

MLS Building Audit Program - Details

Property Address : 1268 KING ST W

Legal Description: PLAN 418 BLK E LOT 17

Roll No. : 1904021330053000000

Building : 1268 KING ST W -- NO FURTHER ACTION REQUIRED

Report Date : May 11, 2012

Building Audit Date : April 02, 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 May 11, 2012

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 123376 PRS 00 IV	EMERGENCY ORDER Heat	Closed	3-Apr-09	03-APR-09	0.00%
2	Property Standards	09 123378 PRS 00 IV	EMERGENCY ORDER Hot Water	Closed	3-Apr-09	03-APR-09	0.00%
11	Property Standards	09 124785 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	4-Dec-09	04-JAN-10	100.00%
12	Property Standards	09 124792 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	4-Dec-09	04-JAN-10	100.00%
13	Waste	09 124548 WST 00 IV	LITTER DUMPING AND REFUSE INVESTIGATION	Closed	17-Apr-09	18-MAY-09	N/A**

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
12	Property Standards	09 124792 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	4-Dec-09	04-JAN-10	25-May-11

No. of defects contained within the Order : **41**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The protective/decorative finish on the exterior surfaces is not being maintained in good repair.	Exterior	Substantially Com
2	The foundation wall(s) of the building or structure are not being maintained in good repair.	Exterior	Closed
3	Exterior lighting fixtures or lamps are not maintained.	Exterior	Closed
4	The roof or one of its components is not weather tight, namely broken facia .	Exterior	Closed
5	Exterior steps not maintained, namely broken/cracked concrete and tiles and loose boards.	Exterior	Closed
6	The building, structure and/or parts thereof are not being maintained in good repair, namely brick lentils.	Exterior	Closed
7	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 broken floor.	Exterior	Closed
8	The canopy is not maintained in good repair.	Exterior	Closed
9	The verandah, porch, deck, loading dock, ramp, balcony and/or enclosure, fire escape and/or other similar structure, and/or other appurtenant attachment) and/or the supporting structural member(s) is not maintained in a safe condition.	Exterior	Substantially Com
10	The exterior walls and their components are not being maintained in good repair, namely brickwork.	Exterior	Closed
11	Exterior window not maintained weather-tight.	Exterior	Substantially Com
12	Exterior window not maintained in good repair, namely cracked concrete window sill.	Exterior	Substantially Com
13	Exterior window(s) with broken/cracked glass.	Exterior	Closed
14	Dwelling unit window that is capable of being opened has no screen.	Exterior	Substantially Com
15	Window that is capable of being opened, has a defective locking/latching mechanism.	Exterior	Closed
16	The yard does not have suitable ground cover to prevent unstable soil conditions or erosion.	Exterior	Closed
17	The required guard on top of the retaining wall is not maintained in good repair.	Exterior	Closed
18	Exterior walkway not maintained.	Exterior	Closed
19	The required guard(s) are not installed/maintained to comply with the Toronto Muncipal Code Code, namely; The required guard is designed so that it facilitates climbing.	Exterior	Closed
20	The required guard(s) are not installed/maintained to comply with the Toronto Municipal Code.	Exterior	Closed
21	The required handrails are not installed/maintained to comply with the Toronto Municipal Code.	Exterior	Closed
22	The electrical connections are not maintained in a safe and complete condition, namely loose wires.	Exterior	Closed
23	Mailbox or mail receptacle is not maintained in good repair.	Exterior	Closed
24	Exterior window missing.	Exterior	Substantially Com
25	Eavestrough, roof gutter, flashing and/or down pipe has a deteriorated protective finish .	Exterior	Closed
26	Eavestrough, roof gutter, flashing and/or down pipe not maintained free from leaks and/or defects.	Exterior	Substantially Com
27	Eavestrough, roof gutter, flashing and/or down pipe not maintained in good repair, namely missing drain cap.	Exterior	Closed

28	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.	Exterior	Substantially Com
29	Eavestrough or roof gutter does not discharge in to a downpipe to drain roof surfaces.	Exterior	Closed
30	Exterior door has defective hardware.	Exterior	Closed
31	Storm or screen door not maintained in good repair, namely missing screen.	Exterior	Substantially Com
32	Storm or screen door not maintained in good repair.	Exterior	Substantially Com
33	Exterior door is not maintained in good repair.	Exterior	Closed
34	Exterior door is not maintained in good repair, namely threshold.	Exterior	Closed
35	Exterior door not maintained weather-tight	Exterior	Closed
36	Vent stack or supporting member is not maintained in good repair and/or free from defects, namely missing chimney cap.	Exterior	Closed
37	Chimney, smoke stack or supporting member is not maintained in good repair and/or free from defects.	Exterior	Closed
38	Equipment/attachment appurtenant to the building is not being maintained in good repair, namely unused pipe and shelving at rear.	Exterior	Closed
39	Equipment/attachment appurtenant to the building is not being maintained in good repair, namely exposed footings.	Exterior	Closed
40	The accessory building is not being protected by paint, preservatives and/or other weather resistant materials.	Exterior	Substantially Com
41	Above ground discharge from downpipe or pipe is directed to discharge in a manner that is likely to damage adjoining property.	Exterior	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
11	Property Standards	09 124785 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	4-Dec-09	04-JAN-10	25-May-11

