

MLS Building Audit Program - Details

Property Address : 515 CHAPLIN CRES

Legal Description: PLAN 734 PT LOTS 69 TO 71 PLAN 491 PT LOTS 37 & 38 RP 6

Roll No. : 1904113571004000000

Building : **515 CHAPLIN CRES**

Report Date : **January 18, 2019**

Building Audit Date : **March 16, 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 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	Property Standards	10 133871 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	22-Mar-10	25-MAR-11	100.00%
2	Property Standards	10 133942 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	22-Mar-10	21-APR-10	100.00%
8	Property Standards	10 134373 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	22-Mar-10	21-APR-10	100.00%
9	Property Standards	10 135130 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS - SERVICE ROOMS	Closed	22-Mar-10	21-MAY-10	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
9	Property Standards	10 135130 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS - SERVICE ROOMS	Closed	22-Mar-10	21-MAY-10	30-Jun-10

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The electrical connections are not maintained in good working order. Specifically cover plate on junction box is missing in boiler room by compactor	Boiler Room	Closed
2	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Specifically minor mortar damage on wall by water pump	Boiler Room	Closed
3	Lighting in a service room is provided at less than 200 lux. Specifically boiler room [currently 125 lux]and electrical room [currently 45 lux]	Boiler Room	Closed
4	Exterior door missing. Specifically door missing at roof level to old chimney area	Roof Of Building	Closed
5	Exterior door, window, skylight or basement hatchway not maintained in good repair. Specifically paint is deteriorated on the door to the building	Roof Of Building	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
8	Property Standards	10 134373 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	22-Mar-10	21-APR-10	20-Aug-10

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Guard with a minimum height of 1,070 millimetres has not been provided at a vehicular ramp where the difference in level is more than 600 millimetres. Specifically no guards are present by 107 between ramp and parking stall	2nd Parking Level	Closed
2	Exterior door, window, skylight or basement hatchway not maintained in good repair. Specifically the door by 89 is damaged	2nd Parking Level	Closed
3	The electrical connections are not maintained in good working order. specifically there is a loose wire on the junction box by 112	2nd Parking Level	Closed
4	The guards and/or other appurtenant attachments and/or their supporting structural members are not maintained in good repair. Guards in stairwells not maintained is sound condition.	Exit	Closed
5	The parking or storage garage ceiling painted surface is not maintained in a state of good repair. specifically by 12, 18 and other locations.	Underground Parking Area	Closed
6	Exterior door, window, skylight or basement hatchway not maintained in good repair. Specifically vehicle door has damaged/flaking/and missing paint.	Underground Parking Area	Closed
7	The parking or storage garage walls painted surface is not maintained in a state of good repair. Specifically on ramp from P1 to P2; near 87,112,12, and other locations	Underground Parking Area	Closed
8	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. Specifically walls by exit doors does not have the green paint extended 1 metre past door frame.	Underground Parking Area	Closed
9	The ventilation system or unit is not kept in good repair and maintained in good working condition at all times. Specifically ventilation grills missing by 49 and damaged by 18	Underground Parking Area	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 133942 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	22-Mar-10	21-APR-10	30-Sep-10

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

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.	Balcony	Closed
2	The exterior walls and their components are not being maintained in good repair.	East Side	Closed
3	Height of handrail on stairs or ramp is less than the minimum 800mm	East Side of Building	Closed
4	Required handrails on stairs or ramps are less than 865mm or more than 965mm high	East Side of Building	Closed
5	Equipment/attachment appurtenant to the building is not properly anchored, namely, the metal cladding is rusted.	East Side of Building	Closed
6	The exterior walls and their components are not being maintained in a weather tight condition. Observed water penetration.	East Side of 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.	East Side of Building	Closed
8	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.	East Side of Building	Closed
9	Exterior walkway not maintained.	East Side of Building	Closed
10	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.	East Side of Property	Closed
11	The handrails and/or other appurtenant attachments and/or their supporting structural members are not maintained in good repair. Some posts are rusted.	East Side of Property	Closed
12	Required guards not constructed or maintained in accordance with Subsection 19.D.	Entranceway	Closed
13	The protective/decorative finish on the exterior surfaces is not being maintained in good repair.	Exterior	Closed
14	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.	South Side of Building	Closed
15	Window well(s) are not protected so as to afford safe passage. Window well grill is not secure.	South Side of Building	Closed
16	The exterior surface of the building shall be maintained free of graffiti and/or painted slogans.	South Side of Building	Closed
17	The retaining wall is not being maintained in good repair.	South Side of Building	Closed
18	Exterior yard that is used for the parking or storage of vehicles or surfaced with a material impervious to water is not maintained so as parking space marking are to be clearly visible.	South Side of Property	Closed
19	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.	Stairway	Closed
20	Required handrails on stairs or ramps are less than 865mm or more than 965mm high	Stairway	Closed
21	Exterior window(s) with broken/cracked glass.	Stairway	Closed
22	Height of the guard for the exit stairs are less than 1,070 millimetres around landings.	Stairway	Closed
23	The retaining wall is not being maintained in good repair. Metal cladding is rusted.	Walkway	Closed
24	Required handrails on stairs or ramps are less than 865mm or more than 965mm high	West	Closed

