

MLS Building Audit Program - Details

Property Address : 5-11 WAKUNDA PL

Legal Description: PLAN 7749 BLK C

Roll No. : 1908121020002000000

Building : 5 WAKUNDA PL -- NO FURTHER ACTION REQUIRED

Report Date : May 11, 2012

Building Audit Date : February 23, 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
4	Property Standards	09 111506 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	4-Mar-09	03-APR-09	100.00%
5	Property Standards	09 111540 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	4-Mar-09	03-APR-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
5	Property Standards	09 111540 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	4-Mar-09	03-APR-09	6-Apr-09

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The electrical receptacle are not maintained in a safe and complete condition. Namely cable box covers missing	Building	Closed
2	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).	Building	Closed
3	The ventilation system or unit is not regularly cleaned. Namely dryer vents were blocked.	Building	Closed
4	The required guard(s) are not installed/maintained to comply with the Ontario Building Code, namely; The required guard is designed so that a member, attachment or opening between 100 mm (4 inches) and 900mm (35 inches) above the floor of the structure, which it is protecting, facilitates climbing.	Building	Closed
5	Exterior window(s) with broken/cracked glass.	Building	Closed
6	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 water penetration.	Building	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 paint peeling on balcony ceiling.	Building	Closed
8	The required guard on top of retaining wall is less than one thousand and seventy (1070) millimetres high. Namely: Landing Guard height above fire escape exit, 42inches high	Fire Escape	Closed
9	The required guard(s) are not installed/maintained to comply with the Ontario Building Code, namely; The openings on the required guard(s) on the fire escape do not prevent the passage of a spherical object having a diameter of more than 100mm (4 inches). Namely: Landing guard above basement fire escape.	Fire Escape	Closed
10	The exterior surface has not been restored and/or resurfaced where necessary. Namely: Deteriorated surface paint finish in the exterior basement stairwell.	Fire Escape	Closed
11	Ancillary roof structure or supporting member is defective. Namely: Deteriorated Concrete cap on elevator shaft housing.	Roof Of Building	Closed
12	The roof or one of it's components is not free from loose, unsecured or unsafe objects and/or materials. Namely: Ventilation door cover is not secured properly. Laying on roof top.	Roof Of Building	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
4	Property Standards	09 111506 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	4-Mar-09	03-APR-09	6-Apr-09

No. of defects contained within the Order : **38**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The heating system or unit is not in good repair and maintained in good working condition. Namely: Cover plate on heating unit is not secured. Laying on floor.	1st Floor	Closed
2	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely: Some ceiling tiles are damaged and water stained. Needs replacing.	1st Floor	Closed
3	The plumbing system is not kept free from leaks or defects. Namely: Possible leak in water supply pipe to heating unit in Doctor's office.	1st Floor	Closed
4	Ceiling not maintained clean. Namely: Ceiling finish is deteriorated and water stained in Doctor's office.	1st Floor	Closed
5	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely: Stairwell sign # 3 is broken.	3rd Floor	Closed
6	The property is not being kept free of rodents, vermin, insects or other pests. Namely: roaches in hallway.	5th Floor	Closed
7	Previously finished surface(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance. Namely: peeling paint.	10th Floor	Closed
8	Previously finished wall(s) have marks, stains, graffiti, smoke damage, painted slogans and/or other defacements.	11th Floor	Closed
9	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair. Namely: Apt. door #1106 is damaged/cracked.	11th Floor	Closed
10	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition.	Boiler Room	Closed
11	Entrance/exit door is not equipped with a self-closing and self-locking mechanisms. Namely: defective closing mechanisms.	Boiler Room	Closed
12	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	Compactor Room	Closed
13	The electrical receptacle are not maintained in a safe and complete condition. Namely: missing cover plates.	Elevator	Closed
14	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	Elevator	Closed
15	Interior lighting fixtures or lamps are not maintained. Namely: bulbs need to be replaced.	Elevator	Closed
16	The ventilation system or unit is not regularly cleaned.	Elevator	Closed
17	Garbage storage area is not maintained in a clean and odour free condition. Namely: garbage chute rooms have no deodorizers.	Garbage Room	Closed
18	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair. Namely: deteriorated panit finsh on inside of door 8th, 9th , 4th floors.	Garbage Room	Closed
19	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely: hole in wall behind light fixture.	Garbage Room	Closed
20	Floor and/or floor covering not kept in a clean and sanitary condition Namely: debris.	Meter Room	Closed
21	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition. namely: missing drain cover.	Meter Room	Closed
22	The ventilation system or unit is not regularly cleaned.	Recreation Room	Closed
23	Recreation or other ancillary room and the facilities, amenities and associated equipment is not maintained in good repair. Namely missing ceiling tiles and damaged water stained.	Recreation Room	Closed
24	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair. Namely: exit /entry door frames.	Recreation Room	Closed
25	Previously finished surface(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance.	Recreation Room	Closed
26	Recreation or other ancillary room and the facilities, amenities and associated equipment is not maintained in a clean condition. Namley vents need to be cleaned.	Recreation Room	Closed

27	The electrical receptacle are not maintained in good working order.	Recreation Room	Closed
28	Floor and/or floor covering not kept in a clean and sanitary condition	Storage Room	Closed
29	The ventilation system or unit is not regularly cleaned. Namely in dwelling units, laundry room and recreation room.	Throughout Building	Closed
30	Adequate ventilation has not been provided.	Throughout Building	Closed
31	Interior lighting fixtures or lamps are not maintained. Namely hallways, garbage chute rooms, and laundry room.	Throughout Building	Closed
32	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely repair fraying carpet and shampoo carpets.	Throughout Building	Closed
33	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition. Namely remove mats from dwelling unit front doors.	Throughout Building	Closed
34	The electrical receptacle are not maintained in good working order.	Throughout Building	Closed
35	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair. Namely units # 513, # 314, and #313.	Throughout Building	Closed
36	Previously finished wall(s) in the public area of the property is not maintained in good repair. Namely missing sections of baseboards.	Throughout Building	Closed
37	Previously finished wall(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance. Namely paint and plaster throughout where required.	Throughout Building	Closed
38	The electrical fixtures are not maintained in good working order. Namely staff washroom light fixture missing cover.	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.**