

**MLS Building Audit Program - Details**

**Property Address :** 170 CHALKFARM DR

Legal Description: PLAN M1271 BLK C

Roll No. : 1908011181003000000

Building : 170 CHALKFARM DR

**Report Date :** May 11, 2012

**Building Audit Date :** April 30, 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
1	Fence	09 133744 FEN 00 IV	FENCING INVESTIGATION	Closed	7-May-09	08-JUN-09	100.00%
2	Property Standards	09 133012 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	6-May-09	14-AUG-09	100.00%
4	Property Standards	09 133175 PRS 00 IV	REPORT ORDERS - WINDOW LIMITING DEVICES	Order Issued	7-May-09	08-JUN-09	N/A**
5	Property Standards	09 133183 PRS 00 IV	REPORT ORDERS - UNDERGROUND PARKING GARAGE	Order Issued	7-May-09	08-JUN-09	N/A**
7	Property Standards	09 133698 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	7-May-09	30-APR-10	100.00%
8	Property Standards	09 135304 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Order Issued	11-May-09	20-MAY-11	0.00%
9	Waste	09 132830 WST 00 IV	LITTER DUMPING AND REFUSE INVESTIGATION	Closed	4-May-09	14-MAY-09	N/A**

**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
7	Property Standards	09 133698 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	7-May-09	30-APR-10	9-Jun-09

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

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	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. Specifically missing and/or damaged screens.	Exterior Of Building	Closed
2	The exterior walls and their components are not being maintained in good repair. specifically paint damaged/missing on building components - vehicular entrance door; North and West canopies; S/W corner of building has paint splatters 2nd level.	Exterior Of Building	Closed
3	Exterior walkway not maintained. Specifically holes in asphalt walkways	Exterior Of Building	Closed
4	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). Specifically damaged cable chase on N/W corner on building 2nd level.	Exterior Of Building	Closed
5	The exterior walls and their components are not being maintained free from loose or unsecured objects or materials. Specifically damaged brick mortar at entrance canopy columns [base].	Exterior Of Building	Substantially Com
6	The exterior walls and their components are not being maintained in good repair. specifically holes in concrete walls of service rooms	Roof Of Building	Substantially Com
7	The roof or one of it's components is not free from loose, unsecured or unsafe objects and/or materials. Specifically cable TV boxes open/not secured	Roof Of Building	Closed
8	The exterior surface has not been restored and/or resurfacedn where necessary. Specifically paint on flashing at roof and door to service room deteriorated and missing.	Roof Of Building	Substantially Com
9	The (stairs, treads, risers, guards, handrails, and/or other appurtenant attachments) and/or their supporting structural members are not maintained in a clean and/or sanitary condition. Specifically litter and waste in stairway.	Stairway	Closed
10	Exterior door has defective hardware. Specifically door to underground parking garage has defective hardware	Stairway	Closed
11	The required guard(s) are not installed securely or maintained in good repair. specifically guard/handrails in stairway leading to the underground parking garge have damaged/missing paint and are rusted.	Stairway	Substantially Com
12	The exterior walls and their components are not being maintained in good repair. Specifically walls of stairways to underground garage have holes,cracks etc.	Stairway	Substantially Com
13	Exterior steps, not maintained. Specifically damaged nosings on stairway to underground parking garage.	Stairway	Substantially Com
14	The required handrail(s) are not installed/maintained to comply with the Ontario Building Code, namely; The required handrail on the exterior stairs, that have more than 3 risers and serve not more than one dwelling unit, is not provided. Specifically extra section of handrail required at top of stairs leading to the underground parking garage	Stairway	Substantially Com

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
8	Property Standards	09 135304 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Order Issued	11-May-09	20-MAY-11	25-May-11

No. of defects contained within the Order : **15**

No. of defects that remain outstanding : **15**

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The walls in the parking or storage garage are not maintained free of holes, breaks or cracks. Specifically missing fire-stop in domestic hote water starge tank room; generator room and water penetration by 126,209 and 137	1st Parking Level	Open
2	The parking or storage garage is used to keep junk or rubbish. specifiially stored tires by 101,235, and 237.	1st Parking Level	Open
3	The plumbing system is not kept free from leaks or defects. Specifically damaged/missing access hatch in domestic hot water storage tank room.	Storage Room	Open
4	The walls in the parking or storage garage are not maintained free of holes, breaks or cracks. Specifically cracked block by compactor room	Underground Parking Area	Open
5	The parking or storage garage is not equipped with a mechanical ventilation system capable of providing a supply of fresh air at all times. Specifically belts missing on circulation fans.	Underground Parking Area	Open
6	The plumbing system is not kept free from leaks or defects. specifically drain covers missing by 114,133,218,225, and 228.	Underground Parking Area	Open
7	The plumbing system is not kept in good working order. leak at circulation pump at domecstic hot water room.	Underground Parking Area	Open
8	The floors in the parking or storage garage are not maintained free of holes, breaks or cracks. Specifically spalling floor surface throughout parking garage.	Underground Parking Area	Open
9	The electrical fixtures are not maintained in good working order. Specifically missing cover plate on control panel and missing coverplate on junction box by 105.	Underground Parking Area	Open
10	The electrical fixtures are not maintained in a safe and complete condition. Speciofically the light fixtures are missing protective guards in various locations.	Underground Parking Area	Open
11	The parking or storage garage pedestrian exit door is not designed and installed so that, when the latch is released, the door will open easily in the direction of exit travel. Specifically defective door locking mechanism.	Underground Parking Area	Open
12	The parking or storage garage pedestrian exit door does not have a reliable self-closing mechanism. Spcifically no panic hardware on door by 105.	Underground Parking Area	Open
13	The parking or storage garage is used to keep junk or rubbish. Specifically: unlicensed Chev van 742 3NM; grey Misubishi Nevada 066 VAC by 108; unplated Toyota by 136;blue Nissan no plate and black Nissan 756 YWO by 166; and waste material stored by 268	Underground Parking Area	Open
14	The parking or storage garage walls painted surface is not maintained in a state of good repair. Specifically the white and black paint is flaking, peeling and missing in various locations.	Underground Parking Area	Open
15	The ceilings in the parking or storage garage are not maintained free of holes, breaks or cracks. Holes in soffit by 74,38,42,131 and water penetration in previous injection sites.	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	09 133012 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	6-May-09	14-AUG-09	17-Jul-09

