

MLS Building Audit Program - Details

Property Address : 3969 KINGSTON RD

Legal Description: CON D PT LOT 15 RP R3274 PART 1 PART 3 PART 5

Roll No. : 1901073340002000000

Building : **3969 KINGSTON RD**

Report Date : January 18, 2019

Building Audit Date : March 11, 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 January 18, 2019

Part I - Building Audit Activity Summary :

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	% Complied
1	Fence	11 143985 FEN 00 IV	FENCING INVESTIGATION	Closed	21-Mar-11	19-JUL-11	100.00%
2	Property Standards	11 144014 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	21-Mar-11	19-SEP-11	100.00%
4	Property Standards	11 144794 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	21-Mar-11	19-SEP-11	100.00%
5	Property Standards	11 148009 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	21-Mar-11	19-JUL-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
2	Property Standards	11 144014 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	21-Mar-11	19-SEP-11	28-Feb-13

No. of defects contained within the Order : **16**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The electrical connections are not maintained in a safe and complete condition. Namely; loose wires	Throughout Building	Closed
2	The protective/decorative finish on the exterior surfaces is not being maintained in good repair. Namely; Doors where required	Throughout Building	Closed
3	The light standard(s) supporting artificial light is not kept in good repair and in good working order.	Throughout Building	Closed
4	Handrails on both sides of stair or ramp 1,100mm in width or more not provided where required	Throughout Building	Closed
5	A retaining wall exceeding 1,000 millimetres in exposed height is not protected by a guard on the open side where access is provided. where required	Throughout Building	Closed
6	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. 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.	Throughout Building	Closed
7	Height of the guard for exit ramps and landings is less than 1,070 millimetres measured vertically to the top of the guard from the ramp surface where the difference in elevation between the adjacent ground or floor level and the ramp is more than 600 millimetres.	Throughout Building	Closed
8	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
9	Exterior walkway not maintained.	Throughout Building	Closed
10	Driveway(s) and/or similar areas not maintained. Namely; pot holes and ruts.	Throughout Building	Closed
11	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.	Throughout Building	Substantially Co
12	The exterior surface of the building shall be maintained free of markings.	Throughout Building	Substantially Co
13	Immediate action has not been taken to eliminate an unsafe condition..Namely; the structural integrity of the attachment of all satellite dishes affixed to the building, or the building components. A report is required to be submitted to the Officer for evaluation and approval by a professional or other certified person confirming that Satellite Dishes have been installed safely in an acceptable manner, the report must address any remedial action that must be taken in order to maintain the structural integrity of the attachment and that attachment of all satellite dishes affixed to the building are done in a safe and secure manner.	Throughout Building	Closed
14	Immediate action has not been taken to eliminate an unsafe condition..Namely; the structural integrity of the attachment of all satellite dishes affixed to the building, or the building components. A report is required to be submitted to the Officer for evaluation and approval by a professional or other certified person confirming that Satellite Dishes have been installed safely in an acceptable manner, the report must address any remedial action that must be taken in order to maintain the structural integrity of the attachment and that attachment of all satellite dishes affixed to the building are done in a safe and secure manner.	Throughout Building	Closed
15	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 where required.	Throughout Building	Closed
16	The exterior walls and their components are not being maintained in good repair.	Throughout 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	11 144794 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	21-Mar-11	19-SEP-11	31-Dec-13

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Lighting in a garage is provided at less than 50 lux where required.	Underground Parking Area	Substantially Co
2	The electrical connections are not maintained in a safe and complete condition. Namely; loose wires.	Underground Parking Area	Closed
3	The ceilings in the parking or storage garage are not impervious to water.	Underground Parking Area	Substantially Co
4	The parking or storage garage columns are not painted white from sixty (60) centimeters above floor level where required.	Underground Parking Area	Closed
5	The ceilings in the parking or storage garage are not maintained free of holes, breaks or cracks.	Underground Parking Area	Substantially Co
6	The parking or storage garage ceiling are not painted white where required.	Underground Parking Area	Substantially Co
7	The columns in the parking or storage garage are not maintained free of holes, breaks or cracks.	Underground Parking Area	Closed
8	The parking or storage garage is used to keep junk or rubbish.	Underground Parking Area	Closed
9	The electrical connections are not maintained in a safe and complete condition. Namely; missing cover plates	Underground Parking Area	Closed
10	The ventilation system or unit is not kept in good repair and maintained in good working condition at all times. Namely; broken grill.	Underground Parking Area	Closed
11	The parking or storage garage walls from floor level to a height of sixty (60) centimeters are not painted black.	Underground Parking Area	Closed
12	The parking or storage garage walls are not painted white from sixty (60) centimeters above floor level.	Underground Parking Area	Closed
13	The walls in the parking or storage garage are not impervious to water.	Underground Parking Area	Substantially Co
14	The walls in the parking or storage garage are not maintained free of holes, breaks or cracks.	Underground Parking Area	Closed
15	The safe-exit door, the frame of a safe-exit door and the wall adjacent to the safe-exit door to a distance of one (1) metre on both sides of the frame, and to a height of three (3) metres above the floor or to the soffit above the bulkhead over the door is not the required coloured green.	Underground Parking Area	Closed
16	Large safe-exit arrows are not displayed on safe-exit doors 1.5 metres above the floor, measured from the center of the arrow to the floor, with the arrow pointing down where required.	Underground Parking Area	Closed
17	The parking or storage garage columns from floor level to a height of sixty (60) centimeters are not painted black where required.	Underground Parking Area	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
5	Property Standards	11 148009 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	21-Mar-11	19-JUL-11	14-Feb-13

