

**MLS Building Audit Program - Details**

**Property Address : 65 THORNCLIFFE PARK DR**

Legal Description: PLAN M736 PT BLK V NOW RP 66R17061 PART 1

Roll No. : 1906041081019000000

Building : **65 THORNCLIFFE PARK DR**

Report Date : **May 11, 2012**

Building Audit Date : **June 15, 2009**

**\*\* 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
3	Property Standards	09 150198 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Prosecution Initiated	3-Jun-11	04-JUL-11	34.78%
4	Property Standards	09 150247 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Prosecution Initiated	3-Jun-11	04-JUL-11	50.00%
5	Property Standards	09 150898 PRS 00 IV	PARKING GARAGE STRUCTURE - DEFECTS	Prosecution Initiated	3-Jun-11	04-JUL-11	38.89%
7	Property Standards	09 149934 PRS 00 IV	REPORT ORDERS Satellites	Order Issued	19-Jul-11	18-AUG-11	N/A**
8	Property Standards	09 149935 PRS 00 IV	REPORT ORDERS Underground Parking Garage	Order Issued	19-Jul-11	18-AUG-11	N/A**
9	Property Standards	09 149938 PRS 00 IV	REPORT ORDERS Mold in Underground Parking Garage	Order Issued	19-Jul-11	18-AUG-11	N/A**
10	Property Standards	09 149941 PRS 00 IV	REPORT ORDERS Electrical System	Order Issued	19-Jul-11	18-AUG-11	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
5	Property Standards	09 150898 PRS 00 IV	PARKING GARAGE STRUCTURE - DEFECTS	Prosecution Initial	3-Jun-11	04-JUL-11	

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

No. of defects that remain outstanding : **11**

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The ceilings in the parking or storage garage are not maintained free of holes, breaks or cracks. Namely: Garbage compactor room- Holes in ceiling.	Compactor Room	Open
2	The walls in the parking or storage garage are not maintained free of holes, breaks or cracks. Namely: Garbage compactor room- A major vertical crack in the wall near door.	Compactor Room	Open
3	The electrical fixtures are not maintained in a safe and complete condition. Namely; A cover plate is missing from electrical fixture.	Compactor Room	Open
4	The parking or storage garage columns painted surface is not maintained in a state of good repair. Namely: Column has been defaced by graffiti near parking space 51A	Underground Parking Area	Closed
5	The parking or storage garage ceiling painted surface is not maintained in a state of good repair. Namely: Evidence of paint peeling in several ceiling areas of garage. above parking spaces and near garage ramp.	Underground Parking Area	Closed
6	The floor drain is not maintained in good repair. Namely: Floor drain cover is missing near space 68A.	Underground Parking Area	Open
7	The minimum level of 50 lux (4.6 foot candles) is not being provided to all designated parking spaces.	Underground Parking Area	Open
8	The parking or storage garage is used to keep junk or rubbish. Namely: Tires, boxes, baby seats, bicycles, car seats, and other discarded materials must be removed from the underground garage area.	Underground Parking Area	Open
9	Location of pedestrian exit door within the parking or storage garage is not clearly indicated. Namely: Exit sign missing on exit door. Near ramp.	Underground Parking Area	Closed
10	The walls in the parking or storage garage are not maintained free of holes, breaks or cracks. Namely: Hole in wall (drywall) near parking space 82A.	Underground Parking Area	Closed
11	The electrical fixtures are not maintained in a safe and complete condition. Namely; Throughout parking garage several cover plates are missing from electrical fixtures on the ceiling, including near space 104A.	Underground Parking Area	Closed
12	The electrical connections are not maintained in good repair. Namely: A loose electrical wire hanging from ceiling near garage ramp.	Underground Parking Area	Open
13	The floors in the parking or storage garage are not maintained free of holes, breaks or cracks. Namely: Holes and ruts in drive aisles near parking space 2A.	Underground Parking Area	Closed
14	The minimum level of 50 lux (4.6 foot candles) is not being provided to all driving aisles.	Underground Parking Area	Open
15	The mechanical ventilation system in the parking or storage garage is not on at all times or otherwise controlled automatically by a carbon monoxide detection system that is located so as to provide full protection. Namely; Ventilation in the parking garage is not working.	Underground Parking Level	Open
16	The floors in the parking or storage garage are not maintained free of dirt particles. The floor needs to be Power Washed.	Underground Parking Level	Open
17	The ceilings in the parking or storage garage are not maintained free of holes, breaks or cracks. Namely: Major crack in ledge beam near space 104A and from 154A to 162A.	Underground Parking Level	Open
18	The parking or storage garage ceiling painted surface is not maintained in a state of good repair. Namely: Mould on ceiling above parking spaces 106B to 120B to 119B to 104B. Check entire area. Mainly due to lack of ventilation.	Underground Parking Level	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
3	Property Standards	09 150198 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Prosecution Initiated	3-Jun-11	04-JUL-11	

