

**MLS Building Audit Program - Details**

**Property Address : 3725-3735 DUNDAS ST W**

Legal Description: PLAN 3035 PT BLK 5 PLAN 1459 PT BLK P & R PLAN 1260 PT

Roll No. : 1914082310061000000

Building : **3725 DUNDAS ST W.**

**Report Date : January 18, 2019**

**Building Audit Date : June 07, 2010**

**\*\* 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	10 191042 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	10-Jun-10	31-AUG-11	100.00%
2	Property Standards	10 191172 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	10-Jun-10	06-MAY-11	100.00%
6	Property Standards	10 193302 PRS 00 IV	PARKING GARAGE/STRUCTURE - P1, P2, ELECTRICAL ROOM, PUMP ROOM, BOILER ROOM, AND GENERATOR ROOM - DEFECTS	Closed	27-Feb-13	04-FEB-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	10 191172 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	10-Jun-10	06-MAY-11	6-May-11

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Window screens are torn, have holes and are missing	Exterior Of Building	Closed
2	The guard for the east parking garage entrance is bent and damaged.	Exterior Of Building	Closed
3	The exterior door on north wall of building is rusted and has deteriorated paint	Exterior Of Building	Closed
4	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 being maintained free from defects and/or hazards. ( Bikes are overhanging balconies. )	Exterior Of Building	Closed
5	South entrance door to building does not lock.	Exterior Of Building	Closed
6	South entrance door to building has deteriorated paint and rust	Exterior Of Building	Closed
7	The iron guard for ramp to parking garage and garage entrance door on east side of building have deteriorated paint.	Exterior Of Building	Closed
8	Balcony slabs on the east side of the building have deteriorated paint	Exterior Of Building	Closed
9	Vent cover for underground parking has deteriorated paint	Exterior Of Building	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
1	Property Standards	10 191042 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	10-Jun-10	31-AUG-11	6-Sep-11

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Electrical connection box on ceiling has no cover.	1st Floor	Closed
2	Exposed electrical wires in ceiling.	1st Floor	Closed
3	Several light fixtures missing covers.	1st Floor	Closed
4	Several light fixtures missing covers.	1st Floor	Closed
5	Paint on walls peeling in areas.	1st Floor	Closed
6	Plaster on wall damaged in area.	1st Floor	Closed
7	Areas of damaged plaster on walls.	1st Floor	Closed
8	Plaster on wall damaged in area.	1st Floor	Closed
9	Floor drain missing cover.	1st Floor	Closed
10	Hallway door. Handle broken.	3rd Floor	Closed
11	Hallway door does not close.	4th Floor	Closed
12	Chute door does not close.	4th Floor	Closed
13	Ventilation cover on wall loose.	5th Floor	Closed
14	Holes in ceiling.	7th Floor	Closed
15	Doors do not close properly.	8th Floor	Closed
16	Graffiti in stairwell.	8th Floor	Closed
17	Door latch damaged.	10th Floor	Closed
18	Hole in ceiling.	10th Floor	Closed
19	Holes in ceiling.	Electrical Room	Closed
20	Lights not operating.	Garbage Room	Closed
21	Several light fixture covers missing.	Hall	Closed
22	Carpeting stained throughout.	Hall	Closed
23	Paint chipped, scratched and damaged.	Hall	Closed
24	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.	Hall	Closed
25	Door to exterior and both sidelites. Damaged and rusted.	North	Closed
26	Wall beside stairs. Paint peeling and deteriorated.	North	Closed
27	Paint on wall peeling.	South	Closed
28	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.	Stairway	Closed
29	Paint on steps and landings peeling and deteriorated.	Stairway	Closed
30	Several light fixture covers missing.	Stairway	Closed
31	Plaster on ceiling damaged.	Storage Room	Closed
32	Plaster on wall damaged.	Storage Room	Closed



No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
6	Property Standards	10 193302 PRS 00 IV	PARKING GARAGE/STRUCTURE - P1, P2, ELECTRICAL ROOM, PUMP ROOM, BOILER ROOM, AND GENERATOR ROOM - DEFECTS	Closed	27-Feb-13	04-FEB-14	27-May-14

