

MLS Building Audit Program - Details

Property Address : 4049 DUNDAS ST W

Legal Description: PLAN 1027 PT LOTS 1 & 10 PLAN 816 PT BLK B CON 2 FTB HUMBER

Roll No. : 1914082290009000000

Building : 4049 DUNDAS ST W -- NO FURTHER ACTION REQUIRED

Report Date : May 11, 2012

Building Audit Date : January 20, 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 107477 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	26-Jan-10	25-FEB-10	100.00%
2	Property Standards	10 110144 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	29-Jan-10	19-MAY-11	100.00%
4	Property Standards	10 110319 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	29-Jan-10	18-MAY-11	100.00%
5	Property Standards	10 110344 PRS 00 IV	INTERIOR COMMON ELEMENTS - COMPACTOR ROOM	Closed	29-Jan-10	16-MAY-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
2	Property Standards	10 110144 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	29-Jan-10	19-MAY-11	19-May-11

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The exterior walls and their components are not being maintained in good repair. specifically damaged bricks on the wall by the studio apartment [south side] and hole in bricks on the south side of the building.	South Rear West	Closed
2	The exterior surface of the building shall be maintained free of graffiti and/or painted slogans.	South Side of Building	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
5	Property Standards	10 110344 PRS 00 IV	INTERIOR COMMON ELEMENTS - COMPACTOR ROOM	Closed	29-Jan-10	16-MAY-11	16-May-11

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Previously finished wall(s) in the public area of the property is not maintained in good repair. Specifically damaged tiles on wall by door.	Compactor Room	Closed
2	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Specifically hole in the ceiling.	Compactor Room	Closed
3	The floor and every appurtenance, surface cover and finish is not maintained. Specifically drain covers missing	Compactor Room	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
4	Property Standards	10 110319 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	29-Jan-10	18-MAY-11	18-May-11

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	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. Specifically extra signage required	1st Parking Level	Closed
2	The floors in the parking or storage garage are not maintained free of holes, breaks or cracks. Specifically deteriorated asphalt surface by stall #19 & 56	1st Parking Level	Closed
3	Lighting in a storage room is provided at less than 50 lux. Specifically no lighting in the storage lockers	3rd Parking Level	Closed
4	The parking or storage garage is used to keep junk or rubbish. Secifically accumulation of stored material in parking garage.	Parking Area	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
1	Property Standards	10 107477 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	26-Jan-10	25-FEB-10	26-Feb-10

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Wall damaged behind door.	1st Floor	Closed
2	No cover on ceiling light fixture.	1st Floor	Closed
3	Wall tiles broken and missing around chute door.	2nd Floor	Closed
4	Broken cover on light fixture.	2nd Floor	Closed
5	Wallpaper loose, torn and missing.	2nd Floor	Closed
6	Carpeting loose at join with tiles.	3rd Floor	Closed
7	Ceiling light fixture missing cover.	3rd Floor	Closed
8	Gargage chute room. Gargage chute door twisted, does not close.	4th Floor	Closed
9	Fire hose cabinet has cracked, broken glass pane.	4th Floor	Closed
10	Door accessing gargage chute room is missing knob.	4th Floor	Closed
11	Damaged electrical outlet.	5th Floor	Closed
12	Hole in floor.	6th Floor	Closed
13	Access doors do not close and latch properly.	7th Floor	Closed
14	Doors accessing gargage chute rooms do not close completely.	9th Floor	Closed
15	Damaged electrical outlet.	10th Floor	Closed
16	Access door missing knob.	10th Floor	Closed
17	Ceiling tile missing.	11th Floor	Closed
18	Floor tile cracked.	11th Floor	Closed
19	Hole in floor.	11th Floor	Closed
20	Handrail loose. Weld broken.	East	Closed
21	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.	Hall	Closed
22	Doors and door frames have chipped, marked and marred paint.	Hall	Closed
23	Plastic panel cracked and broken.	Laundry Room	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.**