

MLS Building Audit Program - Details

Property Address : 1457-1481 KINGSTON RD

Legal Description: PLAN M580 BLK B C

Roll No. : 1901011270002000000

Building : 1457 KINGSTON RD

Report Date : October 12, 2018

Building Audit Date : August 27, 2010

**** 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 October 12, 2018

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 | 10 248645 PRS 00 IV | EXTERIOR COMMON ELEMENTS - DEFECTS | Closed | 5-Sep-10 | 04-JAN-11 | 100.00% |
| 2 | Property Standards | 10 249795 PRS 00 IV | INTERIOR COMMON ELEMENTS - DEFECTS | Closed | 5-Sep-10 | 04-MAR-11 | 100.00% |
| 3 | Property Standards | 10 250272 PRS 00 IV | REPORT ORDERS - walls | Closed | 5-Sep-10 | 04-DEC-10 | 100.00% |
| 4 | Property Standards | 10 250273 PRS 00 IV | REPORT ORDERS- roof | Closed | 5-Sep-10 | 04-JAN-11 | 100.00% |
| 5 | Property Standards | 10 250274 PRS 00 IV | REPORT ORDERS - window locking devices and ac units | Closed | 5-Sep-10 | 04-JAN-11 | 100.00% |
| 6 | Property Standards | 10 250280 PRS 00 IV | REPORT ORDERS - sat dishes | Closed | 5-Sep-10 | 04-JAN-11 | 100.00% |
| 7 | Property Standards | 10 250301 PRS 00 IV | REPORT ORDERS - electrical | Closed | 5-Sep-10 | 04-JAN-11 | 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 |
|-----|-----------------------|-----------------------------|---------------------------|----------------------|------------------|-----------------|--------------------------------|
| 3 | Property Standards | 10 250272 PRS 00 IV | REPORT ORDERS - walls | Closed | 5-Sep-10 | 04-DEC-10 | 21-Feb-11 |

No. of defects contained within the Order :

No. of defects that remain outstanding :

| Deficiency Details | | | |
|--------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|--------|
| No. | Violation/Defect | Location | Status |
| 1 | Submit to this department a professional engineer's report Namely, a condition survey on the condition of the masonry units on the exterior walls of the building. The report shall address the structural integrity of all exterior masonry walls and further address any remedial action that must be taken to prevent any further deterioration: | 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 | 10 250273 PRS 00 IV | REPORT ORDERS- roof | Closed | 5-Sep-10 | 04-JAN-11 | 15-Aug-12 |

No. of defects contained within the Order :

No. of defects that remain outstanding :

| Deficiency Details | | | |
|--------------------|-------------------------------------------------------------------------------------------------------------|------------------|--------|
| No. | Violation/Defect | Location | Status |
| 1 | Submit to this Department a Professional Engineer's Report on the condition of the roof and its components. | Roof Of Building | Closed |

| No. | Type of Investigation | Investigation Reference No. | Investigation Description | Investigation Status | Date of Issuance | Expiration Date | Next Scheduled Inspection Date |
|-----|-----------------------|-----------------------------|----------------------------|----------------------|------------------|-----------------|--------------------------------|
| 6 | Property Standards | 10 250280 PRS 00 IV | REPORT ORDERS - sat dishes | Closed | 5-Sep-10 | 04-JAN-11 | 15-May-11 |

No. of defects contained within the Order :

No. of defects that remain outstanding :

| Deficiency Details | | | |
|--------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|--------|
| No. | Violation/Defect | Location | Status |
| 1 | Submit to this department a professional engineer's report under seal from a professional engineer licensed to practice in the Province of Ontario or other certified person with respect to the referenced issue. Namely, the report shall address and include a condition survey on the structural integrity of the attachment of all satellite dishes affixed to the building, or the building components. The report must address any remedial action that must be taken in order to maintain the structural integrity of the attachment. | Building | Closed |

| No. | Type of Investigation | Investigation Reference No. | Investigation Description | Investigation Status | Date of Issuance | Expiration Date | Next Scheduled Inspection Date |
|-----|-----------------------|-----------------------------|----------------------------|----------------------|------------------|-----------------|--------------------------------|
| 7 | Property Standards | 10 250301 PRS 00 IV | REPORT ORDERS - electrical | Closed | 5-Sep-10 | 04-JAN-11 | 27-Jun-14 |

