

MLS Building Audit Program - Details

Property Address : 525 CHAPLIN CRES

Legal Description: PLAN 734 RGE 5 PT LOT 69-71 RP 66R335 PT LOTS 3 & 4

Roll No. : 1904113571003000000

Building : **525 CHAPLIN CRES**

Report Date : January 18, 2019

Building Audit Date : February 21, 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 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
2	Property Standards	12 125780 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	27-Feb-12	11-JUN-12	100.00%
3	Property Standards	12 125783 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	27-Feb-12	15-AUG-12	100.00%
4	Property Standards	12 125799 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	27-Feb-12	28-MAY-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
2	Property Standards	12 125780 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	27-Feb-12	11-JUN-12	12-Jun-12

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Electrical outlet has no cover.	Underground Parking Area	Closed
2	Paint peeling and deteriorated.	Underground Parking Area	Closed
3	Paint on ceiling peeling and deteriorated.	Underground Parking Area	Closed
4	Paint on ceiling peeling and deteriorated.	Underground Parking Area	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
4	Property Standards	12 125799 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	27-Feb-12	28-MAY-12	13-Sep-12

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Guard has openings of a size that does not prevent the passage of a sphere having a diameter more than 100 millimetres	Exterior Of Building	Closed
2	Required guard does not prevent the passage of a spherical object having a diameter more than 100 millimetres	Exterior Of Building	Closed
3	Required guard does not prevent the passage of a spherical object having a diameter more than 100 millimetres	Exterior Of Building	Closed
4	Numerous balcony guards have cracked glass.	Exterior Of Building	Closed
5	The exterior stairs to elevator room are rusted.	Exterior Of Building	Closed
6	The roof overhang around the building has deteriorated paint	Exterior Of Building	Closed
7	Height of the guard for the exit stairs are less than 1,070 millimetres around landings.	Exterior Of Building	Closed
8	The south entrance door to parking garage is rust damaged	Exterior Of Building	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
3	Property Standards	12 125783 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	27-Feb-12	15-AUG-12	15-Sep-12

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Ceiling light fixture missing cover.	1st Floor	Closed
2	Damaged plaster on wall.	3rd Floor	Closed
3	Doors do not close properly.	5th Floor	Closed
4	Hole in ceiling.	6th Floor	Closed
5	Areas of paint on walls damaged.	Basement	Closed
6	Area of paint on ceiling damaged.	Basement	Closed
7	Floor tiles cracked, broken, loose and missing.	East	Closed
8	Ventilation covers dirty.	Hall	Closed
9	Walls and ceilings need re-painting.	Hall	Closed
10	Finished surfaces are scratched, marked, marred and deteriorated.	Hall	Closed
11	Paint on wall peeling in area.	Laundry Room	Closed
12	Repair on wall not painted.	Laundry Room	Closed
13	Areas of plaster repair not painted.	Stairway	Closed
14	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.	Stairway	Closed
15	Height of the guard for the exit stairs are less than 1,070 millimetres around landings.	Stairway	Closed
16	Required guard does not prevent the passage of a spherical object having a diameter more than 100 millimetres	Stairway	Closed
17	Required guard does not prevent the passage of a spherical object having a diameter more than 100 millimetres	Stairway	Closed
18	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
19	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
20	Paint on ceiling cracked.	West	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.**