

MLS Building Audit Program - Details

Property Address : 12 THORNCLIFFE PARK DR

Legal Description: PLAN M778 PT BLK A RP66R14766 PARTS 1 TO 15

Roll No. : 1906041121019500000

Building : 12 THORNCLIFFE PARK DR -- N2605

Report Date : May 11, 2012

Building Audit Date : April 14, 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 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
1	Property Standards	11 176056 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Order Issued	27-Apr-11	26-JUL-11	79.31%
2	Property Standards	11 176868 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Order Issued	27-Apr-11	24-OCT-11	50.00%
3	Property Standards	11 176869 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Order Issued	27-Apr-11	24-OCT-11	10.00%

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
3	Property Standards	11 176869 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Order Issued	27-Apr-11	24-OCT-11	29-Jun-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	Underground Parking Area	Open
2	Handrails on both sides of stair or ramp 1,100mm in width or more not provided	Underground Parking Area	Open
3	Lighting in a service room is provided at less than 200 lux.	Underground Parking Area	Open
4	Lighting in a garage is provided at less than 50 lux.	Underground Parking Area	Open
5	The walls in the parking or storage garage are not maintained free of holes, breaks or cracks.	Underground Parking Area	Open
6	The parking or storage garage ceiling are not painted white.	Underground Parking Area	Open
7	The parking or storage garage is used to keep junk or rubbish.	Underground Parking Area	Closed
8	The floor drain is not maintained in good repair. Namely; missing drain cover.	Underground Parking Area	Open
9	The floor drain is not maintained in good repair. Namely; broken drain cover.	Underground Parking Area	Open
10	The ceilings in the parking or storage garage are not maintained free of holes, breaks or cracks.	Underground Parking Area	Open

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
2	Property Standards	11 176868 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Order Issued	27-Apr-11	24-OCT-11	28-Jun-12

No. of defects contained within the Order : **14**

No. of defects that remain outstanding : **7**

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; Clearance Bar	Exterior	Open
2	Previously finished surface(s) in the public area of the property is not maintained in good repair.	Exterior	Open
3	The exterior surface of the building shall be maintained free of markings.	Exterior	Closed
4	Previously finished surface in the public area of the property is not maintained in good repair. Namely; Ceiling.	Exterior	Closed
5	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.	Exterior	Closed
6	Walk(s), ramp(s) and/or similar areas does not afford safe passage. Namely; walkways and patio areas where required.	Exterior	Closed
7	The retaining wall is not being maintained in good repair.	Exterior	Open
8	The exterior walls and their components are not being maintained in good repair. Namely; spalling bricks.	Exterior Of Building	Closed
9	The protective/decorative finish on the exterior surfaces is not being maintained in good repair.	Exterior Of Building	Open
10	The balcony, or other similar structure, and/or other appurtenant attachment) and/or the supporting structural member(s) is not maintained in good repair.	Exterior Of Building	Open
11	Dwelling unit window that is capable of being opened has screen that is not maintained in good repair and free from defects or missing components.	Exterior Of Building	Open
12	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
13	Exterior window(s) with broken Namely; Panel /Cladding	Throughout Building	Open
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	Substantially Com

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
1	Property Standards	11 176056 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Order Issued	27-Apr-11	26-JUL-11	13-Jun-12

