

MLS Building Audit Program - Details

Property Address : 1044 COLLEGE ST

Legal Description: PLAN B324 LOT 49 TO LOT 51

Roll No. : 1904044240037000000

Building : 1044 COLLEGE ST

Report Date : January 18, 2019

Building Audit Date : September 10, 2013

** 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 January 18, 2019

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	13 233672 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	16-Sep-13	16-DEC-13	100.00%
2	Property Standards	13 233729 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	16-Sep-13	14-MAY-15	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	13 233729 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	16-Sep-13	14-MAY-15	4-Nov-15

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Soffits throughout have holes.	Exterior Of Building	Closed
2	Soffits of fire escape for building 1044 contains holes.	Exterior Of Building	Closed
3	The north exterior wall of building 1048 has broken bricks	Exterior Of Building	Closed
4	The east wall of building 1050 has broken bricks	Exterior Of Building	Closed
5	All previously painted exterior wood surfaces have deteriorated paint.	Exterior Of Building	Closed
6	The exterior brickwork around roof area of building has missing mortar	Exterior Of Building	Closed
7	The eavestrough and trim throughout the building is rusted and stained.	Exterior Of Building	Closed
8	Balcony doors will not completely close and door hardware is defective.	Exterior Of Building	Closed
9	The chimney at building 1054 has broken bricks	Exterior Of Building	Closed
10	The chimney at building 1050 has broken bricks	Exterior Of Building	Closed
11	The exterior wood floor boards at building entrances has worn 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
1	Property Standards	13 233672 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	16-Sep-13	16-DEC-13	16-Jan-14

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Exposed electrical wiring.	Building	Closed
2	Electrical connection box on ceiling has no cover.	Building	Closed
3	Paint peeling on wall.	Building	Closed
4	Paint peeling on radiator.	Building	Closed
5	Covering not painted.	Building	Closed
6	Surface finish has deteriorated.	Building	Closed
7	Doors and/or hatches providing access to roof are not kept locked at all times.	Building	Closed
8	Ceiling has holes in areas.	Building	Closed
9	Wood covering damaged.	Building	Closed
10	Plaster damaged and missing.	Building	Closed
11	Stair tread coverings are worn and torn.	Building	Closed
12	Metal bullnose missing from several stair treads.	Building	Closed
13	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Building	Closed
14	Handrail not provided on at least one side of stairs or ramps less than 1,100mm in width	Building	Closed
15	Height of the guard for the exit stairs are less than 1,070 millimetres around landings.	Building	Closed
16	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.	Building	Closed
17	Picketts missing.	Building	Closed
18	Guard with a minimum height of 1,070 millimetres has not been provided at a raised floor where the difference in level is more than 600 millimetres.	Building	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.**