

MLS Building Audit Program - Details

Property Address : 310 DUNDAS ST E

Legal Description: LOT 1 TO LOT 3 & PT LT 4 PLAN 4A PT LOT 13 PLAN E86 LOT

Roll No. : 1904072300001000000

Building : **310 DUNDAS ST E**

Report Date : **January 11, 2019**

Building Audit Date : **February 21, 2017**

**** 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
1	Graffiti	17 121533 GRA 00 IV		Closed	1-Mar-17	08-MAR-17	N/A**
2	Property Standards	17 121081 PRS 00 IV		Closed	1-Mar-17	01-FEB-17	100.00%
3	Property Standards	17 121113 PRS 00 IV		Closed	1-Mar-17	01-MAR-18	100.00%
4	Property Standards	17 121116 PRS 00 IV		Closed	1-Mar-17	28-AUG-17	100.00%
5	Property Standards	17 121620 PRS 00 IV		Closed	1-Mar-17	01-MAY-17	100.00%
6	Waste	17 121075 WST 00 IV		Closed	1-Mar-17	08-MAR-17	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
5	Property Standards	17 121620 PRS 00 IV		Closed	1-Mar-17	01-MAY-17	6-Jul-17

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Immediate action has not been taken to eliminate an unsafe condition. Namely; Remove all over hanging objects.	Exterior	Closed
2	Immediate action has not been taken to eliminate an unsafe condition. Namely; Remove all enclosures built on balconies	Exterior Of Building	Closed
3	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 Owner/Property Manager, 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.	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	17 121113 PRS 00 IV		Closed	1-Mar-17	01-MAR-18	25-Apr-18

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The balcony or other similar structure, and/or other appurtenant attachment and/or the supporting structural member(s) is not being maintained free from defects and/or hazards to include but not limited to all damage caused by fire to balcony panels guards and slab.	Around The Balcony	Closed
2	The exterior walls and their components are not being maintained in good repair. Namely; smoke and fire damage of aluminium siding and under laying walls.	Exterior Of Building	Closed
3	The supporting member(s) of equipment/attachments appurtenant to the building are not being maintained in good repair, canopy / ceiling area at street.	Exterior Of Building	Closed
4	The ventilation system or unit is not kept in good repair and maintained in good working condition at all times. Namely; missing vent exhaust pipe.	Roof Of Building	Closed
5	The roof or one of its components is not weather tight. Namely; holes and damage to canopy around roof penthouse area	Roof Of Building	Closed
6	The protective/decorative finish on the exterior surfaces is not being maintained in good repair. Namely; grill at roof top area.	Roof Of Building	Closed
7	The protective/decorative finish on the exterior surfaces is not being maintained in good repair.	Roof Of 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	17 121081 PRS 00 IV		Closed	1-Mar-17	01-FEB-17	2-Feb-18

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The parking or storage garage walls from floor level to a height of sixty (60) centimeters are not painted black.	Underground Parking Area	Closed
2	The parking or storage garage walls are not painted white from sixty (60) centimeters above floor level.	Underground Parking Area	Closed
3	The walls in the parking or storage garage are not impervious to water.	Underground Parking Area	Closed
4	The walls in the parking or storage garage are not maintained free of holes, breaks or cracks.	Underground Parking Area	Closed
5	Large safe-exit arrows are not displayed on safe-exit doors 1.5 metres above the floor, measured from the center of the arrow to the floor, with the arrow pointing down.	Underground Parking Area	Closed
6	The floor drain is not maintained in good repair. Namely; damaged	Underground Parking Area	Closed
7	The parking or storage garage is used to keep junk or rubbish.	Underground Parking Area	Closed
8	The parking or storage garage is used to keep machinery, boats, vehicles, trailers and/or parts of them that are in a wrecked, discarded, dismantled, inoperative or abandoned condition.	Underground Parking Area	Closed
9	The parking or storage garage ceiling are not painted white.	Underground Parking Area	Closed
10	The parking or storage garage ceiling are not painted white.	Underground Parking Area	Closed
11	The ceilings in the parking or storage garage are not maintained free of holes, breaks or cracks.	Underground Parking Area	Closed
12	The fence, screen and/or other enclosure around or on the property is not being maintained in good repair.	Underground Parking Area	Closed
13	The ceilings in the parking or storage garage are not maintained free of holes, breaks or cracks.	Underground Parking Area	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
4	Property Standards	17 121116 PRS 00 IV		Closed	1-Mar-17	28-AUG-17	25-Jun-18

