

MLS Building Audit Program - Details

Property Address : 1525 DUNDAS ST W

Legal Description: CON 1 PT PARK LOT 29 PLAN 438 PT LOT 29

Roll No. : 1904024070032000000

Building : 1525 DUNDAS ST W

Report Date : January 18, 2019

Building Audit Date : June 27, 2012

** 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
2	Property Standards	12 201986 PRS 00 IV		Closed	9-Jan-14	23-DEC-14	100.00%
3	Property Standards	12 201957 PRS 00 IV		Closed	20-Jan-14	20-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
3	Property Standards	12 201957 PRS 00 IV		Closed	20-Jan-14	20-MAY-15	25-Oct-16

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Paint peeling and deteriorated.	Building	Closed
2	Torn and damaged window screens.	Building	Closed
3	Area of bricks and mortar damaged and deteriorated.	East	Closed
4	Bricks extremely dirty.	East	Closed
5	Bricks and mortar damaged and deteriorated on either side of doors.	East	Closed
6	Paint on wall peeling and deteriorated.	East Side of Building	Closed
7	No suitable ground cover. Area is bare earth.	East Side of Building	Closed
8	Guards dirty and stained.	East Side of Building	Closed
9	Areas of paint peeling and missing. Rust evident.	Front Yard	Closed
10	Paint peeling and deteriorated.	North	Closed
11	Section of aluminum fascia missing from east side.	Roof Of Building	Closed
12	West wall of building. Concrete surface at lower level damaged and deteriorated.	South Side of Property	Closed
13	No suitable ground cover and yard area has holes. Both sides of walkway.	Walkway	Closed
14	Light standard is damaged and leaning over.	Walkway	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
2	Property Standards	12 201986 PRS 00 IV		Closed	9-Jan-14	23-DEC-14	30-Dec-16

No. of defects contained within the Order : **26**

No. of defects that remain outstanding : **0**

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Several corridor doors are scratched.	Interior of Building	Closed
2	Stairwell floors have scratched and worn paint	Interior of Building	Closed
3	3rd floor south stairwell floor has broken tile.	Interior of Building	Closed
4	South basement exit floor has broken tiles	Interior of Building	Closed
5	1st floor wall near the fire cabinet is cracked and has mortar missing between blocks	Interior of Building	Closed
6	Wall tiles near garbage chutes have areas with broken and missing wall tiles.	Interior of Building	Closed
7	The 1st floor wall opposite centre stairwell has worn paint	Interior of Building	Closed
8	The 2nd floor wall opposite centre stairwell has deteriorated paint.	Interior of Building	Closed
9	Basement corridor at centre exit has paint peeling	Interior of Building	Closed
10	Boiler room walls have paint peeling	Interior of Building	Closed
11	Compactor room walls have paint peeling	Interior of Building	Closed
12	Several lights in the elevator room are not working	Interior of Building	Closed
13	Basement door near north stairwell will not latch	Interior of Building	Closed
14	Boiler room ceiling has paint peeling	Interior of Building	Closed
15	The south stairwell 5th floor ceiling has paint peeling	Interior of Building	Closed
16	Corridor ceiling near apt 605 has peeling finish	Interior of Building	Closed
17	The ceiling near apt 408 is cracked and finish is peeling	Interior of Building	Closed
18	Basement ceiling near supers office has efflorescence	Interior of Building	Closed
19	Compactor room ceiling is dirty	Interior of Building	Closed
20	The ventilation cover in south stairwell is bent	Interior of Building	Closed
21	Numerous light fixtures throughout building are not provided with light covers.	Interior of Building	Closed
22	Height of the guard for the exit stairs are less than 1,070 millimetres around landings.	Interior of Building	Closed
23	Height of the guard for the exit stairs are less than 1,070 millimetres around landings.	Interior of Building	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.	Interior of Building	Closed
25	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.	Interior of Building	Closed
26	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.	Interior of 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.**