No. of defects contained within the Order : **33**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Previously finished surface(s) in the public area of the property is not maintained in good repair. Namely missing tiles	10th Floor	Closed
2	The electrical connections are not maintained in a safe and complete condition. Namely loose wires	Basement	Substantially Co
3	Previously finished surface in the public area of the property is not maintained in good repair. Namely repair ceiling where required.	Basement	Closed
4	The electrical connections are not maintained in a safe and complete condition. Namely loose wire and missing coverplates.	Basement	Closed
5	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 where required.	Basement	Closed
6	Floor and/or floor covering not kept free from holes, stains, rubbish and debris.	Basement	Closed
7	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely clean and clear.	Basement	Closed
8	The electrical connections are not maintained in a safe and complete condition.	Boiler Room	Closed
9	The guard is designed that a member, attachment or opening located between 140 millimetres and 900 millimetres above the level being protected facilitates climbing.	Boiler Room	Closed
10	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely items at landing and throughout boiler room.	Boiler Room	Closed
11	Height of the guard for the exit stairs are less than 1,070 millimetres around landings. Namely Stairway guards.	Building	Closed
12	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	Closed
13	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely Clean and Clear.	Ground Floor	Closed
14	The ventilation system or unit is not regularly cleaned.	Laundry Room	Closed
15	The electrical connections are not maintained in a safe and complete condition. Namely cabinet doors must be replaced,.	Roof Of Building	Closed
16	Height of the guard for the exit stairs are less than 1,070 millimetres around landings.	Roof Of Building	Closed
17	Elevator machine room is not equipped to provide illumination to an average level of not less than 100 lux at floor level.	Roof Of Building	Closed
18	Lighting in a service room is provided at less than 200 lux.	Roof Of Building	Closed
19	The guard is designed that a member, attachment or opening located between 140 millimetres and 900 millimetres above the level being protected facilitates climbing.	Roof Of Building	Substantially Co
20	Floor and/or floor covering not kept free from holes, stains, rubbish and debris.	Roof Of Building	Closed
21	The floor and every appurtenance, surface cover and finish is not reasonably smooth and level. Namely cracks in Trazzo flooring.	Stairway	Closed
22	Previously finished wall(s) in the public area of the property is not maintained in good repair. Namely missing/ damaged baseboards.	Throughout Building	Closed
23	Previously finished wall(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance. Namely repaint and replaster where required.	Throughout Building	Closed
24	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely cigarette burns in carpeting.	Throughout Building	Closed
25	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely missing draincovers.	Throughout Building	Closed

26	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition. Namely floor mats.	Throughout Building	Closed
27	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition. Namely fraying, holes and slits in carpeting.	Throughout Building	Closed
28	The electrical connections are not maintained in a safe and complete condition. Namely loose wires and missing coverplates.	Throughout Building	Closed
29	The stairs and/or other appurtenant attachments and/or their supporting structural members are not maintained in a safe condition. Namely stair nosing damaged.	Throughout Building	Closed
30	Lighting in a service room is provided at less than 200 lux. To include Boiler Room, Work shop.	Throughout Building	Substantially Co
31	Corridor serving patients or residents is not equipped to provide illumination to an average level of not less than 50 lux at floor or tread level.	Throughout Building	Closed
32	Handrails on both sides of stair or ramp 1,100mm in width or more not provided. Namely missing handrails floors 5th floor, 4th floor and 1st floor stairwells.	Throughout Building	Closed
33	The handrails and/or other appurtenant attachments and/or their supporting structural members are not maintained in good repair. Namely damaged handrails.	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.**