

**MLS Building Audit Program - Details**

**Property Address :** 18 THORNCLIFFE PARK DR

Legal Description: PLAN M736 PART BLK L

Roll No. : 1906041121019000000

Building : 18 THORNCLIFFE PARK DR -- N2605

**Report Date :** May 11, 2012

**Building Audit Date :** March 31, 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 164348 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Order Issued	8-Apr-11	07-JUL-11	33.33%
2	Property Standards	11 165190 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Order Issued	8-Apr-11	07-JUL-11	81.82%
3	Property Standards	11 165196 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Order Issued	8-Apr-11	08-AUG-11	81.63%

**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
1	Property Standards	11 164348 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Order Issued	8-Apr-11	07-JUL-11	15-May-12

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The protective/decorative finish on the exterior surfaces is not being maintained in good repair, namely : Rusted steel bars	Entranceway	Closed
2	The (verandah, porch, deck, loading dock, ramp, balcony, fire escape or other similar structure, and/or other appurtenant attachment) and/or the supporting structural member(s) is not maintained in good repair.	Exterior	Open
3	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.	Exterior	Open
4	The retaining wall is not being maintained free from hazards.	Exterior	Substantially Com
5	Exterior garbage containment area not screened.	Exterior	Open
6	The fence around or on the property is not being maintained in a structurally sound and/or plumb condition.	Exterior	Closed
7	The fence, screen and/or other enclosure around or on the property is not being maintained in good repair, namely : Peeling/deteriorated paint	Exterior	Open
8	The fence, screen and/or other enclosure around or on the property is not being maintained in good repair, namely : Pickets damaged	Exterior	Open
9	The balcony or other similar structure, and/or other appurtenant attachment) and/or the supporting structural member(s) is not maintained in good repair, namely : Rusted panles	Exterior	Open
10	The balcony is not being maintained free from defects and/or hazards, namely : Home built pigeon screens	Exterior	Substantially Com
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	Open
12	The yards and /or other part of property is not being kept clean and free from accumulation of junk, namely : Lint from laundry dryers	Exterior	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 165190 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Order Issued	8-Apr-11	07-JUL-11	30-May-12

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

No. of defects that remain outstanding : **4**

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The ceilings in the parking or storage garage are not maintained free of holes, breaks or cracks.	Garage	Closed
2	The ceilings in the parking or storage garage are not impervious to water.	Garage	Open
3	The parking or storage garage is used to keep junk or rubbish, including but not limited to tires, bikes junk and similar material	Garage	Open
4	The garage door that is equipped with an automatic closing mechanism is not equipped with a sensing device that does not allow the door to close when any person, animal or object is crossing its path.	Garage	Closed
5	Door providing access to a parking or storage garage has not been equipped with a latch that will prevent entry to the garage except by the use of a key, coded card or similar device.	Garage	Open
6	The electrical connections are not maintained in a safe and complete condition, namely : Missing cover plate	Garage	Closed
7	The electrical connections are not maintained in good working order, namely : Loose wires	Garage	Closed
8	The electrical connections are not maintained in good working order, namely : Missing cover plate	Garage	Closed
9	The electrical connections are not maintained in good working order, namely : Loose wires	Garage	Closed
10	The property has not been repaired in accordance with the standards, namely : Damaged trim	Garage	Closed
11	The property is not maintained and/or kept clean in accordance with the standards.	Garage	Closed
12	The property is not maintained and/or kept clean in accordance with the standards.	Garage	Closed
13	The floor drain is not maintained in good repair.	Garage	Closed
14	Large safe-exit arrows are not displayed on safe-exit doors 1.5 metres above the floor, measured from the center of the arrow to the floor, with the arrow pointing down.	Garage	Closed
15	The parking or storage garage does not have a designated safe-exit route.	Garage	Closed
16	Small safe-exit arrows are not prominently displayed on columns or walls 1.5 metres above the floor, measured from the center of the arrow to the floor; at least every ten (10) metres along the safe-exit route; at all safe-exit route decision points along the safe-exit route; and wherever a safe-exit route crosses a traffic aisle.	Garage	Closed
17	Alert signs are not prominently displayed on columns or walls 2.1 metres above the floor, measured from the top of the sign to the floor, so that there is 1 alert sign for every 25 parking stalls in the parking or storage garage, with the alert signs being evenly distributed in the parking or storage garage, but located no more than 30 metres apart.	Garage	Closed
18	The ceilings in the parking or storage garage are not maintained free of holes, breaks or cracks.	Garage	Closed
19	Lighting in a garage is provided at less than 50 lux.	Garage	Open
20	Lighting in a service room is provided at less than 200 lux.	Garage	Closed
21	Interior lighting fixtures or lamps are not maintained, namely : Missing lens cover	Garage	Closed
22	Interior lighting fixtures or lamps are not maintained, namely : Missing lense cover	Garage	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
3	Property Standards	11 165196 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Order Issued	8-Apr-11	08-AUG-11	23-Mar-12

