

MLS Building Audit Program - Details

Property Address : 27 THORNCLIFFE PARK DR

Legal Description: PLAN M796 LOT 7

Roll No. : 1906041081013000000

Building : 27 THORNCLIFFE PARK DR

Report Date : May 11, 2012

Building Audit Date : May 27, 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 186094 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	3-Jun-10	01-OCT-10	100.00%
2	Property Standards	10 186396 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	9-Jun-10	08-OCT-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
1	Property Standards	10 186094 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	3-Jun-10	01-OCT-10	20-Jan-12

No. of defects contained within the Order : **13**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Walk(s), ramp(s) and/or similar areas does not afford safe passage. Namely;	Exterior Of Building	Closed
2	The retaining wall is not being maintained in good repair. Namely retaining wall cracking.	Exterior Of Building	Substantially Com
3	Exterior area of property for vehicular traffic or parking/storage not provided with curb stops or other restraining device.	Exterior Of Building	Closed
4	Driveway(s) and/or similar areas not maintained.	Exterior Of Building	Closed
5	The yard does not have suitable ground cover to prevent unstable soil conditions or erosion.	Exterior Of Building	Substantially Com
6	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 Of Building	Substantially Com
7	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 balcony panel.	Exterior Of Building	Closed
8	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 glass balcony panels cracked.	Exterior Of Building	Closed
9	The exterior surface has not been restored and/or resurfacedn where necessary. Namely peeling paint.	Exterior Of Building	Closed
10	The exterior surface has not been restored and/or resurfacedn where necessary. Namely canopy at front of building.	Exterior Of Building	Closed
11	The protective/decorative finish on the exterior surfaces is not being maintained in good repair. Namely brick work at front of building missing , chipped, cracked stones.	Exterior Of Building	Substantially Com
12	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
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 being maintained free from defects and/or hazards. Namely cracked glass balcony panels.	Exterior Of Building	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
2	Property Standards	10 186396 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	9-Jun-10	08-OCT-10	11-Jul-11

No. of defects contained within the Order : **25**

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

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, namely spalling bick	Underground Parking Area	Closed
2	The parking or storage garage walls painted surface is not maintained in a state of good repair.	Underground Parking Area	Substantially Com
3	The parking or storage garage walls painted surface is not maintained in a state of good repair, namely deeriorated concrete and paint peeling.	Underground Parking Area	Closed
4	The parking or storage garage walls painted surface is not maintained reasonably clean.	Underground Parking Area	Closed
5	The parking or storage garage walls are not painted white from sixty (60) centimeters above floor level.	Underground Parking Area	Closed
6	The parking or storage garage walls from floor level to a height of sixty (60) centimeters are not painted black.	Underground Parking Area	Closed
7	Exterior door has deteriorated/ineffective weather-proofing.	Underground Parking Area	Closed
8	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair, namely deteriorated paint	Underground Parking Area	Closed
9	Previously finished surface(s) have marks, stains, graffiti, smoke damage, painted slogans and/or other defacements., namely graffiti	Underground Parking Area	Closed
10	Previously finished surface(s) where marks, stains, graffiti, and/or other defacements have been removed have not been refinished, namely graffiti	Underground Parking Area	Closed
11	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition.	Underground Parking Area	Closed
12	The walls in the parking or storage garage are not maintained free of holes, breaks or cracks, namely damaged retaining wall near garage exit door	Underground Parking Area	Closed
13	The walls in the parking or storage garage are not maintained free of holes, breaks or cracks.	Underground Parking Area	Closed
14	The walls in the parking or storage garage are not maintained free of holes, breaks or cracks, namely seperation of memebrance.	Underground Parking Area	Closed
15	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, namely painted with wrong green color.	Underground Parking Area	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.	Underground Parking Area	Closed
17	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	Closed
18	The floors in the parking or storage garage are not maintained free of holes, breaks or cracks	Underground Parking Area	Closed
19	Exterior window(s) with broken/cracked glass.	Underground Parking Area	Closed
20	The parking or storage garage is used to keep junk or rubbish, nemaly used tire(s) and junk	Underground Parking Area	Closed
21	The ceilings in the parking or storage garage are not maintained free of holes, breaks or cracks.	Underground Parking Area	Closed
22	The protective/decorative finish on the exterior surfaces is not being maintained in good repair, namely deterioraed flashing	Underground Parking Area	Closed
23	The electrical fixtures are not maintained in a safe and complete condition.	Underground Parking Area	Closed
24	Exterior basement hatchway is not maintained in good repair, namely holes on door	Underground Parking Area	Closed
25	The floors in the parking or storage garage are not maintained free of holes, breaks or cracks, namely unsecured floor coverings for sump pump near parking spot #2	Underground Parking Area	Closed

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.**