

MLS Building Audit Program - Details

Property Address : 56 THORNCLIFFE PARK DR

Legal Description: PLAN M795 LOT 4

Roll No. : 1906041121003000000

Building : 56 THORNCLIFFE PARK DR -- N2605

Report Date : May 11, 2012

Building Audit Date : October 19, 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 295651 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Order Issued	27-Oct-11	24-APR-12	23.08%
2	Property Standards	11 295897 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Order Issued	27-Oct-11	25-JAN-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 295897 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Order Issued	27-Oct-11	25-JAN-12	13-Jun-12

No. of defects contained within the Order : **19**

No. of defects that remain outstanding : **19**

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely: 2nd floor electrical closet. Holes in wall and ceiling to be sealed. Near unit 204.	2nd Floor	Open
2	The electrical fixtures are not maintained in good repair. Namely: 4th floor. Light fixture is not secured properly. Loose. Near unit 406.	4th Floor	Open
3	Lighting in a storage room is provided at less than 50 lux. Namely: Basement level storage room. 25 lux. Upgrade lights as required.	Basement	Open
4	Required guard does not prevent the passage of a spherical object having a diameter more than 100 millimetres. Boiler room. Landing and stair guards.	Boiler Room	Open
5	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: Boiler Room. Landing and stair guards.	Boiler Room	Open
6	Height of the guard for the exit stairs are less than 920 millimetres measured vertically to the top of the guard from a line drawn through the outside edges of the stair nosings. Boiler room stair guard.	Boiler Room	Open
7	Height of the guard for the exit stairs are less than 1,070 millimetres around landings. Namely: Boiler room landing guard.	Boiler Room	Open
8	The floor drain is not maintained in good repair. Namely: Replace floor drain cover in the Laundry room.	Laundry Room	Open
9	The emergency contact sign lettering is less than 12.7 millimetres in height.	Lobby	Open
10	Emergency contact sign must 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
11	Required handrails on stairs or ramps are less than 865mm or more than 965mm high. Namely: Public stairways throughout building. Raise all handrails to the required height.	Throughout Building	Open
12	The ventilation system or unit is not regularly cleaned. Namely: Hallway wall vents need cleaning.	Throughout Building	Open
13	Previously finished wall(s) in the public area of the property is not maintained in good repair. Namely: New baseboards to be installed throughout hallways.	Throughout Building	Open
14	Height of the guard for the exit stairs are less than 1,070 millimetres around landings. Namely: Elevator service area. Landing guard is below the required height.		Open
15	The surface of a window is not kept reasonably clean. Namely: West side exit area. clean glass windows.		Open
16	Lighting in a service room is provided at less than 200 lux. Namely: Bell Canada service room. 90 lux. Upgrade lighting as required.		Open
17	Height of the guard for the exit stairs are less than 920 millimetres measured vertically to the top of the guard from a line drawn through the outside edges of the stair nosings. Namely: Elevator Service Room. Stair guard to elevator service area.		Open
18	Required guard does not prevent the passage of a spherical object having a diameter more than 100 millimetres. Namely: Elevator Service Room. Landing and Stair Guards.		Open
19	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: Elevator Room. Landing and stair guards.		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 295651 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Order Issued	27-Oct-11	24-APR-12	31-Oct-12

No. of defects contained within the Order : **26**

No. of defects that remain outstanding : **20**

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The parking or storage garage walls are not painted white from sixty (60) centimeters above floor level.	Exterior	Open
2	The parking or storage garage ceiling are not painted white.	Exterior	Open
3	The parking or storage garage columns from floor level to a height of sixty (60) centimeters are not painted black.	Exterior	Open
4	The parking or storage garage columns are not painted white from sixty (60) centimeters above floor level.	Exterior	Open
5	The columns in the parking or storage garage are not maintained free of holes, breaks or cracks.	Exterior	Open
6	The yard contains mechanical equipment, vehicles, trailers, boats or remnant parts thereof that are wrecked, discarded, dismantled or inoperative including old trailers	Exterior	Open
7	Exterior garbage containment area not screened.	Exterior	Open
8	Driveway(s) and/or similar areas not maintained.	Exterior	Open
9	Exterior yard that is used for the parking or storage of vehicles or surfaced with a material impervious to water is not maintained in good repair, free from cracks, holes and ruts.	Exterior	Open
10	The sign(s), fastening and/or supporting members are damaged, broken or excessively weathered or faded and/or have a worn, peeled or cracked finish and have not been removed and/or refinished.	Exterior	Closed
11	The guards and/or other appurtenant attachments and/or their supporting structural members are not maintained in good repair, namely : Broken picket	Exterior	Closed
12	The guards and/or other appurtenant attachments and/or their supporting structural members are not maintained in good repair, namely : Peeling paint	Exterior	Closed
13	Guard with a minimum height of 1,070 millimetres has not been provided at a raised floor where the difference in level is more than 600 millimetres.	Exterior	Open
14	The parking or storage garage walls from floor level to a height of sixty (60) centimeters are not painted black.	Exterior	Open
15	The handrails and/or other appurtenant attachments and/or their supporting structural members are not maintained in good repair, namely: Peeling paint	Exterior	Closed
16	Required handrails on stairs or ramps are less than 865mm or more than 965mm high	Exterior	Open
17	Handrails on both sides of stair or ramp 1,100mm in width or more not provided	Exterior	Open
18	Lighting in a storage room is provided at less than 50 lux.	Exterior	Open
19	Lighting in a garage is provided at less than 50 lux.	Exterior	Open
20	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.	Exterior	Closed
21	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
22	The exterior walls and their components are not being maintained in good repair, namely : Spalling bricks and deteriorated concrete	Exterior Of Building	Open

23	The balcony and/or the supporting structural member(s) is not maintained in good repair, namely : Deteriorated concrete and panel base plate	Exterior Of Building	Open
24	Immediate action has not been taken to eliminate an unsafe condition, namely : Lettuce fence in balcony creating a climbable condition	Exterior Of Building	Open
25	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
26	Immediate action has not been taken to eliminate an unsafe condition, namely : Over hanging planters on balcony panels	Exterior Of Building	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.