No. of defects contained within the Order : **35**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Wall(s) constructed for the purpose of separation is not of a gas tight construction. specifically fire stopping required by 198	1st Parking Level	Closed
2	The electrical connections are not maintained in a safe and complete condition. specifically junction box covers missing in various locations in the electrical room and through out the 1st level parking garage	1st Parking Level	Closed
3	Lighting in a garage is provided at less than 50 lux.	1st Parking Level	Closed
4	The parking or storage garage walls painted surface is not maintained in a state of good repair. Specifically accumulation of salts a joint of floor and wall	1st Parking Level	Closed
5	The parking or storage garage pedestrian exit door is not designed and installed so that, when the latch is released, the door will open easily in the direction of exit travel. specifically pedestrian door by vehicular door at Gooch Ave. entrance	1st Parking Level	Closed
6	The parking or storage garage is used to keep junk or rubbish. Specifically minor amounts of waste in the electrical room and through out the 1st level parking garage	1st Parking Level	Closed
7	The ceilings in the parking or storage garage are not maintained free of holes, breaks or cracks. Specifically concrete damage by parking stall 50	1st Parking Level	Closed
8	Previously finished wall(s) have marks, stains, graffiti, smoke damage, painted slogans and/or other defacements. Specifically graffiti by 255	2nd Parking Level	Closed
9	The parking or storage garage walls from floor level to a height of sixty (60) centimeters are not painted black. Specifically paint needs to be refurbished	2nd Parking Level	Closed
10	The parking or storage garage walls painted surface is not maintained in a state of good repair. Specifically wall paint needs to have stains removed	2nd Parking Level	Closed
11	The parking or storage garage walls painted surface is not maintained in a state of good repair. Specifically concrete beam by 187 to182 requires repair.	2nd Parking Level	Closed
12	The plumbing system is not kept in good working order. Specifically floor drain covers missing at various locations	2nd Parking Level	Closed
13	The electrical fixtures are not maintained in good working order. specifically junction box covers missing in various locations	2nd Parking Level	Closed
14	The parking or storage garage is used to keep junk or rubbish. Specifically accumulation of sored material by parking stall 192 to190, and 187	2nd Parking Level	Closed
15	The parking or storage garage columns from floor level to a height of sixty (60) centimeters are not painted black.	2nd Parking Level	Closed
16	The parking or storage garage ceiling painted surface is not maintained in a state of good repair. Specifically ceiling paint needs to be refurbished	2nd Parking Level	Closed
17	The electrical connections are not maintained in good working order. Specifically missing junction box covers by fire box and other locations	Boiler Room	Closed
18	The electrical fixtures are not maintained in good working order. Specifically light at bottom of stairway leading from the top floor to the boiler room is defective	Boiler Room	Closed
19	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Specifically hole in wall by junction box; by fire cabinet, and stairway leading from the top floor level to the roof.	Boiler Room	Closed
20	Floor and/or floor covering not kept in a clean and sanitary condition and free from rubbish and debris. Specifically waste [bags] under stairway to elevtor room	Elevator	Closed
21	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Hole in wall by door	Elevator	Closed
22	The electrical connections are not maintained in a safe and complete condition. Specifically missing junction box covers and unsecured wires in the Generator room	Meter Room	Closed

23	Lighting in a service room is provided at less than 200 lux.	Meter Room	Closed
24	Floor and/or floor covering not kept in a clean and sanitary condition and free from rubbish and debris. Specifically minor debris in the pump room	Meter Room	Closed
25	Lighting in a service room is provided at less than 200 lux. Specifically the Generator room and the Pump room	Meter Room	Closed
26	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. specifically minor debris in generator room	Meter Room	Closed
27	The electrical connections are not maintained in good working order. specifically junction box covers missing; light bulbs and flourescent fixtures defefctive and unsecured wires	Meter Room	Closed
28	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition. Specifically exposed anchor bolts presenting a trip hazzard	Meter Room	Closed
29	Previously finished wall(s) in the public area of the property is not maintained in good repair. Specifically minor concrete efflorescence in the generator room.	Meter Room	Closed
30	The electrical fixtures are not maintained in good working order. Specifically dirty grill on fan	Meter Room	Closed
31	Wall(s) constructed for the purpose of separation is not of a gas tight construction. Specifically missing fire-stoping	Meter Room	Closed
32	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. specifically holes in wall at floor level	Meter Room	Closed
33	The parking or storage garage walls painted surface is not maintained in a state of good repair. Specifically white paint requires refurbishing in P1 and P2 levels	Underground Parking Area	Closed
34	Small safe-exit arrows are not prominently displayed on columns or walls 1.5 metres above the floor, measured from the center of the arrow to the floor; at least every ten (10) metres along the safe-exit route; at all safe-exit route decision points along the safe-exit route; and wherever a safe-exit route crosses a traffic aisle. Through out P1 and P2 levels	Underground Parking Area	Closed
35	Alert signs are not prominently displayed on columns or walls 2.1 metres above the floor, measured from the top of the sign to the floor, so that there is 1 alert sign for every 25 parking stalls in the parking or storage garage, with the alert signs being evenly distributed in the parking or storage garage, but located no more than 30 metres apart. Specifically P1 and P2 levels	Underground Parking Area	Closed

## Part III - Apartment Unit Activity Summary for Property Standards Orders :

<b>Active apartment unit related investigation matters (Property Standards only) :</b>	<b>0</b>
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.**