

MLS Building Audit Program - Details

Property Address : 3635 BATHURST ST

Legal Description: PLAN 1576 PT LOT 8

Roll No. : 1908062480001000000

Building : **3635 BATHURST ST**

Report Date : January 18, 2019

Building Audit Date : May 11, 2009

**** 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	Long Grass and Weeds	09 137495 LGW 00 IV	LONG GRASS/WEEDS	Closed	21-May-09	22-JUN-09	N/A**
2	Property Standards	09 136681 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	20-May-09	19-JUN-09	100.00%
3	Property Standards	09 136292 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	21-May-09	22-JUN-09	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	09 136681 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	20-May-09	19-JUN-09	30-Nov-09

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details

No.	Violation/Defect	Location	Status
1	An emergency contact sign is not posted and maintained in a prominent place in the front lobby or entrance to the building.	Building	Closed
2	Elevator part(s) and appendages are not maintained in good repair and operational. Namely : (lighting fixtures, lamps, elevator buttons, floor indicators and ventilation fans) Namely elevator not landing flush to the floor.	Elevator	Closed
3	The supplied piece(s) of equipment and/or appliance(s) in or on the property is not kept in a satisfactory working condition. Namely blinds in front lobby.	Lobby	Closed
4	The minimum level of 200 lux (18.6 foot candles) is not being provided to the service, utility and/or laundry rooms. Namely: to include boiler room, laundry room , electrical closet and storage rooms.	Throughout Building	Closed
5	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	Throughout Building	Closed
6	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair. Namely paint unit door frames as required.	Throughout Building	Closed
7	Interior door is not a good fit in its frame. Namely all hallway doors.	Throughout Building	Closed
8	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition. Namely cracks, missing sections of terrazzo flooring.	Throughout Building	Closed
9	Floor and/or floor covering not kept in a clean and sanitary condition Namely clean carpets.	Throughout Building	Closed
10	The minimum level of 50 lux (4.6 foot candles) is not being provided to all passage and stairways when in use.	Throughout Building	Closed
11	The average level of 50 lux (4.6 foot candles) is not being provided to the corridor(s).	Throughout Building	Closed
12	Interior lighting fixtures or lamps are not maintained.	Throughout Building	Closed
13	The (stairs, treads, risers, guards, handrails, and/or other appurtenant attachments) and/or their supporting structural members are not maintained in a safe condition. Namely nosing of stairs damaged.	Throughout Building	Closed
14	Adequate ventilation has not been provided.	Throughout Building	Closed
15	The ventilation system or unit is not regularly cleaned.	Throughout Building	Closed
16	Previously finished wall(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance. Namely peeling paint where required.	Throughout Building	Closed
17	The surface of a window is not kept reasonably clean	Throughout Building	Closed
18	Window more than two metres above finished grade and not leading to a balcony is not equipped with a safety device to prevent an opening in any part of the window greater than 100 millimetres.	Throughout Building	Closed
19	Recreation or other ancillary room and the facilities, amenities and associated equipment is not maintained in a clean condition. Namely storage room, Electrical room, and boiler room.	Throughout Building	Closed
20	The electrical connections are not maintained in a safe and complete condition. Also to include boiler room, electrical closet and storage rooms.	Throughout Building	Closed
21	The required handrail(s) are not installed/maintained to comply with the City of Toronto Municipal Code, namely; The required handrails are not provided on both sides of the stairs having a width of 43 inches or greater and having more than 2 risers.	Throughout Building	Closed
22	The electrical fixtures are not maintained in a safe and complete condition. Namely loose wiring.	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	09 136292 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	21-May-09	22-JUN-09	30-Nov-09

