

**MLS Building Audit Program - Details**

**Property Address : 320 KINGSTON RD**

Legal Description: PLAN 393 PT LOTS 2 4 5 6 RP63R400 PARTS 15 TO 18

Roll No. : 1904095010032000000

Building : **320 KINGSTON RD**

**Report Date : May 11, 2012**

**Building Audit Date : May 20, 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 143384 PRS 00 IV	EXTERIOR COMMON ELEMENTS- DEFECTS	Order Issued	10-Aug-11	09-SEP-11	67.86%
2	Property Standards	09 143916 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Order Issued	10-Aug-11	09-SEP-11	54.55%
3	Property Standards	09 148061 PRS 00 IV	REPORT ORDERS SATELLITE DISHES	Order Issued	10-Aug-11	09-SEP-11	N/A**
4	Property Standards	09 149800 PRS 00 IV	REPORT ORDERS PARKING GARAGE STRUCTURE	Order Issued	10-Aug-11	09-SEP-11	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
2	Property Standards	09 143916 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Order Issued	10-Aug-11	09-SEP-11	20-Apr-12

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	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.	Garage Area	Substantially Com
2	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.	Garage Area	Closed
3	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.	Garage Area	Closed
4	The parking or storage garage does not have a designated safe-exit route.	Garage Area	Closed
5	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.	Garage Area	Closed
6	The sign(s) is not being maintained in a good state of repair.	Garage Area	Closed
7	The walls, columns, ceilings, ledge beams, expansion joints and soffits in the parking or storage garage are not impervious to water, to include deteriorated/cracked concrete and parging at garage wall exterior face.		Open
8	The walls and columns in the parking or storage garage are not maintained free of holes, breaks or cracks, to include deteriorated concrete and parging at garage walls and exterior face.		Open
9	The parking or storage garage walls are not painted white from sixty (60) centimeters above floor level.		Open
10	The parking or storage garage walls from floor level to a height of sixty (60) centimeters are not painted black.		Open
11	The ceilings, ledge beams, and soffits in the parking or storage garage are not maintained free of holes, breaks or cracks, to include deteriorated expansion joint membrane.		Open

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
1	Property Standards	09 143384 PRS 00 IV	EXTERIOR COMMON ELEMENTS-DEFECTS	Order Issued	10-Aug-11	09-SEP-11	20-Apr-12

No. of defects contained within the Order : **28**

No. of defects that remain outstanding : **9**

### Deficiency Details

No.	Violation/Defect	Location	Status
1	The required guard on top of retaining wall is not provided (the minimum guard height shall be one thousand and seventy (1070) millimetres).	Exterior	Open
2	The ventilation system or unit is not kept in good repair and maintained in good working condition at all times, namely guard at ventilation grate.	Exterior Of Building	Closed
3	The foundation wall(s) of the building or structure are not being maintained in good repair, to include cracking.	Exterior Of Building	Open
4	The fence, screen and/or other enclosure around or on the property is not being maintained in good repair, namely refinishing at wrought iron fencing.	Front Yard	Closed
5	The roof or one of its component is not free from leaks, namely disconnected down spout.	Roof Of Building	Closed
6	The roof or one of its components is not weather tight, namely deteriorated and rotted roof flashing	Roof Of Building	Closed
7	The roof or one of its components is not weather tight, namely dteriorated and weathered shingles.	Roof Of Building	Closed
8	The protective/decorative finish on the exterior surfaces is not being maintained in good repair, and restored or resurfaced, to include wood surfaces, and wood rot.	Throughout Building	Closed
9	The roof or one of its components is not weather tight, namely deteriorated and rotted roof soffits.	Throughout Building	Substantially Com
10	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 being maintained free from defects and/or hazards, namely remove enclosures from balconies.	Throughout Building	Open
11	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. Where a 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 the installation of the air-conditioner is done safely 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.	Throughout Building	Open
12	Aerial, satellite dish, or other similar structure and/or its supporting member is not maintained in a safe condition.	Throughout Building	Open
13	The roof or one of its component is not free from leaks, namely deteriorated eavestrough and fascia.	Throughout Building	Substantially Com
14	Dwelling unit window that is capable of being opened has no screen.	Throughout Building	Substantially Com
15	Exterior window missing.	Throughout Building	Closed
16	The yard does not have suitable ground cover to prevent unstable soil conditions or erosion.	Throughout Property	Open
17	The required guard(s)/handrail(s) are not installed or maintained in accordance with the Toronto Municipal Code Chapter 629, namely maximum allowable distance of 100 MM, exceeded at handrail bottom to steps.		Closed
18	The fence, screen and/or other enclosure around or on the property is not being maintained in a structurally sound and/or plumb condition, namely replace.		Substantially Com
19	The fence, screen and/or other enclosure around or on the property is not being maintained in a structurally sound and/or plumb condition.		Substantially Com
20	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 ripped window screen.		Substantially Com
21	The roof or one of its components is not weather tight, namely repair and refinish underside of entrance canopy.		Closed
22	Exterior lighting fixtures or lamps are not maintained, namely missing fixture cover.		Closed

23	Exterior lighting fixtures or lamps are not maintained, namely hanging light fixture.		Substantially Com
24	The exterior surface has not been restored and/or resurfaced where necessary.		Open
25	The exterior surface of the building shall be maintained free of graffiti and/or painted slogans.		Closed
26	The protective/decorative finish on the exterior surfaces is not being maintained in good repair, namely maintained to be weather tight, to include deteriorated protective seal at wood joints.		Open
27	The exterior door is not capable of being locked or otherwise secured from inside the building.		Open
28	Storm or screen door not maintained in good repair, namely missing screen		Closed

### Part III - Apartment Unit Activity Summary for Property Standards Orders :

<b>Active apartment unit related investigation matters (Property Standards only) :</b>	<b>0</b>
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.**