

MLS Building Audit Program - Details

Property Address : 25 PARKWAY FOREST DR

Legal Description: PLAN 8450 BLK F

Roll No. : 1908111200003000000

Building : **25 PARKWAY FOREST DR**

Report Date : **May 11, 2012**

Building Audit Date : **March 19, 2010**

**** 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	10 137974 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Rescheduled	26-Mar-10	25-MAR-11	96.49%
2	Property Standards	10 138238 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Rescheduled	26-Mar-10	30-AUG-10	41.67%
3	Property Standards	10 138479 PRS 00 IV	REPORT ORDERS - Garage	Closed	26-Mar-10	25-MAY-10	100.00%
4	Property Standards	10 138486 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Rescheduled	26-Mar-10	25-AUG-10	43.75%
5	Property Standards	10 138765 PRS 00 IV	REPORT ORDERS air conditioners	Closed	26-Mar-10	15-JUN-10	100.00%
6	Property Standards	10 139096 PRS 00 IV	REPORT ORDERS window locking devices	Closed	26-Mar-10	15-JUN-10	100.00%
7	Property Standards	10 139506 PRS 00 IV	REPORT ORDERS - shear walls	Closed	26-Mar-10	25-MAY-10	100.00%
8	Property Standards	10 140050 PRS 00 IV	REPORT ORDERS - sat dishes and enclosures	Closed	26-Mar-10	15-JUN-10	100.00%
9	Waste	10 139732 WST 00 IV	LITTER DUMPING/REFUSE INVESTIGATION	Closed	26-Mar-10	15-MAY-10	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
3	Property Standards	10 138479 PRS 00 IV	REPORT ORDERS - Garage	Closed	26-Mar-10	25-MAY-10	26-Jul-11

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Submit to this Department a Professional Engineer's Report on the structural integrity of the Underground Parking Garage. The Report shall clearly indicate the condition of the parking garage and repairs required to prevent further deterioration. The Report shall also clearly indicate the methods to be taken to waterproof the parking garage.	Garage	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
5	Property Standards	10 138765 PRS 00 IV	REPORT ORDERS air conditioners	Closed	26-Mar-10	15-JUN-10	26-Jul-11

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	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) millimetres. Where a window air-conditioner's installation prevents a safety device from being installed it must be examined by a professional engineer or other certified person 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.	Building	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
6	Property Standards	10 139096 PRS 00 IV	REPORT ORDERS window locking devices	Closed	26-Mar-10	15-JUN-10	26-Jul-11

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	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.	Building	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
7	Property Standards	10 139506 PRS 00 IV	REPORT ORDERS - shear walls	Closed	26-Mar-10	25-MAY-10	26-Jul-11

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Submit to this department a professional engineer's report Namely, a condition survey on the condition of the masonry units on the exterior walls of the building. The report shall address the structural integrity of all exterior masonry walls and further address any remedial action that must be taken to prevent any further deterioration.	Building	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
8	Property Standards	10 140050 PRS 00 IV	REPORT ORDERS - sat dishes and enclosures	Closed	26-Mar-10	15-JUN-10	26-Jul-11

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Submit to this department a professional engineer's report under seal from a professional engineer licensed to practice in the Province of Ontario. Namely, the report shall address and include a condition survey on the structural integrity of the attachment of all satellite dishes and balcony enclosures affixed to the building, or the building components. The report must address any remedial action that must be taken in order to maintain the structural integrity of the attachments.	Building	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
4	Property Standards	10 138486 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Rescheduled	26-Mar-10	25-AUG-10	23-May-12

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

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	In a dwelling unit, window located more than 2,000 millimetres above grade opens within 1,500 millimetres of the floor is not protected by a guard conforming to Subsection 19.D.(5).	Building	Closed
2	The balcony is not maintained in a clean and/or sanitary condition, namely materials on balcony.	Building	Closed
3	Immediate action has not been taken to eliminate an unsafe condition, namely satellite dishes and air conditioner units.	Building	Open
4	Dwelling unit window that is capable of being opened has no screen.	Building	Closed
5	The catchbasin is not being maintained free from defect and/or obstructions.	Exterior	Closed
6	Parking space(s) and/or similar areas not maintained.	Exterior	Open
7	The ventilation system or unit is not regularly cleaned, namely clean out shaft space.	Exterior	Closed
8	Exterior garbage containment area not screened.	Exterior	Open
9	The floor drain is not maintained in good repair, namely missing drain cover.	Exterior	Open
10	The ventilation system or unit is not kept in good repair and maintained in good working condition at all times, namely remove plywood from ventilation shaft grate.	Exterior	Closed
11	Driveway(s) and/or similar areas not maintained.	Exterior	Open
12	The property contains shrubs and/or hedges which are overgrown and require trimming.	Exterior	Closed
13	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.	Exterior	Open
14	Walk(s), ramp(s) and/or similar areas does not afford safe passage. Namely; stumps at southwest landscaped area and playground area	Exterior	Open
15	The retaining wall is not being maintained in good repair.	Exterior	Open
16	The electrical connections are not maintained in good working order, namely loose wires.	Exterior Of 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	10 138238 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Rescheduled	26-Mar-10	30-AUG-10	23-Apr-12