No. of defects contained within the Order : **39**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Extension cords or other extensions are used as a permanent wiring system.	1st Floor	Closed
2	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely; damaged baseboard	2nd Floor	Closed
3	Interior lighting fixtures or lamps are not maintained. Namely; damaged lens cover	2nd Floor	Closed
4	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely; missing tile	5th Floor	Closed
5	Previously finished surface(s) have marks, stains, smoke damage, fire damage and/or other defacements.	6th Floor	Closed
6	Exterior window(s) with broken/cracked glass.	6th Floor	Closed
7	Previously finished surface(s) have marks, stains, smoke damage, painted slogans and/or other defacements.	6th Floor	Closed
8	Interior door(s), frames(s), and/or hardware not maintained in good repair.	6th Floor	Closed
9	Floor and/or floor covering not kept free from holes, stains, smoke and fire damage.	6th Floor	Closed
10	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely; damage and stained ceiling tiles	7th Floor	Closed
11	Interior door(s), frames(s), and/or hardware not maintained in good repair.	7th Floor	Closed
12	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	7th Floor	Closed
13	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely; missing ceiling tiles	Basement	Closed
14	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials Namely missing baseboard.	Basement	Closed
15	Interior basement hatchway not maintained in good repair. Namely; missing access door	Basement	Closed
16	Previously finished wall(s) have marks, stains, smoke damage, and/or other defacements.	Basement	Closed
17	Previously finished surface(s) have marks, stains, smoke damage and/or other defacements.	Basement	Closed
18	The electrical connections are not maintained in a safe and complete condition. Namely; missing cover plates	Boiler Room	Closed
19	The floor drain is not maintained in good repair. Namely; missing drain cover	Boiler Room	Closed
20	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	Compactor Room	Closed
21	The ventilation system or unit is not regularly cleaned.	Compactor Room	Closed
22	Floor and/or floor covering not kept free from rubbish and debris. Namely; excess storage	Elevator	Closed
23	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	Exit	Closed
24	Previously finished wall(s) smoke damage and/or other defacements.	Exit	Closed
25	Interior lighting fixtures or lamps are not maintained. Namely; missing lens covers	Laundry Area	Closed
26	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	Laundry Room	Closed
27	Interior lighting fixtures or lamps are not maintained. Namely; lights not working	Laundry Room	Closed
28	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely; Stained and damaged ceiling tiles	Laundry Room	Closed
29	An emergency contact sign is not posted and maintained in a prominent place in the front lobby or entrance to the building.	Lobby	Closed
30	An exterior door has no locking mechanism.	Roof Of Building	Closed

31	Previously finished surface(s) have marks, stains, graffiti, smoke damage, painted slogans and/or other defacements.	Throughout Building	Closed
32	Floor and/or floor covering not kept free from rubbish and debris.	Throughout Building	Closed
33	The ventilation system or unit is not regularly cleaned.	Throughout Building	Closed
34	The electrical connections are not maintained in a safe and complete condition. Namely; missing cover plates	Throughout Building	Closed
35	Previously finished surface(s) in the public area of the property is not maintained in good repair. Namely; refinish where required.	Throughout Building	Closed
36	Previously finished surface(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance where required.	Throughout Building	Closed
37	Lighting in a service room is provided at less than 200 lux.	Throughout Building	Closed
38	The ventilation system or unit is not kept in good repair and maintained in good working condition at all times.	Throughout Building	Closed
39	Previously finished wall(s) smoke damage, fire damaged and/or other defacements to include but not limited to 6th floor.	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.**