No. of defects contained within the Order :

No. of defects that remain outstanding :

| Deficiency Details | | | |
|--------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|--------|
| No. | Violation/Defect | Location | Status |
| 1 | Submit to this Department an Electrical Inspection Certificate confirming that the electrical system to include the distribution system, circuits and electrical outlets is in good working order and has the capacity to support the load(s) imposed on it. | 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 | 10 250274 PRS 00 IV | REPORT ORDERS - window locking devices and ac units | Closed | 5-Sep-10 | 04-JAN-11 | 29-Oct-14 |

No. of defects contained within the Order :

No. of defects that remain outstanding :

| Deficiency Details | | | |
|--------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|--------|
| No. | Violation/Defect | Location | Status |
| 1 | A window(s) which is capable of being opened, and is located in excess of two (2) metres from the finished grade, is not equipped with safety devices which would prevent any opening greater than one hundred (100) millimetres. Where a window air-conditioner's installation prevents a safety device from being installed it must be examined by a professional engineer or other certified person to ensure that the installation of the air-conditioner is done safe 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. | Building | Closed |
| 2 | A window(s) which is capable of being opened, and is located in excess of two (2) metres from the finished grade, is not equipped with safety devices which would prevent any opening greater than one hundred (100) millimeters. | 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 | 10 248645 PRS 00 IV | EXTERIOR COMMON ELEMENTS - DEFECTS | Closed | 5-Sep-10 | 04-JAN-11 | 28-Apr-15 |

No. of defects contained within the Order : **24**

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

| Deficiency Details | | | |
|--------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|------------------|
| No. | Violation/Defect | Location | Status |
| 1 | Entrance/exit door is secured in an open position. | Building | Closed |
| 2 | The ventilation system or unit is not kept in good repair and maintained in good working condition at all times, namely missing vent covers. | Building | Closed |
| 3 | Previously finished wall(s) have marks, stains, graffiti, smoke damage, painted slogans and/or other defacements. | Building | Closed |
| 4 | The handrails and/or other appurtenant attachments and/or their supporting structural members are not maintained in good repair, namely paint. | Building | Closed |
| 5 | Roof drainage discharging at more than one hundred and fifty (150) millimeters above grade. | Building | Substantially Co |
| 6 | Exterior window(s) with broken/cracked glass. | Building | Closed |
| 7 | Equipment/attachment appurtenant to the building is not being maintained in good repair, namely, remove abandoned clamps. | Building | Closed |
| 8 | Exterior window or skylight not maintained in good repair, namely rotting/rusting window frames. | Building | Closed |
| 9 | Walk(s), ramp(s) and/or similar areas does not afford safe passage. Namely; stumps, rocks, abandoned fence posts and pipes | Exterior | Closed |
| 10 | The tree, plant, limb or branch, which is located on the property is dead and has not been removed or otherwise pruned to remove the dead portion. | Exterior | Substantially Co |
| 11 | The grass is not being maintained in a living condition. | Exterior | Closed |
| 12 | The electrical connections are not maintained in a safe and complete condition, namely loose wires. | Exterior Of Building | Closed |
| 13 | Window well(s) are not protected so as to afford safe passage. | Exterior Of Building | Closed |
| 14 | Immediate action has not been taken to eliminate an unsafe condition, namely air conditioners and satellite dishes. | Exterior Of Building | Closed |
| 15 | Equipment/attachment appurtenant to the building is not being maintained in good repair, namely cable conduit. | Exterior Of Building | Substantially Co |
| 16 | The exterior walls and their components are not being maintained in good repair. | Exterior Of Building | Substantially Co |
| 17 | The yards and /or other part of property is not being kept clean and free from accumulation of junk, rubbish, brush, refuse, litter, garbage and/or other debris. | Parking Area | Closed |
| 18 | Handrail not provided on exterior stairs with more then three risers serving single dwelling unit | Parking Area | Closed |
| 19 | Curb stops or restraining devices are not positioned to prevent vehicles from causing injury, damage or encroaching on to property. | Parking Area | Substantially Co |
| 20 | The surface of a window is not kept reasonably clean | Throughout Building | Substantially Co |
| 21 | 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 | Substantially Co |
| 22 | Dwelling unit window that is capable of being opened has no screen. | Throughout Building | Substantially Co |
| 23 | Exterior window missing. | Throughout Building | Closed |
| 24 | In a dwelling unit, a window located more than 2,000 millimetres above grade opens within 1,500 millimetres of the floor not leading to a balcony does not employ a controlled sash operation to restrict, when engaged, the opening of the operable sash to not more than 100 millimetres. | Throughout Building | Closed |