No. of defects contained within the Order : **29**

No. of defects that remain outstanding : **6**

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Floor and/or floor covering not kept free from debris. Namely: Clean and clear all debris and stored materials from the shower area.	1st Floor	Closed
2	Door hardware/devices are not maintained in good repair. Namely: Garbage room door is not self-closing properly. Adjustment on door closer is required.	3rd Floor	Closed
3	Previously finished wall(s) in the public area of the property is not maintained in good repair. Namely: Corner of wall is damaged near unit 519. Repairs are required.	5th Floor	Closed
4	Floor and/or floor covering not kept free from stains. Namely: Evidence of stains on the carpet at units 604 & 609. Cleaning is required.	6th Floor	Open
5	Previously finished wall(s) in the public area of the property is not maintained in good repair. Namely: Baseboard is not properly secured to wall, near unit 711.	7th Floor	Closed
6	The electrical fixtures are not maintained in good working order. Namely: Replace cracked duplex in the wall near unit 913.	9th Floor	Closed
7	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely: Carpet is stained near unit 1014. Cleaning is required.	10th Floor	Open
8	The supplied facility/furniture in or on the property is not constructed, installed and/or maintained so that it will function safely and effectively. Namely: Sitting Bench on the 11th flr. needs to be more stable near the elevator.	11th Floor	Closed
9	The electrical fixtures are not maintained in a safe and complete condition. Boiler Room. Namely: Light fixture protection cages are not secured properly.	Boiler Room	Closed
10	The electrical connections are not maintained in a safe and complete condition. Namely: Boiler Room. Missing electrical cover plate on wall.	Boiler Room	Substantially Com
11	Lighting in a service room is provided at less than 200 lux. Namely: Boiler Service Room. Lighting level is below 200Lux. Upgrading is required.	Boiler Room	Open
12	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely; Hole in wall next to stairs leading to Elevator Room.	Boiler Room	Open
13	The ventilation system or unit is not regularly cleaned. Namely: Clean vent in storage room, adjacent to boiler room.	Boiler Room	Closed
14	Interior lighting fixtures or lamps have not been installed. Namely: Replace missing electrical light fixture (bulb) in ceiling.	Compactor Room	Closed
15	The electrical fixtures are not maintained in a safe and complete condition. Namely: Replace all missing lens covers in the garbage chute rooms.	Garbage Room	Closed
16	A window in a stairway/hallway that extends to less than 1,070 millimetres above the landing is protected by a guard that is less than 1,070 millimetres high measured to the top of the guard from the surface of the landing. Namely: A guard is required above the baseboard heater 1070mm in height, for windows at the end of the hallway.	Hallway	Open
17	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely: Access door panels missing on wall behind machines. Also clean lint from behind machines.	Laundry Room	Closed
18	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely: Missing lens covers on ceiling fixtures. Replace damaged or water stained ceiling tiles.	Recreation Room	Open
19	Ceiling not maintained clean. Namely: A splash defacement on the ceiling in stairway. Repainting is required.	Stairway	Closed
20	Wall(s) constructed for the purpose of separation is not of a gas tight construction. Namely: All walls in electrical closets where the drywall has openings are required to be sealed and gas tight.	Throughout Building	Closed
21	Ceiling(s) constructed for the purpose of separation is not of a gas tight construction. Namely: All Electrical closets throughout building. Holes in ceilings are required to properly sealed and gas tight.	Throughout Building	Closed
22	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Throughout Building. Replace all water stained ceiling tiles. This will include Hallways, Recreation Room, Games Room, Storage rooms and any other areas where the ceiling tiles are damaged.	Throughout Building	Substantially Com

23	Adequate ventilation has not been provided. Namely: One vent in the hallway is not supplying fresh air to the corridors. Repairs are required.	Throughout Building	Closed
24	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely: Replace missing ceiling tile in Janitors Room.		Closed
25	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. namely: Kitchen ceiling. Ceiling tiles are buckled and broken. Repairs are required.		Closed
26	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely: Storage room adjacent to Recreation room. Replace water stained ceiling tiles. Provide shelving. Tidy the room.		Closed
27	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely: Access door panel is missing. Missing lens cover. Vent needs cleaning.		Closed
28	Wall(s) constructed for the purpose of separation is not of a gas tight construction. Namely: Seal-up holes in wall in the electrical closet near units 316 & 416.		Closed
29	Extension cords or other extensions are used as a permanent wiring system. Namely: Extension cord is being used for permanent wiring. Disconnection is 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.**