No. of defects contained within the Order : 43

No. of defects that remain outstanding : 0

Deficiency Details			
No.	Violation/Defect	Location	Status
1	12th floor south stairway handrail is not maintained.	Interior of Building	Closed
2	7th floor south stairway handrail is loose.	Interior of Building	Closed
3	Storage room south side basement is full of waste material	Interior of Building	Closed
4	Ceiling at south exit has efflorescence and paint is required.	Interior of Building	Closed
5	South stairway to basement, ceiling has efflorescence.	Interior of Building	Closed
6	Main floor entrance door to underground has loose hardware.	Interior of Building	Closed
7	Floor tiles at south exit are broken	Interior of Building	Closed
8	Lights at main floor entrance to underground not provided with covers.	Interior of Building	Closed
9	Ventilation cover in laundry room is not clean	Interior of Building	Closed
10	Ceiling tile near apt 104 is stained.	Interior of Building	Closed
11	The ceiling in the 23rd floor north stairway has efflorescence.	Interior of Building	Closed
12	North side main floor ceiling contains efflorescence.	Interior of Building	Closed
13	Supply room on main floor has holes in the ceiling.	Interior of Building	Closed
14	Door for garbage chute room on 14th floor has broken door hinge.	Interior of Building	Closed
15	Door for garbage chute room on 17th floor has broken door hinge.	Interior of Building	Closed
16	The stairway floors throughout building are stained and finish is worn.	Interior of Building	Closed
17	Moving room floor contains a hole.	Interior of Building	Closed
18	North access to garage in basement, floor tiles are missing.	Interior of Building	Closed
19	The average level of 50 lux (4.6 foot candles) is not being provided to the corridors.	Interior of Building	Closed
20	The minimum level of 50 lux (4.6 foot candles) is not being provided to the stairways.	Interior of Building	Closed
21	Mailbox door missing and lock not provided.	Interior of Building	Closed
22	The bathroom within the laundry room has a sink that is detached from the wall	Interior of Building	Closed
23	There is a hole in the wall behind dryer, access panel not provided.	Interior of Building	Closed
24	6th floor garbage chute room wall has broken plaster.	Interior of Building	Closed
25	Basement walls and ceilings have damaged plaster.	Interior of Building	Closed
26	Garbage room on main floor has efflorescence and deteriorated paint	Interior of Building	Closed
27	Supply room walls have deteriorated paint	Interior of Building	Closed
28	North access to garage from basement, walls have plaster damage	Interior of Building	Closed
29	North side main floor wall has broken plaster.	Interior of Building	Closed
30	South stairway walls to basement have efflorescence,deteriorated paint and cracks.	Interior of Building	Closed
31	The wall at apt 1901 has broken plaster.	Interior of Building	Closed
32	The wall beside unit 2307 is cracked.	Interior of Building	Closed
33	15th floor wall in north stairway has broken plaster.	Interior of Building	Closed

34	Walls in the north stairway have efflorescence and exposed holes where anchor bolts go through the wall.	Interior of Building	Closed
35	The walls of the bathroom within the laundry room have deteriorated finish.	Interior of Building	Closed
36	The top floor south stairway wall contains holes in the wall also holes exposing the anchor bolts.	Interior of Building	Closed
37	2nd floor garbage chute room requires paint.	Interior of Building	Closed
38	Numerous corridor walls require paint in areas.	Interior of Building	Closed
39	Main floor entrance to underground, walls have deteriorated paint.	Interior of Building	Closed
40	Numerous walls in stairways throughout the building have areas where paint is required.	Interior of Building	Closed
41	Elevator doors in basement are scratched	Interior of Building	Closed
42	Numerous corridor walls not maintained free of markings.	Interior of Building	Closed
43	Numerous stairway walls not free of markings.	Interior of Building	Closed

**Part III - Apartment Unit Activity Summary for Property Standards Orders :170  
CHALKFARM DR**

<b>Active apartment unit related investigation matters (Property Standards only) :</b>	<b>3</b>
Number of investigation-related Orders issued to Property owner :	3
Number of investigation-related Orders issued to tenants :	0

**\* Note: The number of unit related orders relate to all buildings on the above property.**