

MLS Building Audit Program - Details

Property Address : 540 QUEEN ST E

Legal Description: RP 63R 553 PART 1 PT LOT 19 PLAN 108 NRS

Roll No. : 1904072030058000000

Building : **540 QUEEN ST E**

Report Date : January 18, 2019

Building Audit Date : January 26, 2012

**** 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	12 112776 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	2-Feb-12	29-DEC-14	100.00%
2	Property Standards	12 112785 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	2-Feb-12	29-DEC-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
1	Property Standards	12 112776 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	2-Feb-12	29-DEC-14	22-Apr-15

No. of defects contained within the Order : **13**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Exterior steps, not maintained, namely : Deteriorated concrete	East	Closed
2	The yards and /or other part of property is not being kept clean and free from accumulation of junk.	Exterior	Closed
3	Handrails on both sides of stair or ramp 1,100mm in width or more not provided	Exterior	Closed
4	The protective/decorative finish on the exterior surfaces is not being maintained in good repair, namely : Paint peeling	Exterior Of Building	Closed
5	The protective/decorative finish on the exterior surfaces is not being maintained in good repair, namely : Deteriorated paint	Exterior Of Building	Closed
6	The balcony is not maintained in good repair, namely : Deteriorated concrete slabs	Exterior Of Building	Closed
7	The guards are not being maintained free from defects/hazards, namely : sharp edges and missing posts and rails	Exterior Of Building	Closed
8	Immediate action has not been taken to eliminate an unsafe condition. Where window air-conditioner's installation prevents a safety device from being installed a report is required to be submitted to the Officer for evaluation and approval by a professional or other certified person confirming that acceptable to ensure that the installation of the air-conditioner is done safe and securely; that there are no openings greater than one hundred (100) millimetres adjacent to the air conditioning unit and that the electrical supply and distribution in the suite is capable of safely operating the air conditioning unit. Also it must address any remedial action that must be taken in order to maintain its safe manner.	Exterior Of Building	Closed
9	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 a professional or other certified person 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.	Exterior Of Building	Closed
10	The electrical connections are not maintained in good working order, namely : Loose wires	Exterior Of Building	Closed
11	Exterior door is not maintained in good repair, namely : Rusted frame	Exterior Of Building	Closed
12	Equipment/attachment appurtenant to the building is not being maintained in good repair, namely, the cable box insecured	Exterior Of Building	Closed
13	The balcony and/or the supporting structural member(s) is not being maintained free from defects and/or hazards, namely : Home made bird screen	Exterior 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	12 112785 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	2-Feb-12	29-DEC-14	22-Apr-15

No. of defects contained within the Order : **29**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Lighting in a storage room is provided at less than 50 lux. Namely: Janitor's Storage Room. Upgrade lighting to 50 Lux.	1st Floor	Closed
2	Previously finished wall(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance. Namely: 2nd floor. A wall tile is missing near elevator.	2nd Floor	Closed
3	Previously finished wall(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance. Namely: Near unit 201. Wall plaster is damaged. Repairs required.	2nd Floor	Closed
4	Floor and/or floor covering not kept free from stains. Namely: 3rd floor. Stains on carpet. Cleaning is required.	3rd Floor	Closed
5	Garbage chute system installed in the multiple-dwelling is not maintained in complete condition. Namely: Missing fire damper on the 4th floor.	4th Floor	Closed
6	Previously finished wall(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance. Namely: 6th floor. East Stairwell. Deteriorated paint finish on wall. Evidence of water stains on the wall.	6th Floor	Closed
7	Interior lighting fixtures or lamps are not maintained. Namely: Light bulb is out in front of Laundry room.	Basement	Closed
8	Interior lighting fixtures or lamps are not maintained. Namely: Basement Launch Room. Light bulbs are out , and replace broken ceiling tiles.	Basement	Closed
9	Previously finished surface in the public area of the property is not maintained in good repair. Namely: Remove water stained ceiling tile from the basement area.	Basement	Closed
10	Lighting in a service room is provided at less than 200 lux. Namely: Pump room, Boiler room and Sump pump area. Upgrade lighting to 200 Lux.	Basement	Closed
11	Interior lighting fixtures or lamps are not maintained. namely: Electrical room. Replace burnt out bulbs	Electrical Room	Closed
12	Elevator is not equipped to provide illumination to an average level of not less than 50 lux at all points such as angles and intersections at changes of level where there are stairs or ramps.	Elevator	Closed
13	Adequate ventilation has not been provided. Namely: Hallway ventilation is not working throughout building.	Hall	Closed
14	Floor and/or floor covering not kept in a clean and sanitary condition. Namely: Laundry Room. Clean lint/dust from behind machines.	Laundry Room	Closed
15	Interior lighting fixtures or lamps are not maintained. Namely: Light bulb is out in Laundry room.	Laundry Room	Closed
16	Emergency contact sign does not indicate current name, address and telephone number of the person responsible for the property and the name and telephone number of the authorized person to contact in case of an emergency on a 24 hour basis.	Lobby	Closed
17	Emergency contact sign does not indicate current name, address and telephone number of the person responsible for the property and the name and telephone number of the authorized person to contact in case of an emergency on a 24 hour basis.	Lobby	Closed
18	The emergency contact sign is not in lettering of not less than 12.7 millimetres in height.	Lobby	Closed
19	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition. Namely: Locker room. Clean and clear furniture and discarded materials from the aisleway.	Locker Room	Closed
20	Floor and/or floor covering not kept in a clean and sanitary condition. Namely: Remove debris and discarded materials from the recreation storage room.	Recreation Room	Closed
21	Ceiling(s) constructed for the purpose of separation is not maintained in a good state of repair. Namely: Ceiling in the Janitor's Storage room, Boiler room and Generator room are exposed to open fibreglass insulation. Due to health hazards, fibreglass insulation should be covered with drywall or removed.	Storage Room	Closed
22	Floor and/or floor covering not kept free from rubbish and debris. Namely: West side storage room. Clean and clear all debris and discarded materials from the floor.	West Side of Building	Closed

23	The location and size of openings present a hazard as they are designed with members or attachments between 140 millimetres and 900 millimetres above the level protected by the guard which facilitate climbing. Namely: Guard in elevator room above the stairs.		Closed
24	Floor and/or floor covering not kept in a clean and sanitary condition. Namely: Fire Pump Room. Clean and clear all debris and discarded materials from the floor area.		Closed
25	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition. Namely: Hallway. All floor mats in the hallway should be removed. Trip Hazard.		Closed
26	Previously finished surface(s) in the Staff Locker Room Area of the property are not renewed or refinished, when necessary, to maintain a similar appearance. Namely: Shower Area. Deteriorated paint finish on the walls and ceiling. Painting is required. Staff washroom area needs refinishing. Replace missing ceiling tiles where required.		Closed
27	The electrical connections are not maintained in a safe and complete condition. Namely: Exposed wires on electrical box in elevator room.		Closed
28	The ventilation system or unit is not kept in good repair and maintained in a complete condition. Namely: Elevator Room. A Vent cover is missing on ventilation duct.		Closed
29	Required guard does not prevent the passage of a sphere having a diameter more than 100 millimetres. Namely: Guard in elevator room above stairs.		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.**