

MLS Building Audit Program - Details

Property Address : 321 CHAPLIN CRES

Legal Description: PLAN 266 PT LOT 1B PLAN 2639 PT BLK A PT LOT 10 EXP PL
 Roll No. : 1904112290017010000
 Building : **321 CHAPLIN CRES**

Report Date : January 17, 2020

Building Audit Date : July 12, 2012

**** 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 January 17, 2020

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	12 210555 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	1-Aug-12	29-NOV-12	100.00%
2	Property Standards	12 210556 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	1-Aug-12	29-NOV-12	100.00%
3	Property Standards	12 216909 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	1-Aug-12	29-NOV-12	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	12 210555 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	1-Aug-12	29-NOV-12	23-Dec-13

No. of defects contained within the Order : **12**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The protective/decorative finish on the exterior surfaces is not being maintained in good repair, namely : Dirty / Defaced fascia on exterior canopy	Entranceway	Closed
2	Exterior walkway not maintained.	Exterior	Closed
3	The light standard(s) supporting artificial light is not kept in a safe and clean condition, namely : Deteriorated paint	Exterior	Closed
4	The exterior walls and their components are not being maintained in good repair, namely : Spalling bricks	Exterior Of Building	Closed
5	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. A report is required to be submitted to the Officer for evaluation and approval by a professional or other certified person confirming that acceptable safety devices have been installed on all subject windows in an acceptable manner, and that the subject windows are not capable of being opened in excess of one hundred (100) millimeters.	Exterior Of Building	Closed
6	The exterior surface of the building shall be maintained free of graffiti and/or painted slogans.	North	Closed
7	Equipment/attachment appurtenant to the building is not being maintained in good repair, namely, Cable box	North	Closed
8	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.	Ramp	Closed
9	The exterior columns and their components are not being maintained in good repair.	Ramp	Closed
10	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.	Stairway	Closed
11	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.	Stairway	Closed
12	The balcony and/or the supporting structural member(s) is not maintained in a clean and/or sanitary condition, namely : Rusted balcony panels	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	12 210556 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	1-Aug-12	29-NOV-12	29-Nov-12

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

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Extension cords or other extensions are used as a permanent wiring system.	Boiler Room	Closed
2	The exterior walls and their components are not being maintained in good repair, namely : Crack	Ramp	Closed
3	The ceilings in the parking or storage garage are not maintained free of holes, breaks or cracks, namely : Exposed rebar	Ramp	Substantially Co
4	Lighting in a service room is provided at less than 200 lux.	Underground Parking Area	Closed
5	Exterior door is not maintained in good repair, namely : Rusted frame	Underground Parking Area	Closed
6	The electrical fixtures are not maintained in a safe and complete condition, namely : broken lense cover	Underground Parking Area	Closed
7	The parking or storage garage walls from floor level to a height of sixty (60) centimeters are not painted black.	Underground Parking Area	Closed
8	The parking or storage garage walls are not painted white from sixty (60) centimeters above floor level.	Underground Parking Area	Closed
9	The walls in the parking or storage garage are not maintained free of holes, breaks or cracks.	Underground Parking Area	Closed
10	The walls in the parking or storage garage are not maintained free of holes, breaks or cracks.	Underground Parking Area	Closed
11	The floor drain is not maintained in good repair, namely : Missing drain cover	Underground Parking Area	Closed
12	The plumbing system is not kept in good working order, namely : Deteriorated insulation	Underground Parking Area	Closed
13	Immediate action has not been taken to eliminate an unsafe condition, namely : Missing curb stop	Underground Parking Area	Closed
14	Immediate action has not been taken to eliminate an unsafe condition, namely : Damaged grate	Underground Parking Area	Closed
15	The property is not maintained and/or kept clean in accordance with the standards, namely : Dirty / Greasy floor	Underground Parking Area	Closed
16	The property is not maintained and/or kept clean in accordance with the standards.	Underground Parking Area	Closed
17	The electrical connections are not maintained in a safe and complete condition, namely : Missing cover plates	Underground Parking Area	Closed
18	The electrical connections are not maintained in a safe and complete condition, namely : Loose wires	Underground Parking Area	Closed
19	The parking or storage garage is used to keep junk or rubbish.	Underground Parking Area	Closed
20	The parking or storage garage columns from floor level to a height of sixty (60) centimeters are not painted black.	Underground Parking Area	Closed
21	The parking or storage garage columns painted surface is not maintained in a state of good repair.	Underground Parking Area	Closed
22	The parking or storage garage ceiling painted surface is not maintained reasonably clean.	Underground Parking Area	Closed
23	The parking or storage garage ceiling painted surface is not maintained in a state of good repair.	Underground Parking Area	Substantially Co
24	The ceilings in the parking or storage garage are not maintained free of holes, breaks or cracks.	Underground Parking Area	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	12 216909 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	1-Aug-12	29-NOV-12	30-Jul-13

No. of defects contained within the Order : **27**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely clean and clear elevator room.	Elevator	Closed
2	Lighting in a storage room is provided at less than 50 lux.	Incinerator Room	Closed
3	An emergency contact sign is not posted and maintained in a prominent place in the front lobby or entrance to the building.	Lobby	Closed
4	The emergency contact sign is not in lettering of not less than 12.7 millimetres in height.	Lobby	Closed
5	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely clean and clear.	Locker Room	Closed
6	Interior door is not a good fit in its frame. Namely where required.	Locker Room	Closed
7	Extension cords or other extensions are used as a permanent wiring system.	Locker Room	Closed
8	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	Locker Room	Closed
9	Interior lighting fixtures or lamps are not maintained. Namely hanging light fixture.	Locker Room	Closed
10	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely exposed rebar.	Locker Room	Closed
11	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely repair or replace access hatch to plumbing.	Office	Closed
12	The plumbing system is not kept in a clean and sanitary condition.	Office	Closed
13	Previously finished surface(s) in the public area of the property is not maintained in good repair. Namely paint vent housings.	Roof Of Building	Closed
14	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely clean and clear.	Storage Room	Closed
15	Previously finished surface(s) in the public area of the property is not maintained in good repair. Namely paint all interior doors where required.	Throughout Building	Closed
16	Previously finished wall(s) in the public area of the property is not maintained in good repair. Namely peeling wall paper.	Throughout Building	Closed
17	Handrails on both sides of stair or ramp 1,100mm in width or more not provided	Throughout Building	Closed
18	Previously finished wall(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance. Namely plaster and paint.	Throughout Building	Closed
19	Height of the guard for the exit stairs are less than 1,070 millimetres around landings. Where required.	Throughout Building	Closed
20	Height of the guard for the exit stairs are less than 1,070 millimetres around landings.	Throughout Building	Closed
21	Lighting in a service stairway is provided at less than 50 lux.	Throughout Building	Closed
22	Lighting in a service room is provided at less than 200 lux.	Throughout Building	Closed
23	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
24	Handrails on both sides of stair or ramp 1,100mm in width or more not provided	Throughout Building	Closed
25	Required guard does not prevent the passage of a spherical object having a diameter more than 100 millimetres. Where required.	Throughout Building	Closed
26	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.	Throughout Building	Closed
27	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.	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.**