

MLS Building Audit Program - Details

Property Address : 3008 QUEEN ST E

Legal Description: PLAN 958 PT LOT 73 TO 75PT

Roll No. : 1901011080050000000

Building : **3008 QUEEN ST E**

Report Date : **October 12, 2018**

Building Audit Date : **September 28, 2016**

**** 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	16 231034 PRS 00 IV		Order Issued	18-Oct-16	18-OCT-17	60.00%
2	Property Standards	16 231059 PRS 00 IV		Closed	18-Oct-16	19-DEC-16	100.00%
3	Property Standards	16 231078 PRS 00 IV		Closed	18-Oct-16	19-DEC-16	100.00%
4	Property Standards	16 231134 PRS 00 IV		Order Issued	18-Oct-16	18-JUL-17	75.00%
5	Property Standards	16 237267 PRS 00 IV		Closed	18-Oct-16	19-DEC-16	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
5	Property Standards	16 237267 PRS 00 IV		Closed	18-Oct-16	19-DEC-16	20-Dec-16

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Surface to which access is provided for other than maintenance purpose (such as steps, landing, ramp, porche, balcony, walkway) is not protected by a guard or wall for the length where the difference in elevation is more tan 600mm between walking surface and adjacent surface. Namely north side of carport roof.	Carport	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
3	Property Standards	16 231078 PRS 00 IV		Closed	18-Oct-16	19-DEC-16	22-Sep-17

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 pointing between the brickwork on the west side of the car-port structure is deteriorated.	Car port	Closed
2	The parking or storage garage is used to keep junk or rubbish. Namely but not limited to tires, kids chariot trailer, construction materials etc.	Car port	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
1	Property Standards	16 231034 PRS 00 IV		Order Issued	18-Oct-16	18-OCT-17	22-Oct-18

No. of defects contained within the Order : **5**

No. of defects that remain outstanding : **2**

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The protective/decorative finish on the exterior surfaces is not being maintained in good repair. Namely but not limited to peeling paint around doors, frames, windows and window frames, throughout.	Exterior	Closed
2	The exterior walls and their components are not being maintained in good repair. Namely but not limited to defective pointing between bricks on exterior walls. throughout building.	Exterior walls	Closed
3	The yard does not have suitable ground cover to prevent unstable soil conditions or erosion. Namely, area of dirt around side, front and between numbers 3008 and 3010, Queen St E, Toronto.	Ground	Open
4	Driveway(s) and/or similar areas not maintained. Namely deteriorated and potholed surface in places.	Rear of property	Open
5	Chimney, smoke stack or supporting member is not maintained in good repair and/or free from defects. Namely but not limited to defective pointing between bricks of chimney.	Roof	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
2	Property Standards	16 231059 PRS 00 IV		Closed	18-Oct-16	19-DEC-16	10-Jan-17

No. of defects contained within the Order : 11

No. of defects that remain outstanding : 0

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The lighting fixture is not maintained in a clean condition. Namely but not limited to light fixtures on 4th floor corridor has bugs inside cover.	4th Floor	Closed
2	The electrical connections are not maintained in good working order. Namely loose wiring in basement corridor, boiler room, laundry room and heater unit detached in electrical room.	Basement	Closed
3	The electrical receptacle are not maintained in good working order. Namely receptacles not secured to wall in laundry room and electrical room.	Basement	Closed
4	The electrical switches are not maintained in good working order. Namel missing switch cover plate in electrical room.	Basement	Closed
5	Interior lighting fixtures or lamps are not maintained. Namely loose light fittings in laundry room.	Basement	Closed
6	Exterior window(s) with broken/cracked glass. Namely cracked glass in entrance door, south side of building.	Door	Closed
7	The roof or one of it's components is not free from loose, unsecured or unsafe objects and/or materials. Namely insecure satellite dish attached to chimney.	Roof	Closed
8	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition. Namely but not limited to, stairway 2nd to 3rd floor, south side of building is worn and loose.	Stairway	Closed
9	The electrical connections are not maintained in good working order. Namely but not limited to missing conduit box cover plate in 1st floor corridor, outside unit #2, corridor in basement outside laundry room and also electrical room.	Throughout	Closed
10	Dwelling unit window that is capable of being opened has no screen. Namely but not limited to west-side of building, 3rd and 4th floors - several units.	Windows	Closed
11	The transparent surface is not kept reasonably clean. Namely interior and exterior of window glass throughout.	Windows	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
4	Property Standards	16 231134 PRS 00 IV		Order Issued	18-Oct-16	18-JUL-17	22-Oct-18

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

No. of defects that remain outstanding : **4**

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The property is not maintained and/or kept clean in accordance with the standards. Namely mold on drywall under stairs.	Basement	Closed
2	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely missing bricks and holes in brick shaft, basement.	Basement	Closed
3	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely holes in brick wall, boiler room.	Boiler room	Open
4	Ceiling not maintained clean. Namely dirt and spider-webs on ceilings, throughout.	Ceilings	Closed
5	Previously finished surface(s) in the public area of the property is not maintained in good repair. Namely discoloured and patchy paint on ceilings, throughout.	Ceilings	Closed
6	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely but not limited to patchy previously repaired areas.	Ceilings	Closed
7	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely but not limited to holes in ceiling.	Celing	Closed
8	Previously finished surface(s) in the public area of the property is not maintained in good repair. Namely but not limited to chipped, damaged and peeling paint on door frames, throughout building.	Door frames	Open
9	Previously finished surface(s) in the public area of the property is not maintained in good repair. Namely but not limited to peeling and chipped paint on doors throughout, including unit doors, laundry room door and stairway doors.	Doors	Open
10	Lighting in a service room is provided at less than 200 lux. Namely but not limited to less than 200 lux in electrical room.	Electrical room	Closed
11	Exterior door has deteriorated/ineffective weather-proofing. Namely missing weather-strip on front door.	Front door	Closed
12	Previously finished surface(s) in the public area of the property is not maintained in good repair. Namely laundry room door.	Laundry room	Closed
13	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely hole in drywall, under stairs cupboard, 1st floor corridor.	Under-staris closet	Closed
14	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely but not limited to holes in drywall, 1st floor corridor.	Walls	Closed
15	Previously finished wall(s) in the public area of the property is not maintained in good repair. Namely but not limited to patch plaster repairs and peeling paint on walls and baseboards, throughout interior.	Walls	Closed
16	Previously finished surface(s) in the public area of the property is not maintained in good repair. Namely but not limited to peeling and patch paint on interior window frames in common areas, throughout building.	Windows	Open

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.**