No. of defects contained within the Order : **49**

No. of defects that remain outstanding : **9**

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely clean and clear storage rooms on either side of room.	1st Floor	Closed
2	The electrical switches are not maintained in a safe and complete condition. Namely missing switch plate.	1st Floor	Closed
3	The floor and every appurtenance, surface cover and finish is not reasonably smooth and level. Namely threshold from party room to Kitchen not level.	1st Floor	Open
4	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely crack in ceiling.	1st Floor	Open
5	Garbage chute system originally installed in the multiple-dwelling is not maintained operative. Namely garbage chute sleeve loose in frame.	6th Floor	Closed
6	Previously finished surface(s) in the public area of the property is not maintained in good repair. Namely missing tiles in garbage chute room.	6th Floor	Closed
7	Previously finished surface(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance. Namely peeling wall paper near #603.	6th Floor	Closed
8	Lighting in a service room is provided at less than 200 lux.	Boiler Room	Closed
9	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely but not limited to missing cinder block by windows.	Boiler Room	Closed
10	The electrical connections are not maintained in a safe and complete condition. Namely conduit not secured to wall.	Boiler Room	Closed
11	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely holes in ceiling .	Boiler Room	Closed
12	Previously finished surface in the public area of the property is not maintained in good repair. Namely refinish ceiling.	Compactor Room	Closed
13	Lighting in a service room is provided at less than 200 lux.	Compactor Room	Closed
14	Garbage disposal room is not maintained in a clean and odour free condition. Namely compactor room not odour free.	Compactor Room	Closed
15	Required handrails on stairs or ramps are less than 865mm or more than 965mm high. Namely handrail at Elevator room is below required height.	Elevator	Open
16	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.	Elevator	Open
17	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely clean and clear.	Elevator	Closed
18	Interior door is not a good fit in its frame. Namely elevator room door not fitting in frame.	Elevator	Closed
19	The electrical receptacle are not maintained in a safe and complete condition. Namely missing coverplate.	Elevator	Closed
20	Elevator machine room is not equipped to provide illumination to an average level of not less than 100 lux at floor level.	Elevator	Closed
21	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition. Namely unit door mats.	Hall	Closed
22	The ventilation system or unit is not regularly cleaned. Namely clean vent in Laundry room.	Laundry Room	Closed
23	The electrical connections are not maintained in a safe and complete condition. Namely missing coverplate on wall by exit door on roof.	Roof Of Building	Closed
24	The protective/decorative finish on the exterior surfaces is not being maintained in good repair. Namely repaint fence.	Roof Of Building	Open

25	The roof or one of it's components is not free from loose, unsecured or unsafe objects and/or materials. Namely remove loosing fencing from roof.	Roof Of Building	Closed
26	Roof decks, catwalks and/or related guards are not maintained in good repair. Namely repaint vent housing.	Roof Of Building	Open
27	The opening in an exterior wall is not protected by suitable materials to prevent the entry of rodents, vermin and/or insects. Namely vent grill damaged.	Roof Of Building	Open
28	The ventilation system or unit is not kept in good repair and maintained in good working condition at all times. Namely broken vent grill.	Storage Room	Closed
29	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely missing cinder block.	Storage Room	Substantially Com
30	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely replace access hatch.	Storage Room	Closed
31	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely clean and clear.	Storage Room	Substantially Com
32	Interior lighting fixtures or lamps have not been installed. Namely missing lenscovers to include hallways and stairways.	Throughout Building	Closed
33	Interior lighting fixtures or lamps are not maintained. Namely broken cracked or damaged light fixtures.	Throughout Building	Closed
34	The lighting fixture is not maintained in a clean condition. Namely light fixtures have dirt and insects in lenscovers.	Throughout Building	Closed
35	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely replace all damaged ceiling tiles.	Throughout Building	Closed
36	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Replace all cracked or damaged ceiling tiles.	Throughout Building	Closed
37	Previously finished surface in the public area of the property is not maintained in good repair. Namely peeling paint.	Throughout Building	Closed
38	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair. Namely door hardware to include garbage chutes, stairwell doors and service room doors.	Throughout Building	Closed
39	Floor and/or floor covering not kept in a clean and sanitary condition	Throughout Building	Closed
40	Floor and/or floor covering not kept in a clean and sanitary condition. Namely dirty baseboards. To include basement.	Throughout Building	Closed
41	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely clean and clear all electrical closets.	Throughout Building	Closed
42	The (stairs, treads, risers, guards, handrails, and/or other appurtenant attachments) and/or their supporting structural members are not maintained in a safe condition. Namely nosing damaged.	Throughout Building	Closed
43	The ventilation system or unit is not regularly cleaned.	Throughout Building	Closed
44	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely hallway leading to garage.	Throughout Building	Closed
45	Previously finished wall(s) where marks, stains, graffiti, and/or other defacements have been removed have not been refinished.	Throughout Building	Closed
46	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely cracked wall.	Washroom	Open
47	The ventilation system or unit is not regularly cleaned.	Washroom	Open
48	The electrical connections are not maintained in a safe and complete condition. Namely secure loose wires and coverplates.	Work Shop	Closed
49	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely clean and clear.	Work Shop	Closed

### Part III - Apartment Unit Activity Summary for Property Standards Orders :

<b>Active apartment unit related investigation matters (Property Standards only) :</b>	<b>0</b>
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.**