

MLS Building Audit Program - Details

Property Address : 1457-1481 KINGSTON RD

Legal Description: PLAN M580 BLK B C

Roll No. : 1901011270002000000

Building : 1475 KINGSTON RD

Report Date : October 12, 2018

Building Audit Date : September 17, 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 264516 PRS 00 IV	REPORT ORDERS - electrical	Closed	24-Sep-10	23-NOV-10	100.00%
2	Property Standards	10 264520 PRS 00 IV	REPORT ORDERS - air conditioners	Closed	24-Sep-10	23-NOV-10	100.00%
3	Property Standards	10 264523 PRS 00 IV	REPORT ORDERS - window locking devices	Closed	24-Sep-10	23-NOV-10	100.00%
4	Property Standards	10 264530 PRS 00 IV	REPORT ORDERS - wall	Closed	24-Sep-10	23-NOV-10	100.00%
5	Property Standards	10 264574 PRS 00 IV	REPORT ORDERS - satellite dishes	Closed	24-Sep-10	23-NOV-10	100.00%
6	Property Standards	10 260247 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	16-Jul-14	15-AUG-14	100.00%
7	Property Standards	10 261259 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	16-Jul-14	15-AUG-14	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
1	Property Standards	10 264516 PRS 00 IV	REPORT ORDERS - electrical	Closed	24-Sep-10	23-NOV-10	23-Jul-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 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
2	Property Standards	10 264520 PRS 00 IV	REPORT ORDERS - air conditioners	Closed	24-Sep-10	23-NOV-10	26-May-15

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	Substantially Co

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
3	Property Standards	10 264523 PRS 00 IV	REPORT ORDERS - window locking devices	Closed	24-Sep-10	23-NOV-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	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
4	Property Standards	10 264530 PRS 00 IV	REPORT ORDERS - wall	Closed	24-Sep-10	23-NOV-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
5	Property Standards	10 264574 PRS 00 IV	REPORT ORDERS - satellite dishes	Closed	24-Sep-10	23-NOV-10	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	Substantially Co

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
6	Property Standards	10 260247 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	16-Jul-14	15-AUG-14	26-Nov-14

No. of defects contained within the Order : **13**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Exterior yard surface and/or similar areas not maintained. Namely: Playground area not maintained. Deteriorated pressure treated wood curbs and seat bench. Repairs are required.	Exterior	Closed
2	Handrail not provided on at least one side of stairs or ramps less then 1,100mm in width	Exterior	Closed
3	Step(s), landing(s), ramp(s) and/or similar areas does not afford safe passage. Namely: Deteriorated and broken concrete on exterior stairs in landscaped area.	Exterior	Closed
4	Exterior walkway not maintained. Namely: Damaged asphalt walkway not maintained. Trip hazard.	Exterior	Closed
5	Chimney, smoke stack or supporting member is not maintained in good repair and/or free from defects. Namely: Evidence of deteriorated mortar joints on chimney. Repairs are required.	Exterior Of Building	Closed
6	The supporting member(s) of equipment/attachments appurtenant to the building are not properly anchored, namely, the flashing near the roof level.	Exterior Of Building	Closed
7	Immediate action has not been taken to eliminate an unsafe condition. Namely: Loose cable wires on the sides of building to be secured properly.	Exterior Of Building	Substantially Co
8	The exterior surface has not been restored and/or resurfaced where necessary. Namely: Spalling bricks on the sides of building. Repairs are required.	Exterior Of Building	Closed
9	An exterior door has a defective locking mechanism. Namely: Front door lock is defective. door is not locking properly. Repairs are required.	North Side of Building	Closed
10	Eavestrough, roof gutter, flashing and/or down pipe not maintained in good repair. Namely: Downpipe on the north side of building is in disrepair/damaged. Repairs/replacement is required.	North Side of Building	Substantially Co
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. Namely: Repair/replace missing and or damaged window screens through out building.	Throughout Building	Closed
12	Exterior window(s) with broken/cracked glass. Namely: Replace/repair all windows that are broken throughout the building.	Throughout Building	Closed
13	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.	Windows	Substantially Co

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
7	Property Standards	10 261259 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	16-Jul-14	15-AUG-14	27-Mar-15

No. of defects contained within the Order : **31**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	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 remove old boiler.	Boiler Room	Closed
2	Entrance/exit door is not kept closed and locked.	Building	Closed
3	The electrical receptacle are not maintained in good working order, namely missing covers.	Building	Closed
4	The property is not maintained and/or kept clean in accordance with the standards, namely remove storage above lockers.	Building	Closed
5	Floor and/or floor covering not kept free from holes, stains, rubbish and debris, namely broken and/or missing tiles.	Building	Substantially Co
6	The plumbing system is not kept in good working order, namely remove unused plumbing.	Building	Closed
7	Lighting in a service room is provided at less than 200 lux.	Building	Closed
8	The guard is designed that a member, attachment or opening located between 140 millimetres and 900 millimetres above the level being protected facilitates climbing.	Building	Substantially Co
9	A window in a stairway that extends to less than 1,070 millimetres above the landing is protected by a guard that is less than 1,070 millimetres high measured to the top of the guard from the surface of the landing.	Building	Substantially Co
10	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.	Building	Substantially Co
11	Height of the guard for the exit stairs are less than 1,070 millimetres around landings.	Building	Substantially Co
12	Required guard does not prevent the passage of a sphere having a diameter more than 100 millimetres.	Building	Substantially Co
13	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	Laundry Room	Closed
14	Exterior window missing.	Laundry Room	Closed
15	The plumbing system is not kept free from leaks or defects.	Laundry Room	Closed
16	The supplied facility in or on the property is not constructed, installed and/or maintained so that it will function safely and effectively.	Laundry Room	Closed
17	Door(s) and/or hatch(es) providing access to roof is not kept locked at all times.	Roof Of Building	Closed
18	Floor and/or floor covering not kept free from holes, stains, rubbish and debris.	Throughout Building	Closed
19	The electrical connections are not maintained in good working order, namely loose wires.	Throughout Building	Closed
20	The electrical fixtures are not maintained in good working order, namely missing bulbs and lenses.	Throughout Building	Substantially Co
21	Interior door is not a good fit in its frame.	Throughout Building	Substantially Co
22	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	Throughout Building	Closed
23	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 remove unused radiators.	Throughout Building	Closed
24	The stairs are not maintained in good repair, namely missing non skid strips and nosing.	Throughout Building	Closed
25	Previously finished surface(s) have marks, stains, graffiti, smoke damage, painted slogans and/or other defacements.	Throughout Building	Closed
26	Previously finished surface(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance.	Throughout Building	Closed
27	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair, namely repair/replace doors and hardware.	Throughout Building	Substantially Co
28	The surface of a window is not kept reasonably clean	Throughout Building	Closed

29	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	Throughout Building	Closed
30	Previously finished wall(s) in the public area of the property is not maintained in good repair, namely missing baseboards.	Throughout Building	Substantially Co
31	The property is not maintained and/or kept clean in accordance with the standards.	Throughout Building	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.**