

MLS Building Audit Program - Details

Property Address : 2548 KIPLING AVE

Legal Description: PLAN 2181 LOTS 9-12 PT LOT 8

Roll No. : 1919043390032000000

Building : **2548 KIPLING AVE -- NO FURTHER ACTION REQUIRED**

Report Date : **May 11, 2012**

Building Audit Date : **June 04, 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 146050 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	10-Jun-09	09-NOV-09	100.00%
5	Property Standards	09 148884 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	12-Jun-09	15-OCT-09	100.00%
6	Property Standards	09 148985 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	12-Jun-09	15-OCT-09	100.00%
7	Property Standards	09 149267 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS - CLIMBING HAZZARD	Closed	12-Jun-09	15-AUG-09	100.00%
8	Property Standards	09 150039 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS - BOILER ROOM	Closed	16-Jun-09	15-AUG-09	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
7	Property Standards	09 149267 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS - CLIMBING HAZZARD	Closed	12-Jun-09	15-AUG-09	14-Jul-09

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The occupant is not maintaining all exits from the property clear and unobstructed. Specifically on the south/east wing 5th floor balcony has a freezer stored which presents a climbing hazzard and on the 6th floor balcony accumulation of material which present a climbing hazzard	6th Floor	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
8	Property Standards	09 150039 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS - BOILER ROOM	Closed	16-Jun-09	15-AUG-09	17-Jul-09

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Specifically window opening not blocked off	Boiler Room	Closed
2	The plumbing system is not kept in good working order. Specifically missing fire stop on ventilation pipe	Boiler Room	Closed
3	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. specifically damaged ceiling plaster at entrance of boiler room	Boiler Room	Closed
4	The electrical connections are not maintained in a safe and complete condition. Specifically - no cover on junction box	Boiler Room	Closed
5	Floor and/or floor covering not kept in a clean and sanitary condition and free from rubbish and debris. Stored material in boiler room not associated with boiler operation - specifically stored bicycles	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 148884 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	12-Jun-09	15-OCT-09	14-Jul-09

No. of defects contained within the Order : **8**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	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 panic hardware is missing from door	Underground Parking Area	Closed
2	The parking or storage garage is used to keep junk or rubbish. Specifically minor accumulation of waste by parking stall 20-29 and stairwel leading to the exterior	Underground Parking Area	Closed
3	The parking or storage garage is used to keep machinery, boats, vehicles, trailers and/or parts of them that are in a wrecked, discarded, dismantled, inoperative or abandoned condition. Namely: red Toyota by parking stall 44 does not have a current license plate	Underground Parking Area	Closed
4	The guards and/or other appurtenant attachments and/or their supporting structural members are not maintained in good repair. specifically broken/missing section of guard on ramp to underground parking garage	Underground Parking Area	Closed
5	Location of pedestrian exit door within the parking or storage garage is not clearly indicated. specifically door leading to building lobby is incorrectly painted green	Underground Parking Area	Closed
6	The plumbing system is not kept in good working order. Specifically drain covers missing on floor drains	Underground Parking Area	Closed
7	The walls in the parking or storage garage are not maintained free of holes, breaks or cracks. Specifically minor concrete damage on wall of ramp	Underground Parking Area	Closed
8	The parking or storage garage walls painted surface is not maintained in a state of good repair. Specifically minor paint damage on ramp wall and door	Underground Parking Area	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
6	Property Standards	09 148985 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	12-Jun-09	15-OCT-09	14-Jul-09

No. of defects contained within the Order : **10**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The exterior surface of the building shall be maintained free of stains. Specifically paint on stairway to underground parking garage is deteriorated.	Exterior	Closed
2	Previously finished surface(s) have marks, stains, graffiti, smoke damage, painted slogans and/or other defacements. Specifically minor markings and paint splatter on walls at north/west area of building	Exterior Of Building	Closed
3	The exterior walls and their components are not being maintained in good repair. Specifically minor brick damage at 7th floor level and damaged threshold concrete at entranceway	Exterior Of Building	Closed
4	The electrical fixtures are not maintained in good working order. Specifically damaged light fixture by underground parking garage ramp and broken/damaged light fixture at south/west wall	Exterior Of Building	Closed
5	Exterior garbage containment area not screened.	Exterior Of Building	Closed
6	Driveway(s) and/or similar areas not maintained. Specifically potholes are present in driveways and parking area	Parking Area	Closed
7	The yard contains mechanical equipment, vehicles, trailers, boats or remnant parts thereof that are wrecked, discarded, dismantled or inoperative. Specifically white Ford Van - no validation tag; boat stored on exterior parking area and blue Honda Prelude BCHB 732 - expired validation tag	Parking Area	Closed
8	Parking space(s) and/or similar areas not maintained. Specifically broken curb stops in exterior parking area	Parking Area	Closed
9	Equipment/attachment appurtenant to the building is not properly anchored, namely, the (canopy, marquee, sign, awning, screen, grille, stairway, pipe, duct, standpipe, air conditioner. Etc.). Specifically unsecured wires/cables by garbage area and damaged cable chases on south side of building	South Side of Building	Closed
10	The protective/decorative finish on the exterior surfaces is not being maintained in good repair. Specifically paint on grade level flashing is deteriorated -west side;	West Side 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	09 146050 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	10-Jun-09	09-NOV-09	9-Nov-09

No. of defects contained within the Order : 26

No. of defects that remain outstanding : 0

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Glass panel beside door accessing stairwell has cracked pane.	3rd Floor	Closed
2	Plaster around garbage chute door broken and damaged.	5th Floor	Closed
3	Plaster patches on wall not painted.	6th Floor	Closed
4	Electrical service room door contains hole.	6th Floor	Closed
5	Hole in ceiling.	6th Floor	Closed
6	The electrical connections are not maintained in a safe and complete condition. Two boxes missing covers. Wiring exposed.	Elevator	Closed
7	The average level of 50 lux (4.6 foot candles) is not being provided to the corridor.	Hall	Closed
8	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Hall	Closed
9	Plaster on walls bulged out, cracked, damaged and pieces missing. Paint cracked and broken.	Hall	Closed
10	Paint on walls cracked, peeling, deteriorated and missing in areas.	Laundry Room	Closed
11	Efflorescence in area.	Laundry Room	Closed
12	Meter room. Hole in ceiling.	North	Closed
13	Previously finished wall(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance.	Rear	Closed
14	Areas of plaster damage on walls.	Rear	Closed
15	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Stairway	Closed
16	The minimum level of 50 lux (4.6 foot candles) is not being provided to the stairways.	Stairway	Closed
17	Floor tiles broken and damaged.	Stairway	Closed
18	Doors accessing hallways do not close completely.	Stairway	Closed
19	The required guard(s) are not installed/maintained to comply with the Ontario Building Code, namely; The required guard on the landing is less than 1070 mm (42 inches) in height.	Stairway	Closed
20	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
21	Painted patches do not match existing colour.	Stairway	Closed
22	Plaster patches on walls not painted.	Stairway	Closed
23	Plaster on walls cracked, broken and missing in areas.	Stairway	Closed
24	Door closers broken.	Storage Room	Closed
25	Accumulation of waste materials and debris.	Storage Room	Closed
26	Materials and debris stored in passageways.	Storage Room	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.**