25	Equipment/attachment appurtenant to the building is not being maintained in good repair, namely, the (canopy, marquee, sign, awning, screen, grille, stairway, pipe, duct, standpipe, air conditioner. Etc.).	West	Closed
26	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.	West	Closed
27	The exterior columns and their components are not being maintained in good repair.	West	Closed
28	The protective/decorative finish on the exterior surfaces is not being maintained in good repair.	West	Closed
29	Required handrails on stairs or ramps are less than 865mm or more than 965mm high	West Side of Building	Closed
30	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.	West Side of Building	Closed
31	The exterior walls and their components are not being maintained in good repair.	West Side of 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 133871 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	22-Mar-10	25-MAR-11	25-Mar-11

No. of defects contained within the Order : **40**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The floor and every appurtenance, surface cover and finish is not maintained. Namely: floor tiles missing.	1/F	Closed
2	Communication system identifies the tenant by unit number.	1/F	Closed
3	An emergency contact sign is not posted and maintained in a prominent place in the front lobby or entrance to the building.	1/F	Closed
4	Previously finished surface (ceiling) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance.	1/F to 2/F	Closed
5	Exterior door not maintained in good repair. Namely: paint chipped/missing.	1/F to 2/F	Closed
6	Floor and/or floor covering not kept free from holes, stains, rubbish and debris.	2/F	Closed
7	The floor and every appurtenance, surface cover and finish is not maintained. Namely: floor tiles missing.	2/F	Closed
8	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	2/F	Closed
9	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	2/F	Closed
10	Exterior wall with broken/cracked glass block(s).	2/F to 3/F	Closed
11	Exterior wall with broken/cracked glass block(s).	3/F to 4/F	Closed
12	Previously finished wall(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance.	4/F to 5/F	Closed
13	Previously finished wall(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance.	5/F	Closed
14	Floor and/or floor covering not kept free from holes, stains, rubbish and debris.	6/F	Closed
15	The floor and every appurtenance, surface cover and finish is not maintained. Namely: floor tiles missing.	6/F	Closed
16	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	6/F	Closed
17	Exterior wall with broken/cracked glass block(s).	6/F to 7/F	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.	7/F to 8/F	Closed
19	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	8/F	Closed
20	Height of the guard for the exit stairs are less than 1,070 millimetres around landings.	8/F	Closed
21	Previously finished wall(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance.	8/F	Closed
22	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	8/F to Roof	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.	8/F to Roof	Closed
24	Required guard does not prevent the passage of a spherical object having a diameter more than 100 millimetres	Cellar to 1/F	Closed
25	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.	Cellar to 1/F	Closed
26	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.	Cellar to 1/F	Closed
27	Height of the guard for the exit stairs are less than 1,070 millimetres around landings.	Cellar to 1/F	Closed

28	Previously finished surfaces (walls and ceiling) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance.	Cellar to 1/F	Closed
29	Previously finished surface(s) in the public area of the property are not maintained in good repair. Namely: door finish chipped/scratched - Apt 101, 104, 115, 202, 205, 211, 302, 304, 305, 417, 604, 702, 803 and other locations.	Hallways	Closed
30	Height of the guard for the exit stairs are less than 1,070 millimetres around landings.	Roof Level	Closed
31	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	Closed
32	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	Closed
33	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	Closed
34	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Throughout	Closed
35	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	Closed
36	Previously finished surface(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance. Namely: paint on treads, risers, guards and handrails not maintained.	Throughout	Closed
37	Floor and/or floor covering on landings not kept free from stains and markings.	Throughout	Closed
38	Required guard does not prevent the passage of a spherical object having a diameter more than 100 millimetres	Throughout	Closed
39	Required guard does not prevent the passage of a spherical object having a diameter more than 100 millimetres	Throughout	Closed
40	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	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.**