

**MLS Building Audit Program - Details**

**Property Address :** 22 THORNCLIFFE PARK DR

Legal Description: PLAN M768 LOT 1

Roll No. : 1906041121018000000

Building : 22 THORNCLIFFE PARK DR -- N2605

**Report Date :** May 11, 2012

**Building Audit Date :** September 26, 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 282299 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Order Issued	5-Oct-11	10-JUN-12	17.14%
2	Property Standards	11 282846 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Order Issued	5-Oct-11	02-FEB-12	0.00%

**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	11 282846 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Order Issued	5-Oct-11	02-FEB-12	3-Feb-12

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Required handrails on stairs or ramps are less than 865mm or more than 965mm high	Boiler Room	Open
2	The supplied facility in or on the property is not constructed, installed and/or maintained so that it will function safely and effectively. Namely using washroom as storage.	Laundry Room	Open
3	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition. Namely missing floor drain not level to the floor.	Laundry Room	Open
4	Required guard does not prevent the passage of a spherical object having a diameter more than 100 millimetres	Lobby	Open
5	Height of the guard for the exit stairs are less than 1,070 millimetres around landings.	Lobby	Open
6	The emergency contact sign is not in lettering of not less than 12.7 millimetres in height.	Lobby	Open
7	The emergency contact sign is not in lettering of not less than 12.7 millimetres in height.	Lobby	Open
8	Emergency contact sign does not indicate current name, address and telephone number of the person responsible for the property and the name and telephone number of the authorized person to contact in case of an emergency on a 24 hour basis.	Lobby	Open
9	Handrails on both sides of stair or ramp 1,100mm in width or more not provided	Locker Room	Open
10	The electrical connections are not maintained in a safe and complete condition. Namely loose wiring and open boxes.	Meter Room	Open
11	Floor and/or floor covering not kept free from holes, stains, rubbish and debris.	Meter Room	Open
12	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely hole at top of door .	Meter Room	Open
13	Required handrails on stairs or ramps are less than 865mm or more than 965mm high	Roof Of Building	Open
14	Height of the guard for the exit stairs are less than 1,070 millimetres around landings.	Roof Of Building	Open
15	Required guard does not prevent the passage of a spherical object having a diameter more than 100 millimetres	Roof Of Building	Open
16	Lighting in a storage room is provided at less than 50 lux.	Storage Room	Open
17	The stairs and/or other appurtenant attachments and/or their supporting structural members are not maintained in good repair. Namely defective stair nosing.	Throughout Building	Open
18	The lighting fixture is not maintained in a clean condition. Namely clean all fixtures.	Throughout Building	Open
19	Interior lighting fixtures or lamps are not maintained. Namely missing , damaged or broken light fixtures.	Throughout Building	Open
20	The electrical connections are not maintained in a safe and complete condition. Namely replace all missing / damaged cover plates.	Throughout Building	Open
21	Required handrails on stairs or ramps are less than 865mm or more than 965mm high	Throughout Building	Open
22	The handrails and/or other appurtenant attachments and/or their supporting structural members are not being maintained free from defects/hazards. Namely missing stairwell caps.	Throughout Building	Open
23	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely clean and clear.	Throughout Building	Open
24	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely clean and clear.	Throughout Building	Open
25	The ventilation system or unit is not regularly cleaned.	Throughout Building	Open

26	A window in a stairway 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.	Throughout Building	Open
27	Height of the guard for the exit stairs are less than 1,070 millimetres around landings.	Throughout Building	Open
28	Required guard does not prevent the passage of a spherical object having a diameter more than 100 millimetres	Throughout Building	Open
29	Corridor serving patients or residents is not equipped to provide illumination to an average level of not less than 50 lux at floor or tread level.	Throughout Building	Open
30	Lighting in a service room is provided at less than 200 lux.	Throughout Building	Open

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
1	Property Standards	11 282299 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Order Issued	5-Oct-11	10-JUN-12	20-Jun-12