No. of defects contained within the Order : **24**

No. of defects that remain outstanding : **14**

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Lighting in a garage is provided at less than 50 lux.	Garage	Closed
2	Lighting in a service room is provided at less than 200 lux.	Garage	Open
3	The ceilings in the parking or storage garage are not maintained free of holes, breaks or cracks.	Garage	Closed
4	Doors and frames not maintained in good repair, namely doors exiting to the building are painted green.	Garage	Open
5	Door not maintained in good repair.	Garage	Open
6	Previously finished wall(s) have marks, stains, graffiti, smoke damage, painted slogans and/or other defacements.	Garage	Closed
7	The parking or storage garage walls from floor level to a height of sixty (60) centimeters are not painted black, to include columns.	Garage	Closed
8	The ceilings in the parking or storage garage are not impervious to water.	Garage	Open
9	The parking or storage garage ceiling are not painted white.	Garage	Closed
10	The parking or storage garage is used to keep junk or rubbish, to include derelict vehicles.	Garage	Substantially Com
11	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
12	The electrical fixtures are not maintained in good working order, namely burnt out bulbs.	Garage	Open
13	The electrical receptacle are not maintained in good working order, namely panel at ventilation system needs to be secured.	Garage	Open
14	The electrical receptacle are not maintained in good working order, namely missing covers.	Garage	Substantially Com
15	The electrical connections are not maintained in good working order, namely loose and unused wires.	Garage	Open
16	The floors in the parking or storage garage are not maintained free of holes, breaks or cracks	Garage	Open
17	The floors in the parking or storage garage are not impervious to water, namely ponding.	Garage	Open
18	The plumbing system is not kept in good working order, namely secure line.	Garage	Closed
19	The plumbing system is not kept in good working order, namely broken and/or unused pipes.	Garage	Open
20	The floor drain is not maintained in good repair, namely clean out.	Garage	Open
21	The floor drain is not maintained in good repair, namely missing or loose covers.	Garage	Open
22	The parking or storage garage is not equipped with a mechanical ventilation system capable of providing a supply of fresh air at all times.	Garage	Open
23	The walls in the parking or storage garage are not impervious to water.	Garage	Open
24	The parking or storage garage walls are not painted white from sixty (60) centimeters above floor level.	Garage	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
1	Property Standards	10 137974 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Rescheduled	26-Mar-10	25-MAR-11	20-Jun-12

