

MLS Building Audit Program - Details

Property Address : 1621 QUEEN ST W

Legal Description: PLAN 665 LOTS 4 14 PT LOT 5 PLAN 457 PT LOT 16 RP 63R2!

Roll No. : 1904021190017000000

Building : 1621 QUEEN ST W

Report Date : January 11, 2019

Building Audit Date : June 13, 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 11, 2019

Part I - Building Audit Activity Summary :

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	% Complied
3	Property Standards	13 188471 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	21-Jun-13	22-JAN-15	100.00%
4	Property Standards	13 188495 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	21-Jun-13	22-JAN-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	13 188471 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	21-Jun-13	22-JAN-15	31-Mar-14

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: Exterior stone window sills are cracked and bulging outward.	Exterior Window Sills	Closed
2	Exterior door is not maintained in good repair. Exterior door is not maintained in good repair. Namely: Door is damaged, no insulation around door frame, paint is peeling on door and door frame, dusty.	Main Entrance	Closed
3	Exterior door is not maintained in good repair. Namely: Door is damaged around door knob and lock, paint is peeling on door and door frame.	Main Entrance	Closed
4	The exterior walls and their components are not being maintained in good repair. Namely: Loose and damaged tuck pointing, parging on stone section of wall is damaged.	North Wall	Closed
5	The opening in an exterior wall is not protected by suitable materials to prevent the entry of rodents, vermin and/or insects. Namely: No grill cover on ventilation exhaust.	North Wall	Closed
6	Height of the guard for exit ramps and landings is less than 1,070 millimetres measured vertically to the top of the guard from the ramp surface where the difference in elevation between the adjacent ground or floor level and the ramp is more than 600 millimetres.	North West	Closed
7	The guard is designed that a member, attachment or opening located between 140 millimetres and 900 millimetres above the level being protected facilitates climbing.	North West	Closed
8	Required guard does not prevent the passage of a sphere having a diameter more than 100 millimetres.	North West	Closed
9	Eavestrough or roof gutter does not discharge in to a downpipe to drain roof surfaces.	Roof	Closed
10	The roof or one of it's components is not free from a hazardous condition. Namely: Accumulation of material such as advertising tarp, light bulb, plywood sign...	Roof	Closed
11	Eavestrough, roof gutter, flashing and/or down pipe has a deteriorated protective finish .	Roof	Closed
12	Equipment/attachment appurtenant to the building is not being maintained in good repair, Namely, the roof flashing is to be made secure, paint is chipped and faded.	Roof Of Building	Closed
13	The exterior walls and their components are not being maintained in good repair. Namely: Exterior bricks are damaged and spalling.	South Side	Closed
14	Roof decks, and/or related guards are not maintained in good repair. Namely: Wood fascia board is damaged, metal flashing is damaged and paint is peeling and cracked.	South Side	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
4	Property Standards	13 188495 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	21-Jun-13	22-JAN-15	31-Mar-14

