

**MLS Building Audit Program - Details**

**Property Address :** 4 KINSDALE BLVD

Legal Description: PLAN 4294 LOTS 16 & 17

Roll No. : 1919018220001000000

Building : 4 KINSDALE BLVD -- W0510

**Report Date :** May 11, 2012

**Building Audit Date :** October 26, 2011

**\*\* 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	11 303212 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Expiry Date Extended	22-Nov-11	30-JUL-12	0.00%
2	Property Standards	11 309879 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Rescheduled	22-Nov-11	30-JUL-12	15.25%
3	Property Standards	11 310740 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Expiry Date Extended	22-Nov-11	30-JUL-12	0.00%
5	Property Standards	12 101109 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Order Issued	9-Jan-12	10-APR-12	0.00%
6	Waste	11 310765 WST 00 IV	LITTER DUMPING/REFUSE INVESTIGATION	Closed	22-Nov-11	02-DEC-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
5	Property Standards	12 101109 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Order Issued	9-Jan-12	10-APR-12	1-May-12

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The balconies slabs and the supporting structural members are not being maintained free from defects. (Namely: Address slab remediation as required and prescribed by Engineers report)	Balconies	Open
2	The exterior walls and their components are not being maintained in good repair. (Namely: Window sills / ledges located throughout building that require repair as prescribed by Engineers report)	Throughout Building	Open

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
3	Property Standards	11 310740 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Expiry Date Exten	22-Nov-11	30-JUL-12	10-Aug-12

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Exterior area of property for vehicular traffic or parking/storage not provided with curb stops or other restraining device. (Namely: Areas in parking lot are missing appropriate curb stops)	Parking Area	Open
2	Curb stops or restraining devices are not positioned to prevent vehicles from causing injury, damage or encroaching on to property. (Namely: Parking curb stops not properly positioned throughout)	Parking Area	Open
3	Lighting in parking lot is provided at less than 10 lux at ground level.	Parking Area	Open
4	The yard contains vehicles, that are wrecked, discarded, dismantled or inoperative. (remove all vehicles that are not in an operable condition with current and valid provincial Markers)	Parking Area	Open
5	Exterior yard that is used for the parking or storage of vehicles which is surfaced with a material impervious to water is not maintained in good repair, free from cracks, holes and ruts.	Parking Area	Open
6	Exterior yard that is used for the parking or storage of vehicles which is surfaced with a material impervious to water is not adequately graded and drained so as to prevent the ponding of water .	Parking Area	Open
7	Exterior yard that is used for the parking or storage of vehicles or surfaced with a material impervious to water is not adequately graded and drained so as to prevent the drainage of water towards buildings.	Parking Area	Open
8	Exterior yard that is used for the parking or storage of vehicles or surfaced with a material impervious to water is not maintained so as parking space marking are to be clearly visible.	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	11 303212 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Expiry Date Exten	22-Nov-11	30-JUL-12	7-Aug-12

No. of defects contained within the Order : **15**

No. of defects that remain outstanding : **15**

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..	Balcony	Open
2	The location and size of openings present a hazard as they are designed with members or attachments between 140 millimetres and 900 millimetres above the level protected by the guard which facilitate climbing.	Balcony	Open
3	Guard has openings of a size that does not prevent the passage of a sphere having a diameter more than 100 millimetres	Balcony	Open
4	The supporting member attachments appurtenant to the building are not properly anchored (Namely: Loose cabling and wiring throughout building face require proper anchoring to building face)	Exterior Of Building	Open
5	Exterior window not maintained in good repair. (Namely: Frame around window in state of disrepair, such as paint, chalking, and wood frame)	North Side of Building	Open
6	Roof drainage discharging at more than one hundred and fifty (150) millimeters above grade. (Namely: Roof canopy missing downspout)	North Side of Building	Open
7	Guard with a minimum height of 1,070 millimetres has not been provided at a raised floor where the difference in level is more than 600 millimetres.	North Side of Building	Open
8	Exterior garbage containment area not screened.	North Side of Property	Open
9	Exterior garbage bin(s) covers left open.	North Side of Property	Open
10	The opening in an exterior wall is not protected by suitable materials to prevent the entry of rodents, vermin and/or insects. (Namely: Vent cover missing from dryer ventilation opening)	South Side of Building	Open
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.	Throughout Building	Open
12	Dwelling unit window that is capable of being opened has no screen.	Throughout Building	Open
13	The chain link fence on the property is not being maintained in a structurally sound and in plumb condition.	Yard	Open
14	The chain link fence on the property is not being maintained free from hazards. (Namely: Structural lateral supports no longer connected and protruding creating hazard)	Yard	Open
15	The fence on the property is not being maintained in good repair. (Namely: Metal fence is not free from rust, structural defect and is out of plumb)	Yard	Open

