

MLS Building Audit Program - Details

Property Address : 1501 QUEEN ST W

Legal Description: PLAN 1231 LOTS 9 TO 11 PT LOT 8

Roll No. : 1904021220035000000

Building : 93 BEATY AVE

Report Date : January 18, 2019

Building Audit Date : December 12, 2013

** 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	13 277933 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	20-Dec-13	16-OCT-14	100.00%
2	Property Standards	13 279886 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	20-Dec-13	16-OCT-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	13 277933 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	20-Dec-13	16-OCT-14	30-Oct-14

No. of defects contained within the Order : **11**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Guard with a minimum height of 1,070 millimetres has not been provided at a balcony where the difference in level is more than 600 millimetres..	Balconies	Closed
2	The guard is designed that a member, attachment or opening located between 140 millimetres and 900 millimetres above the level being protected facilitates climbing.	Balconies	Substantially Co
3	Required guard does not prevent the passage of a spherical object having a diameter more than 100 millimetres	Balconies	Closed
4	The fire escape and/or the supporting structural member(s) is not maintained in good repair. Namely: Fire escape landing is not secured. Repairs are required.	East side of building	Closed
5	Height of the guard for the exit stairs are less than 920 millimetres measured vertically to the top of the guard from a line drawn through the outside edges of the stair nosings.	East side of building	Substantially Co
6	The guard is designed that a member, attachment or opening located between 140 millimetres and 900 millimetres above the level being protected facilitates climbing.	East side of building	Substantially Co
7	Required guard does not prevent the passage of a sphere having a diameter more than 100 millimetres.	East side of building	Closed
8	Height of the guard for the exit stairs are less than 1,070 millimetres around landings.	East side of building	Substantially Co
9	The exterior walls and their components are not being maintained in a weather tight condition. Namely: Concrete window sills that are cracked or deteriorated, repairs are required.	Exterior	Substantially Co
10	Exterior steps, not maintained. Namely: Front steps, concrete surface has deteriorated. Repairs required.	Front Steps	Closed
11	Dwelling unit window that is capable of being opened has screen that is not maintained in good repair and free from defects or missing components. Namely: West side of building. Window screen is in disrepair.	West side of building	Substantially Co

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
2	Property Standards	13 279886 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	20-Dec-13	16-OCT-14	30-Oct-14

No. of defects contained within the Order : **19**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Interior door(s), frames(s), and/or hardware not maintained in good repair.	2nd Floor	Closed
2	The (stairs, treads, risers, guards, handrails, and/or other appurtenant attachments) and/or their supporting structural members are not maintained in good repair.	3rd Floor	Substantially Co
3	The trapped floor drain is not screened with a metal grill or other suitable material so as to effectively exclude rodents. Namely: No cover on sump pump.	Basement	Closed
4	Previously finished wall(s) in the public area of the property is not maintained in good repair. Namely: Paint is peeling on the wall.	Basement	Closed
5	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	Basement	Closed
6	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	Basement	Closed
7	Lighting in a laundry room is provided at less than 200 lux.	Basement	Closed
8	The electrical junction box is not protected from damage by the provision of cover plate.	Basement	Closed
9	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Basement	Closed
10	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Basement	Closed
11	Required or provided safety equipment relative to exits and means of egress are not maintained in good working order, Namely: door closures, latching devices, missing EXIT signs.	Hallways	Closed
12	An emergency contact sign is not posted and maintained in a prominent place in the front lobby or entrance to the building.	Main Entrance	Substantially Co
13	The emergency contact sign is not in lettering of not less than 12.7 millimetres in height.	Main Entrance	Substantially Co
14	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.	Main Entrance	Substantially Co
15	Height of the guard for the exit stairs are less than 1,070 millimetres around landings.	Stairway	Closed
16	Height of the guard for the exit stairs are less than 920 millimetres measured vertically to the top of the guard from a line drawn through the outside edges of the stair nosings.	Stairways	Closed
17	Interior lighting fixtures or lamps are not maintained. Namely: Some lights are burned out.	Throughout Building	Closed
18	Required guard does not prevent the passage of a sphere having a diameter more than 100 millimetres. Namely: Pickets are missing in sections.	Throughout Building	Closed
19	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	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.**