| No. | Type of Investigation | Investigation Reference No. | Investigation Description | Investigation Status | Date of Issuance | Expiration Date | Next Scheduled Inspection Date |
|-----|-----------------------|-----------------------------|------------------------------------|----------------------|------------------|-----------------|--------------------------------|
| 2 | Property Standards | 10 249795 PRS 00 IV | INTERIOR COMMON ELEMENTS - DEFECTS | Closed | 5-Sep-10 | 04-MAR-11 | 11-Apr-15 |

No. of defects contained within the Order : **54**

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

| Deficiency Details | | | |
|--------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|------------------|
| No. | Violation/Defect | Location | Status |
| 1 | Door(s) and/or hatch(es) providing access to roof is not kept locked at all times. | 3rd Floor | Closed |
| 2 | The ventilation system or unit is not regularly cleaned. | Basement | Closed |
| 3 | Lighting in a service room is provided at less than 200 lux. | Boiler Room | Closed |
| 4 | Interior lighting fixtures or lamps are not maintained, namely unsecured light fixture. | Boiler Room | Closed |
| 5 | The plumbing system is not kept free from leaks or defects. | Boiler Room | Closed |
| 6 | The floor drain is not maintained in good repair, namely missing drain cover. | Boiler Room | Closed |
| 7 | The plumbing system is not kept in good working order, namely deteriorated and rusted piping. | Boiler Room | Closed |
| 8 | The plumbing system is not kept in good working order, namely damaged and dteriorated laundry sink. | Laundry Room | Closed |
| 9 | Lighting in a laundry room is provided at less than 200 lux. | Laundry Room | Closed |
| 10 | Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair, namely damaged door. | Laundry Room | Closed |
| 11 | The electrical fixtures are not maintained in a safe and complete condition, namely unsecured access door to electrical fuse/breaker service area. | Laundry Room | Closed |
| 12 | Exterior window or skylight not maintained in good repair, namely damaged window frame. | Laundry Room | Closed |
| 13 | Floor and/or floor covering not kept free from holes, stains, rubbish and debris, namely junk. | Laundry Room | Closed |
| 14 | The electrical fixtures are not maintained in a safe and complete condition, namely missing cover at electrical box. | Laundry Room | Closed |
| 15 | The electrical connections are not maintained in good working order, namely wiring and connections, to include fixtures and boxes not maintained in good repair and in a safe and complete condition. | Throughout Building | Closed |
| 16 | Guard is less than 1,070 millimetres high, namely all stairwell landing guards. | Throughout Building | Closed |
| 17 | The required handrail guards have members, attachments or openings that will facilitate climbing. | Throughout Building | Closed |
| 18 | A window in a stairway that extends to less than 1,070 millimetres above the landing is not protected by a guard that is to be no less than 1,070 millimetres high measured to the top of the guard from the surface of the landing, or from the top of adjacent climbable condition (re: radiator). | Throughout Building | Closed |
| 19 | The handrails and/or other appurtenant attachments and/or their supporting structural members are not being maintained free from defects/hazards, namely handrails have openings that exceed the maximum allowable spacing of 100 millimetres. | Throughout Building | Closed |
| 20 | Height of handrail on stairs or ramp is less than the minimum 800mm | Throughout Building | Closed |
| 21 | Interior lighting fixtures or lamps have not been installed, namely missing and/or inoperative light bulbs, and fixtures. | Throughout Building | Substantially Co |
| 22 | Interior lighting fixtures or lamps are not maintained, namely damaged and/or missing light fixture covers. | Throughout Building | Substantially Co |
| 23 | The lighting fixtures are not maintained in a clean condition. | Throughout Building | Closed |
| 24 | 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 | Closed |
| 25 | Lighting in a storage room is provided at less than 50 lux. | Throughout Building | Closed |
| 26 | The risers and/or other appurtenant attachments and/or their supporting structural members are not being maintained free from defects/hazards, namely missing and/or damaged tiles. | Throughout Building | Substantially Co |
| 27 | Ceiling not maintained clean. | Throughout Building | Closed |

