

MLS Building Audit Program - Details

Property Address : 4075 OLD DUNDAS ST

Legal Description: CON 2 FB HR PT LOT 5 C

Roll No. : 1914082280002000000

Building : 4075 OLD DUNDAS ST

Report Date : January 18, 2019

Building Audit Date : October 01, 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 | Property Standards | 09 175043 PRS 00 IV | REPORT ORDERS Window openings | Closed | 7-Oct-09 | 06-NOV-09 | 0.00% |
| 2 | Property Standards | 09 175065 PRS 00 IV | REPORT ORDERS A/C unit in windows | Closed | 7-Oct-09 | 03-JUL-12 | 0.00% |
| 3 | Property Standards | 09 175255 PRS 00 IV | INTERIOR COMMON ELEMENTS - DEFECTS | Closed | 7-Oct-09 | 04-AUG-10 | 100.00% |
| 4 | Property Standards | 09 175282 PRS 00 IV | INTERIOR COMMON ELEMENTS - DEFECTS, boiler room | Closed | 7-Oct-09 | 03-JUL-12 | 100.00% |
| 5 | Property Standards | 09 175315 PRS 00 IV | EXTERIOR COMMON ELEMENTS - DEFECTS, exterior, elec. room door | Closed | 7-Oct-09 | 03-JUL-12 | 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 |
|-----|-----------------------|-----------------------------|---|----------------------|------------------|-----------------|--------------------------------|
| 4 | Property Standards | 09 175282 PRS 00 IV | INTERIOR COMMON ELEMENTS - DEFECTS, boiler room | Closed | 7-Oct-09 | 03-JUL-12 | 31-May-13 |

No. of defects contained within the Order :

No. of defects that remain outstanding :

| Deficiency Details | | | |
|--------------------|--|-------------|------------------|
| No. | Violation/Defect | Location | Status |
| 1 | Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. | Boiler Room | Substantially Co |
| 2 | The required handrail(s) are not installed/maintained to comply with the Ontario Building Code, namely; The required handrail for the ramp/stairs, that is less than 1100mm (43 inches) in width, is not provided. | Boiler Room | Closed |
| 3 | The floor drain is not maintained in good repair. No cover for floor drain. | Boiler Room | Closed |
| 4 | The electrical switches are not maintained in a safe and complete condition. No cover plates. | Boiler Room | Closed |

| No. | Type of Investigation | Investigation Reference No. | Investigation Description | Investigation Status | Date of Issuance | Expiration Date | Next Scheduled Inspection Date |
|-----|-----------------------|-----------------------------|---|----------------------|------------------|-----------------|--------------------------------|
| 5 | Property Standards | 09 175315 PRS 00 IV | EXTERIOR COMMON ELEMENTS - DEFECTS, exterior, elec. room door | Closed | 7-Oct-09 | 03-JUL-12 | 30-Sep-13 |

No. of defects contained within the Order :

No. of defects that remain outstanding :

| Deficiency Details | | | |
|--------------------|--|--------------|--------|
| No. | Violation/Defect | Location | Status |
| 1 | The exterior surface of the building shall be maintained free of graffiti and/or painted slogans. | Exterior | Closed |
| 2 | Exterior window(s) with broken/cracked glass. | Exterior | Closed |
| 3 | The protective/decorative finish on the exterior surfaces is not being maintained in good repair. | Exterior | Closed |
| 4 | The required guard on top of retaining wall is less than one thousand and seventy (1070) millimetres high. | Exterior | Closed |
| 5 | Exterior door is not maintained in good repair. electrical room door is damaged. | Exterior | Closed |
| 6 | Exterior door not maintained weather-tight | Exterior | Closed |
| 7 | An exterior door has a defective locking mechanism. | Exterior | Closed |
| 8 | The retaining wall is not being maintained in good repair. Concrete is damaged. | Exterior | Closed |
| 9 | Exterior garbage containment area not screened. | Parking Area | 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 175255 PRS 00 IV | INTERIOR COMMON ELEMENTS - DEFECTS | Closed | 7-Oct-09 | 04-AUG-10 | 21-Oct-10 |

No. of defects contained within the Order : **23**

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

| Deficiency Details | | | |
|--------------------|---|--------------|--------|
| No. | Violation/Defect | Location | Status |
| 1 | Area of wall has plaster repair not painted. | 1st Floor | Closed |
| 2 | Grout missing between tiles on one area of wall. | 1st Floor | Closed |
| 3 | Plaster damaged and missing on wall. | 1st Floor | Closed |
| 4 | Plaster on wall damaged. | Hall | Closed |
| 5 | Paint peeling and missing on walls where different paint colors meet. | Hall | Closed |
| 6 | Holes in ceiling. Electrical room off super's work room. | Hall | Closed |
| 7 | Hole in ceiling. | Hall | Closed |
| 8 | Electrical connection box on wall. Cover loose, wires exposed. | Hall | Closed |
| 9 | Interior door in hallway. Auto closer missing. | Hall | Closed |
| 10 | Area of plaster missing from ceiling. | Hall | Closed |
| 11 | Ceiling light fixture hanging by wires. Electrical room off super's work room. | Hall | Closed |
| 12 | The average level of 50 lux (4.6 foot candles) is not being provided to the corridor(s). | Hall | Closed |
| 13 | Ceiling tiles stained. Various locations. | Hall | Closed |
| 14 | Plaster on wall damaged. | Hall | Closed |
| 15 | Ceiling light fixture missing cover. | Hall | Closed |
| 16 | Paint peeling and deteriorated on walls in areas. | Laundry Room | Closed |
| 17 | Plaster repairs on wall not painted. | Stairway | Closed |
| 18 | The average level of 50 lux (4.6 foot candles) is not being provided to the corridor(s). | Stairway | Closed |
| 19 | Area of paint and plaster damage on ceiling. | Stairway | Closed |
| 20 | The required handrail(s) are not installed/maintained to comply with the Ontario Building Code, namely; The required handrails on both sides of the ramp/stairs that are 1100mm (43 inches) in width or greater, are not provided. | Stairway | Closed |
| 21 | The required guard(s) are not installed/maintained to comply with the Ontario Building Code, namely; The openings through the guard do not prevent the passage of a spherical object having a diameter of more than 100mm (4 inches). | Stairway | Closed |
| 22 | The required guard(s) are not installed/maintained to comply with the Ontario Building Code, namely; The required guard is designed so that a member, attachment or opening between 100 mm (4 inches) and 900mm (35 inches) above the floor of the structure, which it is protecting, facilitates climbing. | Stairway | Closed |
| 23 | Paint on wall peeling in area. | Stairway | Closed |

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

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|--|----------|
| 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.**