

MLS Building Audit Program - Details

Property Address : 3725-3735 DUNDAS ST W

Legal Description: PLAN 3035 PT BLK 5 PLAN 1459 PT BLK P & R PLAN 1260 PT BLK O

Roll No. : 1914082310061000000

Building : 3735 DUNDAS ST W

Report Date : May 11, 2012

Building Audit Date : July 12, 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 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	10 218146 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	12-Jul-10	03-AUG-10	100.00%
2	Property Standards	10 218258 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	14-Jul-10	14-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
1	Property Standards	10 218146 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	12-Jul-10	03-AUG-10	4-Aug-10

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Exterior yard surface and/or similar areas not maintained. Namely; sink hole	Exterior	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
2	Property Standards	10 218258 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	14-Jul-10	14-MAY-12	14-Jul-12

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The surface of a window is not kept reasonably clean (graffiti)	1st Floor	Closed
2	Previously finished wall(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance.	1st Floor	Closed
3	Previously finished wall(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance.	1st Floor	Closed
4	The electrical connections are not maintained in good working order.	1st Floor	Closed
5	Floor and/or floor covering not kept in a clean and sanitary condition	1st Floor	Closed
6	Previously finished surface(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance.	1st Floor	Closed
7	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	1st Floor	Closed
8	Floor and/or floor covering not clean and free from stains.	1st Floor	Closed
9	The floor and every appurtenance, surface cover and finish is not reasonably smooth and level.	1st Floor	Closed
10	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	1st Floor	Closed
11	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely: missing tiles	3rd Floor	Closed
12	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. (Also, drain to be capped off.)	3rd Floor	Closed
13	Door hardware/devices are not maintained in good repair.	3rd Floor	Closed
14	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely; wall tiles missing	4th Floor	Closed
15	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	5th Floor	Closed
16	Interior lighting fixtures or lamps are not maintained. Namely; 2 fixtures not working	7th Floor	Closed

17	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	10th Floor	Closed
18	Previously finished wall(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance.	Basement	Closed
19	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.(Hole in ceiling)	Basement	Closed
20	Lighting in a storage room is provided at less than 50 lux.	Basement	Closed
21	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	Basement	Closed
22	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	Basement	Closed
23	The electrical connections are not maintained in good working order.	Basement	Closed
24	Lighting in a service room is provided at less than 200 lux.	Basement	Closed
25	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	Basement	Closed
26	Floor not kept in a clean condition and free from rubbish and debris.	Boiler Room	Closed
27	Interior lighting fixtures or lamps are not maintained. (1 fixture not working)	Boiler Room	Closed
28	Lighting in a service room is provided at less than 200 lux.	Boiler Room	Closed
29	Previously finished surface(s) in the public area of the property are not maintained in good repair. Namely; suite door and door frames as required.	Hall	Closed
30	Previously finished surface(s) in the public area of the property is not maintained in good repair. Namely; hallway walls as required.	Hall	Closed
31	Lighting in a hallway is provided at less than 50 lux.	Hall	Closed
32	Previously finished surface(s) in the public area of the property is not maintained in good repair.	Stairway	Closed
33	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	Stairway	Closed
34	Previously finished surface(s) in the public area of the property is not maintained in good repair. Namely; paint and plaster as required.	Stairway	Closed
35	Carpets not maintained free from trip or other hazardous condition. Namely; Uneven bumpy tape repairs at transition points.		Closed
36	The property is not maintained and/or kept clean in accordance with the standards.		Closed
37	Floor and/or floor covering not kept clean.		Closed
38	Door hardware/devices are not maintained in good repair.(door not self latching)		Closed
39	Carpets not free from stains.(extensive staining, replace carpets.)		Closed
40	Garbage disposal room is not maintained in a clean and odour free condition.		Closed
41	Lighting in a service room is provided at less than 200 lux.		Closed
42	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.(2 Fix.)		Closed
43	Interior lighting fixtures or lamps are not maintained.		Closed
44	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.		Closed
45	Interior lighting fixtures or lamps are not maintained.		Closed
46	The ventilation system or unit is not regularly cleaned.(fan)		Closed
47	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.		Closed
48	Door hardware/devices are not maintained in good repair.		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.**