

**MLS Building Audit Program - Details**

**Property Address :** 4029 OLD DUNDAS ST

Legal Description: PLAN 1915 LOT 13 TO 15 PT LOT 16 PT LOT 17 RP 66R8143 PART 1

Roll No. : 1914082300014000000

Building : 4029 OLD DUNDAS ST -- W1301

**Report Date :** May 11, 2012

**Building Audit Date :** October 05, 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 288156 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Expiry Date Extended	11-Oct-11	07-JUN-12	57.14%
2	Property Standards	11 288159 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Expiry Date Extended	11-Oct-11	07-JUN-12	10.00%
3	Property Standards	11 288157 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Expiry Date Extended	18-Oct-11	14-JUN-12	80.95%

**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
2	Property Standards	11 288159 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Expiry Date Exten	11-Oct-11	07-JUN-12	21-Jun-12

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Guard has openings of a size that does not prevent the passage of a sphere having a diameter more than 100 millimetres	1st Parking Level	Open
2	Garage entrance driveway not maintained. (Namely: B-1 Level garage entrance, driveway cracked and broken)	1st Parking Level	Open
3	The exterior walls and their components are not being maintained free from loose or unsecured objects or materials. (Namely: Spalling or delaminating concrete on elevated guarded wall)	1st Parking Level	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.	1st Parking Level	Open
5	Exterior garbage containment area not screened.	2nd Parking Level	Open
6	The protective/decorative finish on the exterior surfaces is not being maintained in good repair. (Namely: Ceiling and walls located at B-2 exterior parking area)	2nd Parking Level	Open
7	Exterior area of property for vehicular traffic or parking/storage not provided with curb stops or other restraining device.	2nd Parking Level	Open
8	Driveway or similar areas not maintained. (namely: cracked and broken pavement located in B-2 exterior parking spaces 24-22)	2nd Parking Level	Open
9	Exterior walkway not maintained. (Namely: Main entrance concrete threshold)	Entranceway	Closed
10	The yard does not have suitable ground cover to prevent unstable soil conditions or erosion. (Namely: Missing or damaged grass ground cover - repair as required)	Exterior Of Building	Open

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
1	Property Standards	11 288156 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Expiry Date Exten	11-Oct-11	07-JUN-12	11-Jun-12

No. of defects contained within the Order : **14**

No. of defects that remain outstanding : **6**

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The mechanical ventilation system in the parking or storage garage is not on at all times or otherwise controlled automatically by a carbon monoxide detection system that is located so as to provide full protection.	Parking Garage	Closed
2	Alert signs are not prominently displayed on columns or walls 2.1 metres above the floor, measured from the top of the sign to the floor, so that there is 1 alert sign for every 25 parking stalls in the parking or storage garage, with the alert signs being evenly distributed in the parking or storage garage, but located no more than 30 metres apart.	Parking Garage	Closed
3	The safe-exit door, the frame of a safe-exit door and the wall adjacent to the safe-exit door to a distance of one (1) metre on both sides of the frame, and to a height of three (3) metres above the floor or to the soffit above the bulkhead over the door. Door shall be coloured green to match the colour indicated by number 14193 in Federal Standard 595B COLORS, dated July 1994, 7690-01-162-2210 Fan Deck	Parking Garage	Open
4	Small safe-exit arrows are not prominently displayed on columns or walls 1.5 metres above the floor, measured from the center of the arrow to the floor; at least every ten (10) metres along the safe-exit route; at all safe-exit route decision points along the safe-exit route; and wherever a safe-exit route crosses a traffic aisle.	Parking Garage	Closed
5	The parking or storage garage does not have a designated safe-exit route.	Parking Garage	Closed
6	Large safe-exit arrows are not displayed on safe-exit doors 1.5 metres above the floor, measured from the center of the arrow to the floor, with the arrow pointing down.	Parking Garage	Open
7	The parking or storage garage walls painted surface is not maintained in a state of good repair.	Parking Garage	Open
8	The required exit door(s) through which a person must pass through or pass by from the first required exit door to the outside of the building, except the lockable entrance door and the door opening directly to the outside, does not incorporate wired glass panels over fifty percent (50%) of their surfaces.	Parking Garage	Open
9	The garage door that is equipped with an automatic closing mechanism is not equipped with a sensing device that does not allow the door to close when any person, animal or object is crossing its path.	Parking Garage	Closed
10	The parking or storage garage is used to keep vehicles or parts of them that are in a wrecked, discarded, dismantled, inoperative or abandoned condition. (Namely: Unplated Ford Mustang parked in spot 4)	Parking Garage	Closed
11	The parking or storage garage ceiling painted surface is not maintained in a state of good repair.	Parking Garage	Open
12	The ceilings in the parking or storage garage are not maintained free of holes, breaks or cracks.	Parking Garage	Closed
13	Lighting in a garage is provided at less than 50 lux.	Parking Garage	Closed
14	The property is not maintained clean in accordance with the standards. (namely: Dirt, debris, and oil stains on floor throughout garage)	Parking Garage	Open

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
3	Property Standards	11 288157 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Expiry Date Exten	18-Oct-11	14-JUN-12	21-Feb-12

No. of defects contained within the Order : **21**

No. of defects that remain outstanding : **4**

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Exterior door has deteriorated/ineffective weather-proofing.	Basement	Open
2	Exterior door not maintained in good repair. (Namely: Door damaged by rust)	Basement	Open
3	Exterior door not maintained in good repair. (namely: Doors deteriorated with rust)	Basement	Open
4	The property is not maintained clean in accordance with the standards. (namely: Improper storage of materials outside of designated storage locker spaces)	Basement	Closed
5	The property is not maintained clean in accordance with the standards. (Namely: Improper storage and retention of materials located within utility rooms)	Basement	Closed
6	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	Basement	Closed
7	The trapped floor drain is not screened with a metal grill or other suitable material so as to effectively exclude rodents.	Basement	Closed
8	The stairs are not maintained in good repair. (Namely: delaminating and broken concrete nosing - exposed rebar)	Basement	Closed
9	Lighting in a service room is provided at less than 200 lux.	Basement	Closed
10	Exit is not equipped to provide illumination to an average level of not less than 50 lux at tread level.	Basement	Open
11	Handrail on one side of stair less than 1,100mm in width not provided	Basement	Closed
12	Previously finished walls in the public area of the property are not maintained in good repair. (Namely: Defective or damaged paint and plaster finish - repair as required)	Common Corridors	Closed
13	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.	Common Corridors	Closed
14	The opening in an exterior wall is not weather tight. (Namely: Defective and in-secured ventilation sleeve)	Laundry Room	Closed
15	The plumbing system is not kept in good repair. (Namely: Improperly terminated plumbing connection - remove or repair)	Laundry Room	Closed
16	An emergency contact sign is not posted and maintained in a prominent place in the front lobby or entrance to the building.	Lobby	Closed
17	The emergency contact sign is not in lettering of not less than 12.7 millimetres in height.	Lobby	Closed
18	Previously finished surfaces are not maintained in good repair. (Namely: Walls located within roof top utility rooms (not free from damage))	Roof Of Building	Closed
19	The property is not maintained clean in accordance with the standards. (Namely: Improper storage and retention of materials)	Roof Of Building	Closed
20	The property is not maintained clean in accordance with the standards. (namely: Improper storage and retention of materials)	Roof Of Building	Closed
21	Walls not maintained free of holes, cracks, damaged and deteriorated materials. (Namely: damaged paint, plaster finish throughout stairways - repair as required)	Stairway	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.**