

MLS Building Audit Program - Details

Property Address : 2402-2404 QUEEN ST E

Legal Description: PLAN 619 BLK D PT LOTS 7 AND 8

Roll No. : 1901011040065000000

Building : 2404 QUEEN ST E

Report Date : October 12, 2018

Building Audit Date : June 10, 2011

**** 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 October 12, 2018

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	11 223297 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	28-Jun-11	26-SEP-11	100.00%
2	Property Standards	11 223879 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	28-Jun-11	29-AUG-11	100.00%
3	Property Standards	11 224995 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	29-Jun-11	30-JUN-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
2	Property Standards	11 223879 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	28-Jun-11	29-AUG-11	26-Apr-13

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The walls in the parking or storage garage are not maintained free of holes, breaks or cracks.	Garage	Closed
2	The roof or one of its component is not free from leaks. Namely lifting shingles and wet wood on inside of garage.	Garage	Closed
3	Lighting in a garage is provided at less than 50 lux.	Garage	Substantially Co
4	The ceilings in the parking or storage garage are not impervious to water. Namely damaged repair or replace damaged wood.	Garage	Closed
5	The parking or storage garage is used to keep junk or rubbish. Namely clean and clear.	Garage	Closed
6	The floors in the parking or storage garage are not maintained free of holes, breaks or cracks	Garage	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
1	Property Standards	11 223297 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	28-Jun-11	26-SEP-11	31-Oct-13

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Height of the guard for the exit stairs are less than 1,070 millimetres around landings.	4th Floor	Closed
2	The floor and every appurtenance, surface cover and finish is not reasonably smooth and level.	Basement	Substantially Co
3	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely missing brick in wall.	Rear	Substantially Co
4	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely clean and clear.	Rear	Closed
5	Required handrails on stairs or ramps are less than 865mm or more than 965mm high. Namely both handrails on either side.	Stairway	Closed
6	Wall(s) not maintained clean.	Throughout Building	Closed
7	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.	Throughout Building	Closed
8	Lighting in a service stairway is provided at less than 50 lux.	Throughout Building	Closed
9	Previously finished surface in the public area of the property is not maintained in good repair.	Throughout Building	Closed
10	Previously finished surface(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance.	Throughout Building	Closed
11	Previously finished surface(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance. Namely dwelling unit door and door frames where required.	Throughout Building	Closed

12	Previously finished wall(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance. Namely paint and plaster where required.	Throughout Building	Closed
13	Previously finished wall(s) in the public area of the property is not maintained in good repair. Namely damaged and missing baseboards and quarter round.	Throughout Building	Closed
14	Floor and/or floor covering not kept in a clean and sanitary condition	Throughout Building	Closed
15	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition. Namely remove all floor mats at Unit doorways.	Throughout Building	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
3	Property Standards	11 224995 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	29-Jun-11	30-JUN-14	29-Aug-14

No. of defects contained within the Order : **21**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Exterior walkway not maintained.	Exterior	Closed
2	Immediate action has not been taken to eliminate an unsafe condition. Where window air-conditioner's installation prevents a safety device from being installed a report is required to be submitted to the Officer for evaluation and approval by a professional or other certified person confirming that acceptable to ensure that the installation of the air-conditioner is done safe and securely; that there are no openings greater than one hundred (100) millimetres adjacent to the air conditioning unit and that the electrical supply and distribution in the suite is capable of safely operating the air conditioning unit. Also it must address any remedial action that must be taken in order to maintain its safe manner.	Exterior	Substantially Co
3	The protective/decorative finish on the exterior surfaces is not being maintained in good repair. Namely concrete deterioration	Exterior	Closed
4	The exterior walls and their components are not being maintained in good repair. Namely lime deposits on wall.	Exterior	Closed
5	In a dwelling unit, a window located more than 2,000 millimetres above grade opens within 1,500 millimetres of the floor not leading to a balcony does not employ a controlled sash operation to restrict, when engaged, the opening of the operable sash to not more than 100 millimetres.	Exterior Of Building	Closed
6	In a dwelling unit, a window located more than 2,000 millimetres above grade opens within 1,500 millimetres of the floor not leading to a balcony does not employ a controlled sash operation to restrict, when engaged, the opening of the operable sash to not more than 100 millimetres, to include installation of window air conditioner units.	Exterior Of Building	Substantially Co
7	A window(s) which is capable of being opened, and is located in excess of two (2) metres from the finished grade, is not equipped with safety devices which would prevent any opening greater than one hundred (100) millimeters. A report is required to be submitted to the Officer for evaluation and approval by a professional or other certified person confirming that acceptable safety devices have been installed on all subject windows in an acceptable manner, and that the subject windows are not capable of being opened in excess of one hundred (100) millimeters.	Exterior Of Building	Closed
8	A retaining wall exceeding 1,000 millimetres in exposed height is not protected by a guard on the open side where access is provided.	Exterior Of Building	Closed
9	Handrails on both sides of stair or ramp 1,100mm in width or more not provided	Exterior Of Building	Closed
10	The ventilation system or unit is not regularly cleaned. Namely clean laundry vent.	Exterior Of Building	Closed
11	The electrical connections are not maintained in a safe and complete condition. Namely loose wires	Exterior Of Building	Closed
12	An emergency contact sign is not posted and maintained in a prominent place in the front lobby or entrance to the building.	Exterior Of Building	Closed
13	Roof drainage not discharging directly into the building drain. Namely damaged downspout	Exterior Of Building	Closed
14	Exterior door is not maintained in good repair. Namely paint deterioration.	Exterior Of Building	Closed
15	The exterior columns and their components are not being maintained free from loose or unsecured objects or materials. Namely loose bricks	Exterior Of Building	Closed
16	The surface of a window is not kept reasonably clean. Namely clean and paint window frame and lintel.	Exterior Of Building	Closed
17	The exterior walls and their components are not being maintained in good repair. Namely spalling brick.	Exterior Of Building	Closed
18	The protective/decorative finish on the exterior surfaces is not being maintained in good repair, namely paint gas meter housing.	Exterior Of Building	Closed
19	The electrical connections are not maintained in good working order. Namely metal damaged metal conduit	Exterior Of Building	Closed
20	The electrical fixtures are not maintained in good working order. Namely broken/missing light fixtures	Exterior Of Building	Closed

21	The electrical fixtures are not maintained in good working order. Namely paint light fixture	Exterior Of Building	Closed
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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.**