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
2	Property Standards	11 309879 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Rescheduled	22-Nov-11	30-JUL-12	7-Aug-12

No. of defects contained within the Order : **59**

No. of defects that remain outstanding : **50**

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Exterior door has defective hardware. (Namely: Door handle loose and defective, door catch latch damaged, bent and not installed in a workman like manner)	1st Floor	Open
2	Lighting in a service room is provided at less than 200 lux.	1st Floor	Open
3	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	1st Floor	Open
4	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	1st Floor	Open
5	Extension cords or other extensions are used as a permanent wiring system.	1st Floor	Open
6	Immediate action has not been taken to eliminate an unsafe condition. (namely: Staff storage room, egress hindered by accumulation of debris and materials also creating trip and fall hazard for staff)	1st Floor	Open
7	The property is not maintained and/or kept clean in accordance with the standards. (Namely: Improper storage and retention of materials located throughout staff storage room)	1st Floor	Open
8	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	1st Floor	Open
9	Exterior door has deteriorated/ineffective weather-proofing. (Namely: Large gaps around door present)	1st Floor	Open
10	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	2nd Floor	Open
11	Lighting in a service room is provided at less than 200 lux.	2nd Floor	Open
12	The property is not maintained and/or kept clean in accordance with the standards. (Namely: Improper storage and retention of materials, accumulation of debris located throughout)	2nd Floor	Open
13	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	2nd Floor	Open
14	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	3rd Floor	Open
15	The property is not maintained and/or kept clean in accordance with the standards. (Namely: Room is not free from clutter and debris. Clean, clear and organize)	3rd Floor	Open
16	Hatch providing access to roof is not kept locked at all times.	3rd Floor	Open
17	The electrical connections are not maintained in a safe and complete condition. (Namely but not limited to: Improperly terminated electrical wire, loose hanging electrical wire)	3rd Floor	Open
18	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	3rd Floor	Open
19	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	3rd Floor	Open
20	Ceiling not maintained clean.	3rd Floor	Open
21	Roof Access ladder is not maintained in a safe condition. (Namely: Anchor point not securely affixed)	3rd Floor	Open
22	Previously finished walls are not maintained in good repair.	3rd Floor	Open
23	Lighting in a service room is provided at less than 200 lux.	3rd Floor	Open
24	Interior door is not a good fit in its frame. (Corridor door does not open freely)	Basement	Open
25	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Basement	Open
26	The property is not maintained and/or kept clean in accordance with the standards. (namely: Improper storage and retention of materials, clean clear and organize)	Basement	Open
27	Lighting in a service room is provided at less than 200 lux.	Basement	Open

