

MLS Building Audit Program - Details

Property Address : 110 PARKWAY FOREST DR

Legal Description: PLAN 7239 PT BLK A RP 66R23771 PARTS 2 TO 5

Roll No. : 1908111190003050000

Building : 110 PARKWAY FOREST DR -- NO FURTHER ACTION REQUIRED

Report Date : May 11, 2012

Building Audit Date : October 05, 2009

**** 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 May 11, 2012

Part I - Building Audit Activity Summary :

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	% Complied
4	Property Standards	09 176099 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	14-Oct-09	13-NOV-09	100.00%
5	Property Standards	09 176124 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	14-Oct-09	13-NOV-09	100.00%
6	Property Standards	09 175942 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	8-Feb-12	10-APR-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
4	Property Standards	09 176099 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	14-Oct-09	13-NOV-09	14-Jun-11

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Driveway(s) and/or similar areas not maintained. Namely: Potholes, ruts, and cracks in the exterior driveways and parking areas.	Exterior	Closed
2	Exterior walkway not maintained. Namely: Holes, cracks, depression, uneven pavement on exterior walkways.	Exterior	Closed
3	Exterior garbage containment area not screened.	Exterior Of Building	Closed
4	Window more than two metres above finished grade and not leading to a balcony is not equipped with a safety device to prevent an opening in any part of the window greater than 100 millimetres.	Exterior Of Building	Closed
5	Driveway(s) and/or similar areas does not afford safe passage. Namely; Broken and damage concrete curbs on the exterior of the property.	Exterior Of Building	Substantially Com
6	Aerial, satellite dish, or other similar structure and/or its supporting member is not maintained in a safe condition. Namely: Owner is required to make sure all satellite dishes are installed safely and anchored securely to supports.	Exterior Of Building	Closed
7	Exterior steps, not maintained. Namely: Exterior stairs, cracked and deteriorated concrete, exposed reinforcing bars. Stairs for emergency exit from underground garage.	Exterior Of Building	Closed
8	The required guard(s) and/or handrail(s) are not installed securely or maintained in good repair. Namely: Concrete base supporting the handrail is not in good repair. Near emergency exit from underground garage.	Exterior Of Building	Substantially Com

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
5	Property Standards	09 176124 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	14-Oct-09	13-NOV-09	29-Jun-11

No. of defects contained within the Order : **9**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The floors in the parking or storage garage are not maintained free of holes, breaks or cracks, namely: drain covers are missing in several locations in the underground garage.	Underground Parking Level	Closed
2	Underground garage 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.	Underground Parking Level	Closed
3	The required guard(s) are not installed securely or maintained in good repair. Namely: Handrail near space #33, support near floor has deteriorated. Repair is required.	Underground Parking Level	Closed
4	The ceilings in the parking or storage garage are not impervious to water. Namely: Water dripping from ceiling near space #9.	Underground Parking Level	Closed
5	The parking or storage garage ceiling painted surface is not maintained in a state of good repair. Namely: Evidence of paint deterioration on the ceiling near spaces 76 to 78. 135 to 138. 124 and 130. Also check other areas in the garage where this may be a problem.	Underground Parking Level	Closed
6	The parking or storage garage is used to keep machinery, boats, vehicles, trailers and/or parts of them that are in a wrecked, discarded, dismantled, inoperative or abandoned condition. Namely: old fan.	Underground Parking Level	Closed
7	The walls in the parking or storage garage are not impervious to water. Namely: Evidence of water penetration on wall, near spaces 66 to 77.	Underground Parking Level	Substantially Com
8	The electrical connections are not maintained in good working order. Namely: Secure all loose or hanging electrical wires in the underground garage.	Underground Parking Level	Closed
9	The electrical connections are not maintained in a safe and complete condition. Namely: Replace all electrical cover plates on the wall and ceiling where required.	Underground Parking Level	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
6	Property Standards	09 175942 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	8-Feb-12	10-APR-12	

No. of defects contained within the Order : **22**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Previously finished wall(s) in the public area of the property is not maintained in good repair. Namely baseboard on wall not secured.	7th Floor	Closed
2	The electrical fixtures are not maintained in a safe and complete condition. Namely replace covers on machinery.	Boiler Room	Closed
3	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition. Namely replace draincovers.	Boiler Room	Closed
4	Previously finished surface(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance. Namely Apartment # 1006.	Dwelling Unit	Closed
5	Floor and/or floor covering not kept in a clean and sanitary condition and free from rubbish and debris.	Electrical Room	Closed
6	The electrical connections are not maintained in a safe and complete condition. Namely replace all panel doors on electrical panels.	Elevator	Closed
7	The electrical connections are not maintained in a safe and complete condition. Namely replace all coverplates from, Mechanical room, work shop, storage room and paint and storage room.	Elevator	Closed
8	The ventilation system or unit is not regularly cleaned.	Garbage Room	Closed
9	The electrical fixtures are not maintained in good working order. Namely replace light fixture cover.	Laundry Room	Closed
10	Extension cords or other extensions are used as a permanent wiring system. Namely office in basement.	Office	Closed
11	Previously finished wall(s) in the public area of the property is not maintained in good repair. Namely peeling paint.	Storage Room	Closed
12	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely storage room in laundry room area.	Storage Room	Closed
13	Interior lighting fixtures or lamps are not maintained. Namely light fixture cover in Rogers Room.	Storage Room	Closed
14	The required handrail(s) are not installed/maintained to comply with the Toronto Municipal Code, namely; The required handrails on both sides of the ramp/stairs that are 1100mm (43 inches) in width or greater, are not provided.	Throughout Building	Closed
15	Ceiling not maintained clean. Namely replace ceiling tiles as required, where required.	Throughout Building	Closed
16	The electrical receptacle are not maintained in a safe and complete condition. Namely 2nd floor and 16th floor.	Throughout Building	Closed
17	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition. Namely boiler room and workshop/storage room.	Throughout Building	Closed
18	Interior lighting fixtures or lamps are not maintained. Namely repair or replace hanging fixtures.	Throughout Building	Closed
19	Previously finished wall(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance. Namely tiles in garbage chute rooms.	Throughout Building	Closed
20	Exterior window(s) with broken/cracked glass. Namely replace broken glass door.	West	Closed
21	The floor and every appurtenance, surface cover and finish is not reasonably smooth and level. Namely cracked flooring by door.	West	Closed
22	The electrical connections are not maintained in a safe and complete condition. Namely cover plates in Mechanical room, compactor room, work shop, storage rooms, as required where required.		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.**