No. of defects contained within the Order : **26**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The accessory building is not constructed and/or maintained free from hazards. Namely; Metal hangers not in use inside garage should be removed.	Accessory Building	Closed
2	Equipment/attachment appurtenant to the building is not being maintained in good repair, namely, the (canopy, marquee, sign, awning, screen, grille, stairway, pipe, duct, standpipe, air conditioner. Etc). Namely: Vent grilles for dryer needs to be cleared of lint.	East Side of Building	Closed
3	Exterior yard surface and/or similar areas not maintained. Namely; Depression in the driveway at the rear of the building.	East Side of Building	Closed
4	Exterior window(s) with broken/cracked glass.	East Side of Building	Closed
5	The exterior walls and their components are not being maintained in a weather tight condition. Namely; Holes in exterior brick wall.	East Side of Building	Closed
6	The protective/decorative finish on the exterior surfaces is not being maintained in good repair. Namely ; Exterior door on the east side of building needs to be painted.	East Side of Building	Closed
7	Aerial, satellite dish, or other similar structure and/or its supporting member is not maintained in a safe condition. Namely; Loose wires on the east and west sides of building.	East Side of Building	Closed
8	The protective/decorative finish on the exterior surfaces is not being maintained in good repair. Peeling paint on exterior roof flashing.	Exterior	Closed
9	The (verandah, porch, deck, loading dock, ramp, balcony, fire escape or other similar structure, and/or other appurtenant attachment) and/or the supporting structural member(s) is not maintained in good repair. Namely: Rear concrete porch is cracked with deteriorated concrete on the steps.	Exterior	Closed
10	Equipment/attachment appurtenant to the building is not properly anchored, namely, the (canopy, marquee, sign, awning, screen, grille, stairway, pipe, duct, standpipe, air conditioner. Etc). Owner is responsible to make sure that all A/C window units are properly secured to supports.	Exterior Of Building	Closed
11	Roof drainage discharging at more than one hundred and fifty (150) millimeters above grade. Namely: Roof drainage is discharging water more than 150mm above grade. East side rear canopy and south side downspout.	Exterior Of Building	Closed
12	The protective/decorative finish on the exterior surfaces is not being maintained in good repair. Namely; Spalling bricks on elevator shaft wall and exterior wall of building.	Exterior Of Building	Closed
13	The exterior surface of the building shall be maintained free of stains.	Exterior Of Building	Closed
14	The exterior surface has not been restored and/or resurfaced where necessary. Namely; peeling paint on storage shed doors.	Exterior Of Building	Closed
15	Openings in exterior wall not protected with suitable materials Namely: Flashing is missing on front canopy at the side.	Front West	Closed
16	The electrical connections are not maintained in a safe and complete condition. Namely: Exposed electrical wires, cover plate is missing.	Garage	Closed
17	Eavestrough, roof gutter, flashing and/or down pipe not maintained in good repair. Namely: Downspout is not securely anchored to wall.	North Side of Building	Closed
18	The exterior surface of the building shall be maintained free of graffiti and/or painted slogans. Namely; Exterior wall on the north side of storage shed defaced by graffiti.	North Side of Building	Closed
19	Exterior yard that is used for the parking or storage of vehicles or surfaced with a material impervious to water is not maintained so as parking space marking are to be clearly visible. Namely: Repaint parking space lines.	Rear	Closed
20	Eavestrough, roof gutter, flashing and/or down pipe has a deteriorated protective finish . Namely; Peeling paint on exterior downspout.	South Side of Building	Closed
21	The exterior walls and their components are not being maintained free from loose or unsecured objects or materials. Namely; Loose cable clips, not in use, should be removed from the exterior wall of building.	West Side of Building	Closed

22	The (verandah, porch, deck, loading dock, ramp, balcony, fire escape or other similar structure, and/or other appurtenant attachment) and/or the supporting structural member(s) is not maintained in good repair. Namely: Evidence of a crack through the balcony slab on the west side of the building.	West Side of Building	Closed
23	The protective/decorative finish on the exterior surfaces is not being maintained in good repair. Namely: Deteriorated plaster on ceiling on front canopy.	West Side of Building	Closed
24	The sign(s) is not being maintained so that the information which is being conveyed is clearly legible. Namely; The letter T in Bathurst st. is missing on front wall.	West Side of Building	Closed
25	The exterior surface has not been restored and/or resurfaced where necessary. Deteriorated concrete on balcony soffit.	West Side of Building	Closed
26	Eavestrough, roof gutter, flashing and/or down pipe not maintained in good repair. Namely: Damaged downpipe on grade.	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.**