

MLS Building Audit Program - Details

Property Address : 2252 DUNDAS ST W

Legal Description: PLAN 287 PT LOT 52

Roll No. : 1904023440140000000

Building : 2252 DUNDAS ST W

Report Date : January 18, 2019

Building Audit Date : June 13, 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
1	Property Standards	12 193062 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	29-Jun-12	30-SEP-14	100.00%
2	Property Standards	12 193065 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	29-Jun-12	30-SEP-14	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 193062 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	29-Jun-12	30-SEP-14	30-Sep-14

No. of defects contained within the Order : **12**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Hatch providing access to roof is not kept locked at all times.	3rd Floor	Closed
2	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. (Namely: Damaged ceiling plaster 3rd floor)	3rd Floor	Closed
3	Walls not maintained free of holes. (Namely: Wall perforation)	Basement	Closed
4	Ceiling not maintained free of holes. (Namely: Ceiling perforation)	Basement	Closed
5	The property is not maintained in accordance with the standards. (Namely: Improper storage and retention of material)	Boiler Room	Closed
6	Lighting in a service room is provided at less than 200 lux.	Boiler Room	Closed
7	Lighting in a laundry room is provided at less than 200 lux.	Laundry Room	Closed
8	An emergency contact sign is not posted and maintained in a prominent place in the front lobby or entrance to the building.	Lobby	Closed
9	Height of the guard for the exit stairs are less than 1,070 millimeters around landings.	Stairway	Closed
10	Height of the guard for the exit stairs are less than 920 millimeters measured vertically to the top of the guard from a line drawn through the outside edges of the stair nosings.	Stairway	Closed
11	Corridor is not equipped to provide illumination to an average level of not less than 50 lux at floor or tread level.	Throughout Building	Closed
12	Previously finished surfaces in the public area of the property is not maintained in good repair. (Namely: Previously painted walls, ceilings and door surfaces in need of repair throughout)	Throughout Building	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 193065 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	29-Jun-12	30-SEP-14	30-Sep-14

No. of defects contained within the Order : **16**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The guard is designed that a member, attachment or opening located between 140 millimeters and 900 millimeters above the level being protected facilitates climbing.	East Side of Building	Closed
2	Required guard does not prevent the passage of a sphere having a diameter more than 100 millimeters.	East Side of Building	Closed
3	Height of the guard for the exit stairs are less than 1,070 millimeters around landings.	East Side of Building	Closed
4	Height of the guard for the exit stairs are less than 920 millimeters measured vertically to the top of the guard from a line drawn through the outside edges of the stair nosing's.	East Side of Building	Closed
5	The opening in an exterior wall is not protected by suitable materials to prevent the entry of rodents, vermin and/or insects.	Exterior Of Building	Closed
6	Immediate action has not been taken to eliminate an unsafe condition. (Namely: Improper storage and retention of materials located throughout exterior landings, balconies and fire escapes. Remove all materials that impede egress throughout same)	Exterior Of Building	Closed
7	The protective/decorative finish on the exterior surfaces is not being maintained in good repair. (Namely: Various locations where soffit and decorative trim is not free from paint defect or rust)	Exterior Of Building	Closed
8	The fence on the property is not being maintained in good repair. (Namely: Fence located at N/E corner of property is not free from damage)	North East Corner of Property	Closed
9	The stairs and their supporting structural members are not maintained in good repair. (Namely: Concrete stair structure not free from defect)	Stairway	Closed
10	Required guard does not prevent the passage of a sphere having a diameter more than 100 millimeters.	Suites 202 & 201	Closed
11	Height of the guard for the exit stairs are less than 920 millimeters measured vertically to the top of the guard from a line drawn through the outside edges of the stair nosing's.	Suites 202 & 201	Closed
12	Height of the guard for the exit stairs are less than 1,070 millimeters around landings.	Suites 202 & 201	Closed
13	Required guard does not prevent the passage of a sphere having a diameter more than 100 millimeters.	West Side of Building	Closed
14	The materials used shall be reasonably compatible in design and color with adjoining decorative finishing materials. (Namely: Guard repair to west facing balcony/ fire escape. Guard repair has been finished with 3/4 inch chip board which is not compatible with existing design of the building)	West Side of Building	Closed
15	Exterior steps, not maintained. (Namely: Concrete not free from defect)	West Side of Building	Closed
16	Height of the guard for the exit stairs are less than 1,070 millimeters around landings.	West Side 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.**