No. of defects contained within the Order : **57**

No. of defects that remain outstanding : **2**

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Garbage chute system originally installed in the multiple-dwelling is not maintained operative, namely defective self closing device at disposal chute lid.	4th Floor	Closed
2	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition, namely threshold at carpet.	4th Floor	Closed
3	The heating system or unit is not in good repair and maintained in good working condition, namely damaged radiator.	5th Floor	Closed
4	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition, namely floor mat.	6th Floor	Closed
5	The electrical fixtures are not maintained in a safe and complete condition, namely missing cover at fire alarm speaker.	8th Floor	Closed
6	Interior lighting fixtures or lamps are not maintained, namely unsecured light fixture.	9th Floor	Closed
7	The heating system or unit is not in good repair and maintained in good working condition, namely damaged radiator.	12th Floor	Closed
8	Garbage chute system originally installed in the multiple-dwelling is not maintained operative, namely missing damper.	12th Floor	Closed
9	Previously finished wall(s) in the public area of the property is not maintained in good repair.	12th Floor	Closed
10	Garbage chute system originally installed in the multiple-dwelling is not maintained operative, namely defective self closing device at chute door.	15th Floor	Closed
11	The electrical receptacle are not maintained in a safe and complete condition, namely missing and/or damaged receptacle cover.	17th Floor	Closed
12	Height of the guard for the exit stairs are less than 1,070 millimetres around landings.	18th Floor	Closed
13	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, namely climbable condition at section adjacent to guard.	18th Floor	Closed
14	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials, namely damaged ceiling tile.	Basement	Closed
15	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials, to include refinishing.	Basement	Closed
16	The electrical fixtures are not maintained in a safe and complete condition, namely missing covers.	Boiler Room	Closed
17	The plumbing system is not kept free from leaks or defects.	Boiler Room	Closed
18	The electrical connections are not maintained in a safe and complete condition, namely unsecured and hanging wires.	Boiler Room	Substantially Com
19	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	Laundry Room	Closed
20	The electrical fixtures are not maintained in a safe and complete condition, namely cover on thermostat.	Laundry Room	Closed
21	The plumbing fixture(s) and/or appliance is not maintained in good working order, namely deteriorated and missing insulation/protective covering at mechanical units.	Roof Of Building	Substantially Com
22	Roof decks, catwalks and/or related guards are not maintained in good repair, namely cracked concrete patio slabs.	Roof Of Building	Closed
23	The handrails and/or other appurtenant attachments and/or their supporting structural members are not being maintained free from defects/hazards, namely gap/spacing at handrail bottom exceeds maximum allowable of 100 millimetres.	Throughout Building	Closed
24	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	Substantially Com

25	Previously finished surface(s) where marks, stains, graffiti, and/or other defacements have been removed have not been refinished.	Throughout Building	Closed
26	Previously finished surface(s) where marks, stains, graffiti, and/or other defacements have been removed have not been refinished, namely deteriorated finish at stairwell floors.	Throughout Building	Substantially Com
27	Floor and/or floor covering not kept free from holes, stains, rubbish and debris, namely soiled, worn and damaged carpets.	Throughout Building	Open
28	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials, to include refinishing.	Throughout Building	Closed
29	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials, to include refinishing.	Throughout Building	Closed
30	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials, to include deteriorated finish and/or missing/damaged wall tiles.	Throughout Building	Closed
31	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials, to include refinishing.	Throughout Building	Closed
32	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	Throughout Building	Substantially Com
33	The plumbing system is not kept in good working order, namely missing and/or damaged drain covers.	Throughout Building	Closed
34	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	Throughout Building	Substantially Com
35	Guard has openings of a size that does not prevent the passage of a sphere having a diameter more than 100 millimetres		Closed
36	The supplied facility in or on the property is not constructed, installed and/or maintained so that it will function safely and effectively, namely damaged storage lockers.		Closed
37	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.		Closed
38	Required handrails on stairs or ramps are less than 865mm or more than 965mm high, and contain climbable members and openings in excess of 100 millimetres.		Closed
39	Required handrails on stairs or ramps are less than 865mm or more than 965mm high, namely handrails are less than 865mm high.		Closed
40	Interior lighting fixtures or lamps are not maintained, namely missing light fixture cover.		Closed
41	Interior lighting fixtures or lamps are not maintained, namely missing light fixture cover.		Closed
42	Lighting in a storage room is provided at less than 50 lux.		Substantially Com
43	Lighting in a service room is provided at less than 200 lux.		Open
44	Elevator machine room is not equipped to provide illumination to an average level of not less than 100 lux at floor level.		Substantially Com
45	Exterior door, window, skylight or basement hatchway not maintained in good repair, namely cracked door.		Closed
46	Exterior door has defective hardware, namely defective latch mechanism.		Closed
47	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair, namely self closing device.		Closed
48	The (stairs, treads, risers, guards, handrails, and/or other appurtenant attachments) and/or their supporting structural members are not being maintained free from defects/hazards.		Closed
49	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials, namely at masonry wall.		Substantially Com
50	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials, namely missing and/or damaged wood panels.		Closed
51	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials, namely missing tile baseboards.		Closed
52	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials, namely ceiling not repaired in workman like manner.		Closed
53	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials, namely ceiling not repaired in workman like manner.		Closed
54	The electrical connections are not maintained in a safe and complete condition, namely unsecured wires.		Closed
55	The plumbing system is not kept free from leaks or defects.		Closed
56	The supplied facility in or on the property is not constructed, installed and/or maintained so that it will function safely and effectively, namely damaged storage lockers.		Closed

57	The electrical fixtures are not maintained in a safe and complete condition, namely missing and/or unsecured access panel doors at elevator control switching units.		Closed
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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.**