Building	Open
16	Exterior walkway not maintained, namely uneven walkway.	Exterior Of Building	Closed
17	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	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 124899 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Order Issued	23-Feb-11	18-JUL-11	11-Jul-12

No. of defects contained within the Order : **31**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Interior lighting fixtures or lamps are not maintained operative, namely missing light bulb.	3rd Floor	Closed
2	The electrical receptacle are not maintained in a safe and complete condition, namely missing receptacle cover.	3rd Floor	Closed
3	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials, to include finish.	3rd Floor	Closed
4	The (stairs, treads, risers, guards, handrails, and/or other appurtenant attachments) and/or their supporting structural members are not being maintained free from defects/hazards, namely damaged stair tread nosing.	3rd Floor	Closed
5	The heating system or unit is not in good repair and maintained in good working condition, namely damaged grate below heating unit.	3rd Floor	Closed
6	Lighting in a service room is provided at less than 200 lux.	Basement	Open
7	Interior lighting fixtures or lamps are not maintained, namely defective light fixture.	Basement	Closed
8	Interior lighting fixtures or lamps are not maintained, namely defective light fixture.	Basement	Closed
9	Interior lighting fixtures or lamps have not been installed.	Basement	Closed
10	Previously finished wall(s) in the property are not maintained in good repair.	Basement	Closed
11	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	Basement	Closed
12	Wall(s) not maintained clean, namely mould.	Basement	Closed
13	The electrical connections are not maintained in a safe and complete condition, namely loose unsecured wires.	Basement	Closed
14	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials, namely damaged baseboard.	Basement	Closed
15	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	Basement	Closed
16	The ventilation system or unit is not kept in good repair and maintained in good working condition at all times, namely presence of unused vent pipe at ceiling area.	Basement	Closed
17	Floor and/or floor covering not kept free from holes, stains, rubbish and debris, namely undue storage.	Basement	Closed
18	The electrical connections are not maintained in a safe and complete condition, namely loose, unsecured wires.	Basement	Closed
19	The electrical connections are not maintained in a safe and complete condition, namely loose unsecured wires.	Basement	Closed
20	The electrical receptacle are not maintained in a safe and complete condition, namely burned receptacles.	Throughout Building	Closed
21	A window in a stairway that extends to less than 1,070 millimetres above the landing is not protected by a guard that is 1,070 millimetres high measured to the top of the guard from the surface of the landing.	Throughout Building	Substantially Com
22	Previously finished wall(s) in the public area of the property is not maintained in good repair.	Throughout Building	Closed
23	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.	Throughout Building	Closed
24	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.	Throughout Building	Closed
25	The ventilation system or unit is not kept in good repair and maintained in good working condition at all times, namely ventilation system not operating 24/7.	Throughout Building	Closed

26	The (stairs, treads, risers, guards, handrails, and/or other appurtenant attachments) and/or their supporting structural members are not being maintained free from defects/hazards, namely space/gap between stair treads exceed 100 MM.	Throughout Building	Closed
27	Previously finished surface(s) in the public area of the property is not maintained in good repair, namely deteriorated finish at doors and frames.	Throughout Building	Substantially Com
28	The emergency contact sign is not in lettering of not less than 12.7 millimetres in height, namely emergency contact sign and lettering less than required size.		Closed
29	Lighting in a storage room is provided at less than 50 lux.		Closed
30	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials, namely damaged and/or missing wall tiles.		Closed
31	Garbage chute system originally installed in the multiple-dwelling is not maintained operative, namely defective self closing device at chute lid.		Closed

### Part III - Apartment Unit Activity Summary for Property Standards Orders :

<b>Active apartment unit related investigation matters (Property Standards only) :</b>	<b>0</b>
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.**