

MLS Building Audit Program - Details

Property Address : 2777 KIPLING AVE

Legal Description: CON A FTH PT LOT 39 RP 64R4904 PARTS 1 & 2

Roll No. : 1919043230002200000

Building : 2777 KIPLING AVE

Report Date : May 11, 2012

Building Audit Date : December 18, 2008

**** 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	08 231284 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	23-Dec-08	30-APR-09	100.00%
3	Property Standards	08 231595 PRS 00 IV	REPORT ORDERS - UNDERGROUND PARKING STRUCTURE	Order Issued	23-Dec-08	20-JAN-12	N/A**
4	Property Standards	08 231682 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	29-Dec-08	28-JAN-09	100.00%
5	Property Standards	08 231769 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Order Issued	29-Dec-08	30-APR-11	0.00%
6	Waste	08 231070 WST 00 IV	LITTER DUMPING AND REFUSE INVESTIGATION	Closed	7-Jan-09	12-JAN-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
4	Property Standards	08 231682 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	29-Dec-08	28-JAN-09	30-Jun-09

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	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.). Cable television wires not properly secured to wall of building.	Exterior Of Building	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. The stairway at the north/west side of the building has deteriorated concrete treads/risers and temporary protective fence is missing and/or damaged.	North East	Closed
3	The exterior walls and their components are not being maintained in good repair. specifically damaged sections of garbage screening wall.	North Side of Property	Closed
4	The exterior surface has not been restored and/or resurfacedn where necessary.	North Side of Property	Closed
5	The required guard(s) are not installed/maintained to comply with the Ontario Building Code, namely; The required guard on the (landing, balcony, gallery, mezzanine, porch, deck, floor opening and roof to which access is provided for other than maintenance purposes) is not provided (the minimum guard height shall be 1070 mm (42 inches)). Missing guard rail on walkway from roof entrance to mechanical rooms.	Roof Of Building	Closed
6	The exterior surface of the building shall be maintained free of graffiti and/or painted slogans.	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
5	Property Standards	08 231769 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Order Issued	29-Dec-08	30-APR-11	4-May-11

No. of defects contained within the Order : **17**

No. of defects that remain outstanding : **17**

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The walls in the parking or storage garage are not maintained free of holes, breaks or cracks. Specifically holes in walls and cracks in wall in boiler room on R1 level.	Boiler Room	Open
2	The walls in the parking or storage garage are not maintained free of holes, breaks or cracks. Specifically fires stopping is missing in sprinkler room #39	Mechanical Room	Open
3	Floor and/or floor covering not kept in a clean and sanitary condition and free from rubbish and debris.	Mechanical Room	Open
4	Alert signs are not prominently displayed on columns or walls 2.1 metres above the floor, measured from the top of the sign to the floor, so that there is 1 alert sign for every 25 parking stalls in the parking or storage garage, with the alert signs being evenly distributed in the parking or storage garage, but located no more than 30 metres apart.	Underground Parking Area	Open
5	The safe-exit door, the frame of a safe-exit door and the wall adjacent to the safe-exit door to a distance of one (1) metre on both sides of the frame, and to a height of three (3) metres above the floor or to the soffit above the bulkhead over the door is not the required coloured green.	Underground Parking Area	Open
6	Small safe-exit arrows are not prominently displayed on columns or walls 1.5 metres above the floor, measured from the center of the arrow to the floor; at least every ten (10) metres along the safe-exit route; at all safe-exit route decision points along the safe-exit route; and wherever a safe-exit route crosses a traffic aisle.	Underground Parking Area	Open
7	Large safe-exit arrows are not displayed on safe-exit doors 1.5 metres above the floor, measured from the center of the arrow to the floor, with the arrow pointing down.	Underground Parking Area	Open
8	The sign(s) is not being maintained in a good state of repair.	Underground Parking Area	Open
9	The minimum level of 50 lux (4.6 foot candles) is not being provided to all designated parking spaces.	Underground Parking Area	Open
10	The minimum level of 50 lux (4.6 foot candles) is not being provided to all driving aisles.	Underground Parking Area	Open
11	Door providing access to a parking or storage garage has not been equipped with a self-closing device designed to return the door to the closed and latched position after each use. Specifically door hardware defective or missing and doors damaged. [by parking stall 222,206,240, fire alarm room #25 and boiler room on R1 level	Underground Parking Area	Open
12	The parking or storage garage is used to keep junk or rubbish.	Underground Parking Area	Open
13	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: unlicensed vehicles in parking stalls #290,218,217,211,236,205 and other various locations.	Underground Parking Area	Open
14	The parking or storage garage ceiling painted surface is not maintained in a state of good repair. Specifically paint spalling throughout the underground parking garage soffit/ceiling.	Underground Parking Area	Open
15	The ceilings in the parking or storage garage are not maintained free of holes, breaks or cracks. Specifically concrete damage and exposed reinforcing steel	Underground Parking Area	Open
16	The electrical connections are not maintained in a safe and complete condition. Specifically missing coverplates on electrical boxes.	Underground Parking Area	Open
17	The parking or storage garage walls painted surface is not maintained in a state of good repair.	Underground Parking Area	Open

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
1	Property Standards	08 231284 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	23-Dec-08	30-APR-09	25-Sep-09

No. of defects contained within the Order : **36**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Sections of floor tile missing.	2nd Floor	Closed
2	Hallway door does not close properly.	2nd Floor	Closed
3	Door handle broken.	3rd Floor	Closed
4	Wall tiles missing.	4th Floor	Closed
5	Ceiling exit sign loose and hanging.	5th Floor	Closed
6	Hallway door does not close properly.	5th Floor	Closed
7	Ceiling exit sign loose and hanging.	6th Floor	Closed
8	Chute door sticks.	8th Floor	Closed
9	Light not operating.	9th Floor	Closed
10	Chute door does not close automatically, hallway door closer damaged.	9th Floor	Closed
11	Wall tiles missing.	10th Floor	Closed
12	Chute door does not open or close properly, hallway door closer disconnected.	10th Floor	Closed
13	Light not operating.	10th Floor	Closed
14	Hallway door damaged at top.	11th Floor	Closed
15	Wall tiles missing.	12th Floor	Closed
16	Exterior window with broken/cracked glass.	15th Floor	Closed
17	Exposed electrical wiring on wall.	18th Floor	Closed
18	Areas of broken, cracked and deteriorated floor tiles.	Elevator	Closed
19	Ceiling light fixture loose.	Hall	Closed
20	Heater cover missing.	Hall	Closed
21	Several heater covers are loose or missing.	Hall	Closed
22	Carpeting stained, dirty and torn in areas.	Hall	Closed
23	Exposed wiring on wall.	Hall	Closed
24	Interior door is not a good fit in its frame. Doors accessing stairwells do not close properly.	Hall	Closed
25	Door does not self-close or self-latch.	Hall	Closed
26	Baseboards missing exposing damaged plaster.	Hall	Closed
27	Plaster on walls and ceilings damaged and missing.	Hall	Closed
28	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Hall	Closed
29	Adequate artificial light is not being provided at all times to maintain the level of illumination.	Laundry Room	Closed
30	Paint on walls deteriorated in areas.	Lobby	Closed
31	Plaster on walls deteriorated in areas.	Lobby	Closed
32	Lighting not operating.	Stairway	Closed
33	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Stairway	Closed

34	Paint on walls, steps, landings, ceilings, handrails and guards is peeling, deteriorated and dirty.	Stairway	Closed
35	Plaster on walls and ceilings damaged and missing.	Stairway	Closed
36	Handrails loose.	Stairway	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.**