

MLS Building Audit Program - Details

Property Address : 1609 QUEEN ST W

Legal Description: PLAN 457 PT LOT 16 PLAN 665 LOT 1 TO 3 PT LOT 5 RP 63R2

Roll No. : 1904021190018000000

Building : 1609 QUEEN ST W

Report Date : January 18, 2019

Building Audit Date : October 15, 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 251127 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	23-Oct-13	22-JUN-15	100.00%
2	Property Standards	13 251128 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	23-Oct-13	21-JAN-15	100.00%
3	Waste	13 251135 WST 00 IV	LITTER DUMPING/REFUSE INVESTIGATION	Closed	23-Oct-13	07-NOV-13	N/A**

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 251128 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	23-Oct-13	21-JAN-15	23-Jan-15

No. of defects contained within the Order : **15**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Concrete lintels above two windows are cracked.	Front	Closed
2	Paint peeling between windows.	Front	Closed
3	Metal window grates rusted.	Front	Closed
4	Exposed wires on either side of front entrance.	Front	Closed
5	Stairwell windows and frames are dirty.	Rear	Closed
6	Areas with cracked mortar and previous repairs which are cracked and broken.	Rear	Closed
7	Surface to which access is provided for other than maintenance purpose is not protected by a guard or wall for the length where the difference in elevation is more than 600mm between walking surface and adjacent surface.	Rear	Closed
8	Door does not latch shut.	Rear	Closed
9	Guard damaged, picket missing.	West	Closed
10	Concrete window sills cracked, sections missing.	West	Closed
11	Window with cracked glass pane.	West	Closed
12	Surface to which access is provided for other than maintenance purpose is not protected by a guard or wall for the length where the difference in elevation is more than 600mm between walking surface and adjacent surface.	West	Closed
13	Several areas with cracked mortar.	West	Closed
14	Guard is less than 1,070 millimetres high.	West	Closed
15	The number of garbage receptacles supplied is insufficient.	Yard	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 251127 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	23-Oct-13	22-JUN-15	24-Jun-15

No. of defects contained within the Order : **19**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Connection box has no cover.	2nd Floor	Closed
2	Ceiling damaged in area.	3rd Floor	Closed
3	Holes in ceiling with exposed wires.	3rd Floor	Closed
4	Hole in wall.	Basement	Closed
5	Holes in ceiling.	Basement	Closed
6	Ceiling light hanging by exposed wires.	Boiler Room	Closed
7	Skylight has several cracks in glass.	Front	Closed
8	Walls below skylight have cracks.	Front	Closed
9	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.	Front	Closed
10	Walls marked and marred.	Hall	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.	Hall	Closed
12	Carpeting stained.	Hall	Closed
13	Area below dryers has exposed, untreated wood.	Laundry Room	Closed
14	Wall tiles broken by electrical outlets.	Laundry Room	Closed
15	An emergency contact sign is not posted and maintained in a prominent place in the front lobby or entrance to the building.	Lobby	Closed
16	Area not cleaned regularly.	Rear	Closed
17	Height of the guard for the exit stairs are less than 1,070 millimetres around landings.	Rear	Closed
18	Light missing from hallway.	Storage Room	Closed
19	Wall below window facing driveway is damaged and deteriorated.	Storage 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.**