No. of defects contained within the Order : **31**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Previously finished surface(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance. Namely: Ground floor central stairway. Paint interior side of door.	1st Floor	Closed
2	The electrical fixtures are not maintained in a safe and complete condition. Namely: 2nd floor. Near unit 14. Hole in wall. Electrical cover plate is missing.	2nd Floor	Closed
3	The electrical fixtures are not maintained in a safe and complete condition. Namely: 2nd floor. Near unit 17. Repair pig tail connection for light fixture. Remove loose/hanging wires.	2nd Floor	Closed
4	Previously finished surface(s) in the public area of the property is not maintained in good repair. Namely: 2nd floor east stairway. Paint peeling on wall. Repairs are required.	2nd Floor	Substantially Co
5	The electrical connections are not maintained in a safe and complete condition. Namely: 5th floor. Cable wire connections near unit 54, to be placed inside a conduit.	5th Floor	Closed
6	The electrical connections are not maintained in good repair. Namely: 6th floor. Near unit 65. Repair pig tail connection on the light fixture.	6th Floor	Closed
7	Lighting in a service room is provided at less than 200 lux. Namely: Hydro meter room. Light readings at floor level are below 200 Lux. Upgrading is required.	Basement	Closed
8	Previously finished surface(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance. Namely: Basement ceiling. Plaster repairs to ceiling are required to be sanded and painted.	Basement	Closed
9	The electrical connections are not maintained in a safe and complete condition. Basement. Near unit 72. Electrical junction box, replace missing cover plate.	Basement	Closed
10	The electrical connections are not maintained in a safe and complete condition. Namely: Basement. Remove ceiling heat detector that is not working and replace with a cover plate.	Basement	Closed
11	Lighting in a storage room is provided at less than 50 lux. Namely: All storage rooms and locker rooms, upgrade lighting to 50 Lux.	Basement	Closed
12	Lighting in a service room is provided at less than 200 lux. Namely: Boiler Room. Light meter readings at floor level are less than 200 Lux. Upgrading of lights are required.	Boiler Room	Closed
13	The electrical fixtures are not maintained in good repair. Namely: Boiler Room. Pig tail connection on light fixture. Exposed electrical wires. Remove extension cords.	Boiler Room	Closed
14	Elevator part(s) and appendages are not maintained in good repair. Namely : (lighting fixtures, lamps, elevator buttons, floor indicators and ventilation fans) Namely: Elevator room. Replace vent cover on vent pipe.	Elevator	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. Namely: Hallways and Stairways. All window sills where the paint finish has deteriorated, painting is required.	Hall	Closed
16	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. Namely: Hallways or public corridors. Light readings at floor level are less than 50 Lux. Upgrading is required.	Hall	Closed
17	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection. Namely: Laundry room bathroom light fixture. Provide a lens cover.	Laundry Room	Closed
18	Previously finished surface(s) in the public area of the property is not maintained in good repair. Namely: Laundry room window well. Deteriorated paint finish. Painting is required.	Laundry Room	Closed
19	Previously finished surface(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance. Namely: Lobby entrance. Deteriorated paint finish on baseboard heater. Painting is required.	Lobby	Closed
20	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely: Lobby. Paint is peeling on ceiling.	Lobby	Closed
21	Emergency contact sign does not indicate current name, address and telephone number of the person responsible for the property and the name and telephone number of the authorized person to contact in case of an emergency on a 24 hour basis.	Lobby	Closed

22	The emergency contact sign is not in lettering of not less than 12.7 millimetres in height.	Lobby	Closed
23	An emergency contact sign is not posted and maintained in a prominent place in the front lobby or entrance to the building.	Lobby	Closed
24	Height of the guard for the exit stairs are less than 1,070 millimetres around landings. Namely: Stairway Landings. Existing guard on landing is below the required height.	Stairway	Closed
25	Lighting in a service stairway is provided at less than 50 lux. Namely: Upgrade lighting in service stairway to 50 lux.	Stairway	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. Stairway Guards. The stairway guard is less than the required 920 mm in height. Repairs are required.	Stairway	Closed
27	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. Namely: Stairway Landings. All windows in the stairway are not protected by a guard. A guard is required.	Stairway	Closed
28	Required guard does not prevent the passage of a sphere having a diameter more than 100 millimetres. Namely: Stairway landing and stair guards.	Stairway	Closed
29	Floor and/or floor covering not kept free from holes, stains, or rubbish. Namely: Throughout Hallways. Evidence of stains on the carpet. Cleaning or replacing of the carpet is required.	Throughout Building	Closed
30	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely: All storage rooms throughout the building including bell, hydro and boiler rooms. Clean and clear all debris and discarded materials from the rooms. Including aiseways in the locker rooms.	Throughout Building	Closed
31	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection. Namely: Throughout building. All light fixtures in the hallway, stairway and service rooms must be protected with a lens or metal cover.	Throughout 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.**