

MLS Building Audit Program - Details

Property Address : 1574 BATHURST ST

Legal Description: PLAN 875 BLK C PT LOTS 24 & 25

Roll No. : 1914011060039000000

Building : **1574 BATHURST ST**

Report Date : January 17, 2020

Building Audit Date : November 22, 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 17, 2020

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	12 290894 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	14-Dec-12	08-JAN-14	100.00%
2	Property Standards	12 290896 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	14-Dec-12	16-JUN-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
1	Property Standards	12 290894 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	14-Dec-12	08-JAN-14	31-Dec-13

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. Namely: Foundation and brick wall are spalling in sections.	Exterior Of Building	Closed
2	Height of the guard for the exit stairs are less than 1,070 millimetres around landings.	South Side	Closed
3	Required guard does not prevent the passage of a sphere having a diameter more than 100 millimetres.	South Side	Closed
4	The guard is designed that a member, attachment or opening located between 140 millimetres and 900 millimetres above the level being protected facilitates climbing.	South Side	Closed
5	Exterior lighting fixtures or lamps are not maintained.	South Side	Closed
6	The (verandah, porch, deck, loading dock, ramp, balcony, or other similar structure, and/or other appurtenant attachment) and/or the supporting structural member is not maintained in good repair. Namely: Concrete and bricks are spalling. Paint is chipped and cracked on wood siding.	east Side	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 290896 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	14-Dec-12	16-JUN-15	16-Jun-15

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Previously finished surface(s) in the public area of the property is not maintained in good repair. Namely: Paint is peeling on wooden window frame.	2nd Floor	Closed
2	The stairwell walls and their components are not being maintained in good repair.	4th Floor	Closed
3	Previously finished wall(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance.	Basement	Closed
4	Previously finished wall(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance.	Basement	Closed
5	Interior door is not a good fit in its frame. Namely: There is space between door frame and wall.	Basement	Closed
6	Lighting in a laundry room is provided at less than 200 lux.	Basement	Closed
7	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Basement	Closed
8	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Basement	Closed
9	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Basement	Closed

10	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Basement	Closed
11	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.	Hallway	Closed
12	The supporting member(s) of equipment/attachments appurtenant to the building are not being maintained in good repair, namely, the (Wood siding on roof access is not treated with preservatives).	Roof Top	Closed
13	A window in a stairway that extends to less than 1,070 millimetres above the landing is protected by a guard that is less than 1,070 millimetres high measured to the top of the guard from the surface of the landing.	Stairway	Closed
14	The stair guard when measured vertically from the stair nosing is less than 900 millimetres high.	Stairway	Closed
15	Guard is less than 1,070 millimetres high.	Stairway	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.**