No. of defects contained within the Order : **35**

No. of defects that remain outstanding : **29**

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Aerial, satellite dish, or other similar structure and/or its supporting member is not maintained in a safe condition.	Exterior Of Building	Open
2	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.	Exterior Of Building	Open
3	Exterior door is not maintained in good repair.Namely peint deterioration.	Exterior Of Building	Open
4	Roof drainage discharging at more than one hundred and fifty (150) millimeters above grade.Namey roof drainage from north ans south exit stairwell canopies.	Exterior Of Building	Open
5	The electrical fixtures are not maintained in a safe and complete condition. Namely damaged lense cover.	Exterior Of Building	Open
6	The electrical fixtures are not maintained in a safe and complete condition.Namely damaged fixture.	Exterior Of Building	Open
7	The electrical connections are not maintained in a safe and complete condition. Namely loose wires.	Exterior Of Building	Open
8	The protective/decorative finish on the exterior surfaces is not being maintained in good repair.Namey concrete detarioriation an fron caonpy.	Exterior Of Building	Open
9	The protective/decorative finish on the exterior surfaces is not being maintained in good repair.Namely paint deterioration on canopy near front entrance	Exterior Of Building	Open
10	The protective/decorative finish on the exterior surfaces is not being maintained in good repair.Namey paint deterioration on canopy.	Exterior Of Building	Open
11	The exterior surface of the building shall be maintained free of graffiti and/or painted slogans.	Exterior Of Building	Open
12	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 a safe condition. Namely temperory stucture/umberella on balcony.	Exterior Of Building	Open
13	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 a safe condition. Namely planter boxes overhanginb on balcony gurards.	Exterior Of Building	Closed
14	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 a safe condition.Namely excwssive storage on balcony	Exterior Of Building	Open
15	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 a safe condition.Namely paint/concrete deterioration on balcony slab.	Exterior Of Building	Open
16	The exterior walls and their components are not being maintained in good repair. Namely concrete deterioration.	Exterior Of Building	Open
17	The exterior walls and their components are not being maintained in good repair.Namely spalling brick	Exterior Of Building	Open
18	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.Namely damaged window screen.	Exterior Of Building	Open
19	Exterior walkway not maintained damaged patio stones.	Exterior Of Building	Open
20	Height of the guard for exit ramps and landings is less than 1,070 millimetres measured vertically to the top of the guard from the ramp surface where the difference in elevation between the adjacent ground or floor level and the ramp is more than 600 millimetres.	Exterior Of Building	Open

21	In a dwelling unit, a window located more than 2,000 millimetres above grade opens within 1,500 millimetres of the floor not leading to a balcony does not employ a controlled sash operation to restrict, when engaged, the opening of the operable sash to not more than 100 millimetres.	Exterior Of Building	Closed
22	In a dwelling unit, a window located more than 2,000 millimetres above grade opens within 1,500 millimetres of the floor not leading to a balcony does not employ a controlled sash operation to restrict, when engaged, the opening of the operable sash to not more than 100 millimetres, to include installation of window air conditioner units.	Exterior Of Building	Open
23	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 Of Building	Closed
24	Immediate action has not been taken to eliminate an unsafe condition. Where window air-conditioner's installation prevents a safety device from being installed a report is required to be submitted to the Officer for evaluation and approval by a professional or other certified person confirming that acceptable to ensure that the installation of the air-conditioner is done safe and securely; that there are no openings greater than one hundred (100) millimetres adjacent to the air conditioning unit and that the electrical supply and distribution in the suite is capable of safely operating the air conditioning unit. Also it must address any remedial action that must be taken in order to maintain its safe manner.	Exterior Of Building	Open
25	The handrails and/or other appurtenant attachments and/or their supporting structural members are not maintained in good repair. Namely rusted/paint deteriorated handrail.	Exterior Of Building	Open
26	Required handrails on stairs or ramps are less than 865mm or more than 965mm high	Exterior Of Building	Open
27	Handrails on both sides of stair or ramp 1,100mm in width or more not provided, Namely handrails on both ends of the front entrance stairwell.	Exterior Of Building	Open
28	Lighting in a garage is provided at less than 50 lux.	Exterior Of Building	Open
29	The parking or storage garage is used to keep junk or rubbish.	Exterior Of Building	Open
30	The parking or storage garage is used to keep junk or rubbish. Namely parking garage used for storage	Exterior Of Building	Open
31	The parking or storage garage pedestrian exit door is not maintained. Namely paint deterioration	Exterior Of Building	Closed
32	Extension cords or other extensions are used as a permanent wiring system.	Exterior Of Building	Open
33	The electrical connections are not maintained in a safe and complete condition. Namely loose wires	Exterior Of Building	Closed
34	The electrical connections are not maintained in a safe and complete condition. Namely missing cover plate.	Exterior Of Building	Closed
35	The electrical connections are not maintained in a safe and complete condition. Namely damaged conduit	Exterior Of Building	Open

### 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.**