No. of defects contained within the Order : 47

No. of defects that remain outstanding : 0

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The electrical connections are not maintained in a safe and complete condition. Namely missing cover plates.	Boiler Room	Closed
2	The property is not maintained and/or kept clean in accordance with the standards.	Building	Closed
3	The guards and/or other appurtenant attachments and/or their supporting structural members are not maintained in good repair.	Building	Closed
4	The guards and/or other appurtenant attachments) and/or their supporting structural members are not being maintained free from defects/hazards.	Building	Closed
5	The risers and/or other appurtenant attachments and/or their supporting structural members are not being maintained free from defects/hazards.	Building	Closed
6	The risers and/or other appurtenant attachments and/or their supporting structural members are not maintained in a clean and/or sanitary condition.	Building	Closed
7	The lighting fixture is not maintained in a clean condition.	Building	Closed
8	The light standard(s) supporting artificial light is not kept in a safe and clean condition.	Building	Closed
9	The average level of 50 lux (4.6 foot candles) is not being provided to the corridor(s).	Building	Closed
10	The minimum level of 100 lux (9.3 foot candles) is not being provided in the public washroom(s).	Building	Substantially Com
11	The minimum level of 50 lux (4.6 foot candles) is not being provided to all passage and stairways when in use.	Building	Closed
12	Floor and/or floor covering not kept free from holes, stains, rubbish and debris.	Building	Closed
13	Floor and/or floor covering not kept in a clean and sanitary condition	Building	Closed
14	Materials used for the repair, replacements or painting of the floor(s) and/or its attachments do not have a finish and facing similar to that of the original covering.	Building	Closed
15	The ventilation system or unit is not kept in good repair and maintained in good working condition at all times.Namely; missing vent cover.	Building	Closed
16	Ceiling not maintained clean.	Building	Closed
17	Previously finished surface in the public area of the property is not maintained in good repair.	Building	Closed
18	Ceiling(s) constructed for the purpose of separation is not maintained in a good state of repair.	Building	Closed
19	The electrical connections are not maintained in a safe and complete condition. Namely; electrical panel not secure.	Building	Closed
20	Extension cords or other extensions are used as a permanent wiring system.	Interior	Closed
21	Door hardware/devices are not maintained in good repair. Namely; Broken Glass in Door	Interior	Closed
22	Door hardware/devices are not maintained in good repair. Namely; self closure	Interior	Substantially Com
23	The property is not maintained and/or kept clean in accordance with the standards. Namely; mould in Washrooms and coridor	Interior of Building	Closed
24	Ceiling not maintained clean.	Kitchen	Closed
25	Previously finished surface in the public area of the property is not maintained in good repair.	Kitchen	Closed
26	Floor and/or floor covering not kept free from holes, stains, rubbish and debris.	Kitchen	Closed
27	Wall(s) not maintained clean.	Kitchen	Closed
28	Floor and/or floor covering not kept in a clean and sanitary condition	Kitchen	Closed

29	The required guard(s) are not installed/maintained to comply with the Toronto Municipal 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
30	The required guard(s) are not installed/maintained to comply with the Toronto Municipal Code, namely; The open side of the interior/exterior stairs is not protected by the required guard (the minimum height of the guard shall be 900 mm (35 inches).	Stairway	Closed
31	The required handrail(s) are not installed/maintained to comply with the Toronto Municipal Code, namely; The required handrail is provided at a height in excess of 1020 mm (42 inches) on landings.	Stairway	Closed
32	The electrical connections are not maintained in good working order. Namely; light switches	Throughout Building	Substantially Com
33	The floor and every appurtenance, surface cover and finish is not maintained. Namely; broken floor tiles.	Throughout Building	Closed
34	Interior door is not a good fit in its frame.	Throughout Building	Closed
35	The electrical switches are not maintained in good working order. Namely; light fixtures	Throughout Building	Closed
36	Previously finished wall(s) in the public area of the property is not maintained in good repair. Namely; baseboards.	Throughout Building	Closed
37	Exterior window or skylight not maintained in good repair. Namely; Window frame not maintained	Throughout Building	Substantially Com
38	Previously finished surface(s) have marks, stains, graffiti, smoke damage, painted slogans and/or other defacements. Namely; stained ceiling tiles	Throughout Building	Closed
39	Door hardware/devices are not maintained in good repair.	Throughout Building	Substantially Com
40	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	Substantially Com
41	Previously finished surface(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance. Namely: holes in walls/ceiling	Throughout Building	Closed
42	The electrical connections are not maintained in a safe and complete condition. Namely; loose wires.	Throughout Building	Closed
43	Floor and/or floor covering not kept in a clean and sanitary condition	Washroom	Closed
44	The property is not maintained and/or kept clean in accordance with the standards.	Washroom	Closed
45	The plumbing system is not kept in a clean and sanitary condition.	Washroom	Closed
46	The toilet facilities and/or toilet room is not kept clean and neat.	Washroom	Closed
47	Wall(s) not maintained clean.	Washroom	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.**