28	The property has not been repaired in accordance with the standards. (Specifically: Ceiling plaster finish not completed in a workman like manner - ceiling plaster and finish sagging throughout - in addition to patch work not consistent in design)	Basement	Open
29	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Boiler Room	Open
30	Extension cords or other extensions are used as a permanent wiring system.	Boiler Room	Open
31	The property is not maintained and/or kept clean in accordance with the standards. (namely: Improper storage and retention of materials and debris located throughout boiler room)	Boiler Room	Open
32	Immediate action has not been taken to eliminate an unsafe condition. (namely: Unprotected sump pump wells)	Boiler Room	Open
33	The electrical fixtures are not maintained in a safe and complete condition. (namely but not limited to: Open and unprotected fuze box)	Boiler Room	Open
34	Walls not maintained free of damaged and deteriorated materials. (Namely: Block walls where mineral deposit and water penetration exist - repair as required)	Boiler Room	Open
35	Lighting in a service room is provided at less than 200 lux.	Boiler Room	Open
36	The treads are not being maintained free from defects/hazards. (Namely: Damaged stair nosing's that have not been repaired in a workman like manner and similar in design)	East Stairway	Open
37	Previously finished surface in the public area of the property is not maintained in good repair. (Namely: Condition of paint finish on ceiling)	Laundry Room	Open
38	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	Laundry Room	Open
39	Lighting in a laundry room is provided at less than 200 lux.	Laundry Room	Open
40	Previously finished walls in the public area of the property are not maintained in good repair. (Namely: Paint and plaster finish not free from defect and damage)	Laundry Room	Open
41	Previously finished walls have graffiti, and/or other defacements.	Laundry Room	Open
42	The property is not maintained and/or kept clean in accordance with the standards. (Namely: Condition behind and around appliances located in laundry room not free from dirt, dust and debris)	Laundry Room	Open
43	Condition of floor does not permit easy cleaning.	Laundry Room	Open
44	The floor finish is not maintained. (Namely: Defective paint finish on floor in addition to graffiti)	Laundry Room	Open
45	The location and size of openings present a hazard as they are designed with members or attachments between 140 millimetres and 900 millimetres above the level protected by the guard which facilitate climbing.	Lobby	Closed
46	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.	Lobby	Closed
47	Required guard does not prevent the passage of a sphere having a diameter more than 100 millimetres.	Lobby	Closed
48	Height of the guard for the exit stairs are less than 1,070 millimetres around landings.	Lobby	Closed
49	The location and size of openings present a hazard as they are designed with members or attachments between 140 millimeters and 900 millimeters above the level protected by the guard which facilitate climbing.	Stairway	Closed
50	Required guard does not prevent the passage of a spherical object having a diameter more than 100 millimeters	Stairway	Closed
51	Height of the guard for the exit stairs are less than 920 millimeters measured vertically to the top of the guard from a line drawn through the outside edges of the stair nosing's.	Stairway	Closed
52	Handrails on both sides of stairs 1,100mm in width or more not provided.	Stairway	Closed
53	The lighting fixture is not maintained in a clean condition. (Namely but not limited to: dead insects and debris located within light lenses throughout)	Stairway	Open
54	Exit stairway is not equipped to provide illumination to an average level of not less than 50 lux at floor or tread level.	Stairway	Open
55	Interior doors, frames, glass panes, and hardware not maintained in good repair. (Namely but not limited to: Stairway doors with broken or cracked glass, damaged or worn paint on doors and frames, repair or replace as required)	Stairway	Open
56	Height of the guard for the exit stairs are less than 1,070 millimeters around landings.	Stairway	Closed
57	Exit, public corridor or corridor is not equipped to provide illumination to an average level of not less than 50 lux at floor or tread level.	Throughout Building	Open
58	Previously finished surfaces in the public area of the property are not maintained in good repair. (Namely: Suite doors, walls and ceiling require repair and refinishing (repair as required))	Throughout Building	Open

59	The lighting fixture is not maintained in a clean condition. (Lighting fixtures located throughout not free from dead insects)	Throughout Building	Open
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**Part III - Apartment Unit Activity Summary for Property Standards Orders :4  
KINSDALE BLVD**

<b>Active apartment unit related investigation matters (Property Standards only) :</b>	<b>1</b>
Number of investigation-related Orders issued to Property owner :	1
Number of investigation-related Orders issued to tenants :	0

**\* Note: The number of unit related orders relate to all buildings on the above property.**