| | | | |
|----|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|------------------|
| 28 | Ceiling not maintained free of holes, cracks, damaged and deteriorated materials, to include deteriorated finish. | Throughout Building | Closed |
| 29 | Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair, namely defective and/or damaged self closing devices. | Throughout Building | Substantially Co |
| 30 | Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair, to include defective and missing door hardware. | Throughout Building | Closed |
| 31 | Interior door is not a good fit in its frame. | Throughout Building | Substantially Co |
| 32 | The electrical switches are not maintained in a safe and complete condition, namely missing and/or damaged covers. | Throughout Building | Closed |
| 33 | The electrical receptacle are not maintained in a safe and complete condition, namely missing and/or damaged covers. | Throughout Building | Closed |
| 34 | Previously finished surface(s) in the public area of the property is not maintained in good repair, namely all finished and painted surfaces, to include suite doors. | Throughout Building | Substantially Co |
| 35 | Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition, namely floor mats. | Throughout Building | Closed |
| 36 | Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition, namely storage in stairwells. | Throughout Building | Closed |
| 37 | Floor and/or floor covering not kept in a clean and sanitary condition | Throughout Building | Substantially Co |
| 38 | Floor and/or floor covering not kept free from holes, stains, rubbish and debris, to include missing, damaged and cracked tiles. | Throughout Building | Substantially Co |
| 39 | The (stairs, treads, risers, guards, handrails, and/or other appurtenant attachments) and/or their supporting structural members are not being maintained free from defects/hazards, namely missing and/or damaged stair nosings. | Throughout Building | Substantially Co |
| 40 | Wall(s) not maintained clean. | Throughout Building | Substantially Co |
| 41 | Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials, to include deteriorated finish. | Throughout Building | Substantially Co |
| 42 | Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials, namely missing and/or damaged baseboards. | Throughout Building | Substantially Co |
| 43 | Previously finished wall(s) where marks, stains, graffiti, and/or other defacements have been removed have not been refinished. | Throughout Building | Closed |
| 44 | The surface of a window is not kept reasonably clean. | Throughout Building | Substantially Co |
| 45 | Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials, namely missing and/or damaged wall trim. | Throughout Building | Substantially Co |
| 46 | The exterior door is not capable of being locked or otherwise secured from inside the building and/or has defective locking hardware. | | Closed |
| 47 | The electrical connections are not maintained in a safe and complete condition, namely unsecured and loose wires. | | Substantially Co |
| 48 | Communication system is not maintained in good repair and in operative condition. | | Closed |
| 49 | The supplied piece(s) of equipment and/or appliance(s) in or on the property is not constructed, installed and/or maintained so that it will function safely and effectively, namely damaged mailboxes. | | Substantially Co |
| 50 | The supplied facility in or on the property is not constructed, installed and/or maintained so that it will function safely and effectively, namely damaged storage lockers. | | Substantially Co |
| 51 | The property is not maintained and/or kept clean in accordance with the standards, namely storage items on top of storage lockers. | | Substantially Co |
| 52 | The property is not maintained and/or kept clean in accordance with the standards, namely undue storage. | | Closed |
| 53 | Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair, namely missing door knob. | | Substantially Co |
| 54 | Floor and/or floor covering not kept free from holes, stains, rubbish and debris, namely junk and undue storage. | | Substantially Co |

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

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|----------------------------------------------------------------------------------------|----------|
| 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.**