

MLS Building Audit Program - Details

Property Address : 26 THORNCLIFFE PARK DR

Legal Description: PLAN M768 LOT 5

Roll No. : 1906041121014000000

Building : 26 THORNCLIFFE PARK DR

Report Date : May 11, 2012

Building Audit Date : March 31, 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
4	Property Standards	10 145182 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	9-Apr-10	09-AUG-10	100.00%
5	Property Standards	10 145590 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	9-Apr-10	06-AUG-10	100.00%
6	Property Standards	10 147404 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	9-Apr-10	08-JUN-10	100.00%

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
4	Property Standards	10 145182 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	9-Apr-10	09-AUG-10	12-Apr-11

No. of defects contained within the Order :

No. of defects that remain outstanding :

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.	Garage	Closed
2	The plumbing system is not protected from freezing.	Garage	Closed
3	The plumbing system is not kept in good working order. Namely; missing drain cover.	Garage	Closed
4	The floors in the parking or storage garage are not maintained free of holes, breaks or cracks	Garage	Closed
5	The parking or storage garage is used to keep junk or rubbish.	Garage	Closed
6	The ceilings in the parking or storage garage are not maintained free of holes, breaks or cracks.	Garage	Closed
7	Exterior window(s) with broken/cracked glass. Namely; broken window on garage door.	Garage	Closed
8	Previously finished surface(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance. Namely; Garage doors rusting	Garage	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 147404 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	9-Apr-10	08-JUN-10	20-Jun-12

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The retaining wall is not being maintained in good repair.	Exterior Of Building	Closed
2	The light standard(s) supporting artificial light is not kept in good repair and in good working order.	Exterior Of Building	Closed
3	Exterior area of property for vehicular traffic or parking/storage not provided with curb stops or other restraining device.	Exterior Of Building	Substantially Com
4	Driveway(s) and/or similar areas does not afford safe passage. Namely; Holes,cracks and ruts in pavement.	Exterior Of Building	Closed
5	Exterior garbage containment area not screened.	Exterior Of Building	Substantially Com
6	The catchbasin is not being maintained free from defect and/or obstructions.	Exterior Of Building	Closed
7	Exterior window or skylight not maintained in good repair. Namely coloured panels at front of building.	Exterior Of Building	Substantially Com
8	The exterior walls and their components are not being maintained in a weather tight condition. Namely spalling bricks.	Exterior Of Building	Closed
9	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 clean and/or sanitary condition.	Exterior Of Building	Closed

10	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 being maintained free from defects and/or hazards. Namely balcony slabs missing concrete.	Exterior Of Building	Substantially Com
11	Curb stops or restraining devices are not positioned to prevent vehicles from causing injury, damage or encroaching on to property.	Exterior Of Building	Substantially Com
12	The exterior surface has not been restored and/or resurfacedn where necessary. Namely peeling paint on balconies.	Exterior Of Building	Substantially Com
13	The exterior surface has not been restored and/or resurfacedn where necessary. Namely canopy finish at front of the building.	Exterior Of Building	Substantially Com
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 good repair. Namely balcony panels cracked, replace where required.	Exterior Of Building	Closed
15	Openings in exterior wall not protected with suitable materials	Exterior Of Building	Substantially Com
16	The exterior surface has not been restored and/or resurfacedn where necessary.	Exterior Of Building	Substantially Com

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
5	Property Standards	10 145590 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	9-Apr-10	06-AUG-10	29-Aug-12

No. of defects contained within the Order : **18**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The handrails, and/or other appurtenant attachments and/or their supporting structural members are not maintained in a safe condition. Namely handrail not secured to wall.	6th Floor	Closed
2	Extension cords or other extensions are used as a permanent wiring system.	Boiler Room	Closed
3	Previously finished wall(s) have marks, stains, graffiti, smoke damage, painted slogans and/or other defacements.	Boiler Room	Closed
4	Previously finished surface(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance. Namely dwelling unit doors.	Dwelling Unit	Closed
5	Elevator part(s) and appendages are not maintained in good repair and operational. Namely : (lighting fixtures, lamps, elevator buttons, floor indicators and ventilation fans) Namely clean out vents.	Elevator	Closed
6	Previously finished wall(s) in the public area of the property is not maintained in good repair. Namely repair walls where required.	Garbage Room	Substantially Com
7	Previously finished surface(s) in the public area of the property is not maintained in good repair. Namely walls in garbage chute rooms where required.	Garbage Room	Substantially Com
8	Previously finished wall(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance. Namely paint walls in both washrooms Men's and Ladies.	Laundry Room	Closed
9	The stairs and/or other appurtenant attachments and/or their supporting structural members are not maintained in a safe condition. Namely repair all stairs with holes or nosing not secured in all stairwells.	Throughout Building	Closed
10	Lighting in a service stairway is provided at less than 50 lux.	Throughout Building	Closed
11	Interior lighting fixtures or lamps are not maintained. Namely all fixtures where required.	Throughout Building	Substantially Com
12	Height of the guard for the exit stairs are less than 1,070 millimetres around landings. Namely where required.	Throughout Building	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.	Throughout Building	Closed
14	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely hole in the ceiling. Namely but not limited to Meter room, Electrical room.	Throughout Building	Substantially Com
15	The electrical connections are not maintained in a safe and complete condition. Namely any loose wiring, broken duplex covers, coverplates. Namely but not limited to/ to include locker rooms, boiler rooms, hallways	Throughout Building	Substantially Com
16	The ventilation system or unit is not regularly cleaned. Namely to include hallways, locker rooms, garbage chute rooms. Anywhere in the building that needs the vents cleaned.	Throughout Building	Substantially Com
17	Garbage chute system originally installed in the multiple-dwelling is not maintained operative. Namely repair door closer where required.	Throughout Building	Closed
18	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely all storage/locker rooms must be cleaned and cleared.	Throughout Building	Substantially Com

**Part III - Apartment Unit Activity Summary for Property Standards Orders :26
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Active apartment unit related investigation matters (Property Standards only) :	1
Number of investigation-related Orders issued to Property owner :	1
Number of investigation-related Orders issued to tenants :	0

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