

MLS Building Audit Program - Details

Property Address : 571 DUNDAS ST W

Legal Description: PLAN 88 LOTS 10 TO 33 CLSD LANE PLAN 333 LOTS 1 TO LOT 25 PI

Roll No. : 1904065260001000000

Building : 73 AUGUSTA SQ -- NO FURTHER ACTION REQUIRED

Report Date : May 11, 2012

Building Audit Date : March 18, 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 135949 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	27-Apr-10	27-JUL-10	100.00%
2	Property Standards	10 138958 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	27-Apr-10	27-JUL-10	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 135949 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	27-Apr-10	27-JUL-10	31-Dec-10

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Equipment/attachment appurtenant to the building is not properly anchored, Namely; Satellite dishes, and window air conditioners.	Exterior Of Building	Closed
2	The protective/decorative finish on the exterior surfaces is not being maintained in good repair. Namely; paint peeling from white surfaces of building at bacony ends and ceilings.	Exterior Of Building	Closed
3	The protective/decorative finish on the exterior surfaces is not being maintained in good repair. Namely; beige colored surfaced has peeling paint.	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	10 138958 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	27-Apr-10	27-JUL-10	31-Mar-11

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Floor covering not kept in good repair. Namely; floor tiles broken, dirty and worn out.	2nd Floor	Closed
2	Janitor's room and associated equipment is not maintained in a clean condition.	2nd Floor	Closed
3	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection. Namely; protective material broken	2nd Floor	Closed
4	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection. Namely; light protection broken.	4th Floor	Closed
5	Previously finished surface(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance. Paint chipped from exterior elevator side panels.	4th Floor	Closed
6	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection. Namely; protective material broken.	5th Floor	Closed
7	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection. Namely; the protective material is broken.	7th Floor	Closed
8	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	7th Floor	Closed
9	Interior lighting fixtures or lamps are not maintained. Protective material for the light fixture damaged.	8th Floor	Closed
10	Previously finished surface(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance. Namely; paint peeling off baseboards	8th Floor	Closed
11	The supporting members of the building or structure are not being maintained in good repair. Namely; unit masonry wall cracked from ceiling to floor.	5th floor	Closed
12	Exterior door has deteriorated/ineffective weather-proofing.	Boiler Room	Closed

13	Previously finished surface(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance. Namely; paint peeling from wall.	Stairway	Closed
14	Floor not kept in a clean condition.	Stairway	Closed
15	Previously finished surface(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance.	Stairway	Closed
16	The electrical connections are not maintained in good working order. Namely; cover missing from junction box		Closed
17	Lighting in a service hallway is provided at less than 50 lux.		Closed
18	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.		Closed
19	Floor not kept free from rubbish and debris.		Closed
20	Required guard does not prevent the passage of a sphere having a diameter more than 100 millimetres.		Closed
21	Lighting in a exit stairway is provided at less than 50 lux.		Closed
22			Closed
23	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition. Namely; door mats.		Closed
24	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.		Closed
25	The ventilation system or unit is not regularly cleaned.		Closed
26	Previously finished surface(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance. Namely; the paint finish is deteriorated on the steps and landings.		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.**