

MLS Building Audit Program - Details

Property Address : 23 THORNCLIFFE PARK DR

Legal Description: PLAN M796 LOT 2

Roll No. : 1906041081008000000

Building : 23 THORNCLIFFE PARK DR -- N2605

Report Date : May 11, 2012

Building Audit Date : September 01, 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 267771 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Order Issued	14-Sep-11	12-MAR-12	0.00%
2	Property Standards	11 268963 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Order Issued	14-Sep-11	30-JUN-12	0.00%
3	Property Standards	11 268981 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Order Issued	14-Sep-11	31-JUL-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
3	Property Standards	11 268981 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Order Issued	14-Sep-11	31-JUL-12	13-Mar-12

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Exterior window(s) with broken/cracked glass.	Basement	Open
2	The tree, plant, limb or branch, which is located on the property is dead and has not been removed or otherwise pruned to remove the dead portion, namely dead wooding of trees.	Exterior	Open
3	The retaining wall is not being maintained in good repair, namely deteriorated masonry joints and parging.	Exterior	Open
4	Guard with a minimum height of 1,070 millimetres has not been provided at a raised landing where the difference in level is more than 600 millimetres.	Exterior Of Building	Open
5	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. A report is required to be submitted to the Officer for evaluation and approval by a professional or other qualified 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	Open
6	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, namely due to the installation of window air conditioner units. Where a 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 qualified person confirming 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.	Throughout Building	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 268963 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Order Issued	14-Sep-11	30-JUN-12	3-Jul-12

No. of defects contained within the Order : **16**

No. of defects that remain outstanding : **16**

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	Compactor Room	Open
2	The electrical connections are not maintained in a safe and complete condition. Namely; missing coverplate	Compactor Room	Open
3	The safe-exit door, the frame of a safe-exit door and the wall adjacent to the safe-exit door to a distance of one (1) metre on both sides of the frame, and to a height of three (3) metres above the floor or to the soffit above the bulkhead over the door is not the required coloured green where required.	Underground Parking Area	Open
4	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.	Underground Parking Area	Open
5	The walls in the parking or storage garage are not impervious to water.	Underground Parking Area	Open
6	The parking or storage garage walls are not painted white from sixty (60) centimeters above floor level where required.	Underground Parking Area	Open
7	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.	Underground Parking Area	Open
8	The parking or storage garage is used to keep junk or rubbish.	Underground Parking Area	Open
9	The parking or storage garage does not have a designated safe-exit route.	Underground Parking Area	Open
10	The parking or storage garage ceiling are not painted white. Namely; spot 20 and where required.	Underground Parking Area	Open
11	The ceilings in the parking or storage garage are not maintained free of holes, breaks or cracks. Namely; at spot 20 and where required.	Underground Parking Area	Open
12	Lighting in a garage is provided at less than 50 lux.	Underground Parking Area	Open
13	The ventilation system or unit is not kept in good repair and maintained in good working condition at all times. Namely; holes in screens.	Underground Parking Area	Open
14	Lighting in a service room is provided at less than 200 lux.	Underground Parking Area	Open
15	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.	Underground Parking Area	Open
16	The ventilation system or unit is not kept in good repair and maintained in good working condition at all times. Namely ; missing vent cover.	Underground Parking Area	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 267771 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Order Issued	14-Sep-11	12-MAR-12	13-Mar-12

No. of defects contained within the Order : **28**

No. of defects that remain outstanding : **28**

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Garbage chute system originally installed in the multiple-dwelling is not maintained operative, namely missing and/or damaged damper.	2nd Floor	Open
2	Interior lighting fixtures or lamps are not maintained operative.	Basement	Open
3	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	Basement	Open
4	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	Basement	Open
5	Previously finished wall(s) in the public area of the property is not maintained in good repair.	Basement	Open
6	Wall(s) and ceiling not maintained free of holes, cracks, damaged and deteriorated materials, to include missing and/or damaged wall tiles.	Basement	Open
7	Wall(s) and ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	Basement	Open
8	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials, to include deteriorated finish.	Basement	Open
9	Floor and/or floor covering not kept free from holes, stains, rubbish and debris, namely undue storage.	Basement	Open
10	Floor and/or floor covering not kept in a clean and sanitary condition.	Basement	Open
11	The electrical fixtures are not maintained in a safe and complete condition, namely electrical receptacle connected to light fixture.	Basement	Open
12	Lighting in a laundry room is provided at less than 200 lux.	Basement	Open
13	The plumbing system is not kept free from leaks or defects.	Boiler Room	Open
14	Required guard does not prevent the passage of a sphere having a diameter more than 100 millimetres.	Boiler Room	Open
15	Height of the guards for the exit stairs are less than 1,070 millimetres around landings.	Boiler Room	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 guards which facilitate climbing.	Boiler Room	Open
17	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.	Roof Of Building	Open
18	Required guard does not prevent the passage of a sphere having a diameter more than 100 millimetres.	Roof Of Building	Open
19	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	Roof Of Building	Open
20	The risers and/or other appurtenant attachments and/or their supporting structural members are not being maintained free from defects/hazards, namely opening between treads at risers exceed maximum allowable spacing of 100 millimetres.	Roof Of Building	Open
21	Height of the guard for the exit stairs are less than 1,070 millimetres around landings.	Roof Of Building	Open
22	Lighting in a service room is provided at less than 200 lux.	Throughout Building	Open
23	Height of the guard for the exit stairs are less than 1,070 millimetres around landings.	Throughout Building	Open
24	The electrical connections are not maintained in a safe and complete condition, namely loose and unsecured wires.	Throughout Building	Open
25	Lighting in a storage room is provided at less than 50 lux.	Throughout Building	Open
26	Exit, public corridor or corridor is not equipped to provide illumination to an average level of not less than 50 lux at floor or tread level.	Throughout Building	Open
27	The electrical fixtures (re; switches, boxes and receptacles) are not maintained in a safe and complete condition, namely missing and/or damaged covers.	Throughout Building	Open

28	Elevator machine room is not equipped to provide illumination to an average level of not less than 100 lux at floor level.		Open
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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.**