No. of defects contained within the Order : **23**

No. of defects that remain outstanding : **15**

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Garbage disposal room is not maintained in a clean and odour free condition.	Basement	Open
2	Garbage storage area is not maintained so will not attract pests.	Basement	Open
3	Interior lighting fixtures or lamps have not been installed.	Lobby	Closed
4	An emergency contact sign is not posted and maintained in a prominent place in the front lobby or entrance to the building.	Lobby	Closed
5	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair. Namely graffiti on door frame.	Lobby	Closed
6	The ventilation system or unit is not kept in good repair and maintained in good working condition at all times. Namely vents filled with dirt and vent screens damaged must be replaced.	Throughout Building	Open
7	The ventilation system or unit is not regularly cleaned.	Throughout Building	Open
8	Window more than two metres above finished grade and not leading to a balcony is not equipped with a safety device to prevent an opening in any part of the window greater than 100 millimetres.	Throughout Building	Open
9	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely damaged or water logged tiles.	Throughout Building	Open
10	Previously finished surface(s) have marks, stains, graffiti, smoke damage, painted slogans and/or other defacements. Namely hallways, stairways where required.	Throughout Building	Open
11	The electrical connections are not maintained in a safe and complete condition. Namely loose wires in the storage rooms, lobby, hydro meter room any other rooms as required.	Throughout Building	Open
12	Floor and/or floor covering not kept in a clean and sanitary condition. Namely shampoo hallway carpets, clean all floors including stairways.	Throughout Building	Open
13	The minimum level of 50 lux (4.6 foot candles) is not being provided to all passage and stairways when in use.	Throughout Building	Closed
14	The (stairs, treads, risers, guards, handrails, and/or other appurtenant attachments) and/or their supporting structural members are not maintained in a clean and/or sanitary condition.	Throughout Building	Open
15	The (stairs, treads, risers, guards, handrails, and/or other appurtenant attachments) and/or their supporting structural members are not maintained in a safe condition. Namely staircase nosing.	Throughout Building	Open
16	The (stairs, treads, risers, guards, handrails, and/or other appurtenant attachments) and/or their supporting structural members are not maintained in good repair. Namely missing non-skid strips must be replaced.	Throughout Building	Closed
17	Garbage chute is not maintained in a clean and odour free condition.	Throughout Building	Open
18	Floor and/or floor covering not kept in a clean and sanitary condition. Namely all electrical closets on all floors.	Throughout Building	Open
19	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair. Namely no door knobs #1911 and as required in the building.	Throughout Building	Closed
20	Wall(s) not maintained clean. Namely walls in hallways, staircases ect.	Throughout Building	Open
21	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely hallways, staircases as required must be repaired.	Throughout Building	Closed
22	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 and plaster.	Throughout Building	Open
23	Previously finished wall(s) have marks, stains, graffiti, smoke damage, painted slogans and/or other defacements.	Throughout 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	09 150247 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Prosecution Initiated	3-Jun-11	04-JUL-11	

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

No. of defects that remain outstanding : **13**

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The protective/decorative finish on the exterior surfaces is not being maintained in good repair. Namely: Deteriorated paint finish on balcony panels. Evidence of rust under paint finish.	Balcony	Closed
2	The protective/decorative finish on the exterior surfaces is not being maintained in good repair. Namely: Rusted and peeling paint on balcony panels.	East Side of Building	Closed
3	The protective/decorative finish on the exterior surfaces is not being maintained in good repair. Namely: Balcony panels are stained and dirty, paint is peeling.	East Side of Building	Closed
4	The exterior surface of the building shall be maintained free of graffiti and/or painted slogans. Namely: Graffiti on exterior stairwell exit door.	East Side of Building	Closed
5	The exterior surface has not been restored and/or resurfaced where necessary. Namely: Spalling bricks on the 12th and 15th floors of the building.	East Side of Building	Open
6	Openings in exterior wall not protected with suitable materials, Namely: Hole in grill on the ground floor.	East Side of Building	Closed
7	Immediate action has not been taken to eliminate an unsafe condition. Namely: Hanging pot plant on the 8th floor ceiling. Unsafe condition.	East Side of Building	Closed
8		East Side of Building	Open
9	Openings in exterior wall not protected with suitable materials, Namely: Broken ventilation grills.	East Side of Property	Closed
10	Exterior yard surface and/or similar areas not maintained. Namely; Ground depression. uneven. Maybe a trip hazard. Fill and level.	East Side of Property	Open
11	The fence, screen and/or other enclosure around or on the property is not being maintained in good repair. Namely: Hole in fence.	East Side of Property	Open
12	The protective/decorative finish on the exterior surfaces is not being maintained in good repair. Namely; Metal fence area, deteriorated paint finish.	East Side of Property	Closed
13	Equipment/attachment appurtenant to the building is not being maintained in good repair, namely, the (canopy, marquee, sign, awning, screen, grille, stairway, pipe, duct, standpipe, air conditioner, Railings, etc.) Namely: Several damaged, missing and broken pickets, on the exterior railings.	Exterior Of Building	Closed
14	The protective/decorative finish on the exterior surfaces is not being maintained in good repair. Namely: Peeling paint on shear walls/columns.	Exterior Of Building	Closed
15	The exterior surface has not been restored and/or resurfaced where necessary. Namely: Peeling paint finish on several balcony soffits. Repainting is required.	Exterior Of Building	Open
16	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. Namely: Ripped or torn window screens on the the east and west sides of the building.	Exterior Of Building	Open
17	The accessory building is not constructed and/or maintained in good repair. Namely: Deteriorated asphalt surface of garage roof ramp.	North East	Open
18	Immediate action has not been taken to eliminate an unsafe condition. Namely: Loose cable or electrical wires hanging on the north side of the building.	North Side of Building	Closed
19	Equipment/attachment appurtenant to the building is not being maintained in good repair, namely, the (canopy, marquee, sign, awning, screen, grille, stairway, pipe, duct, standpipe, air conditioner. Etc.) Namely: Electrical conduit is broken, needs reattachment.	North Side of Building	Open
20	Exterior walkway not maintained. Namely: Cracked and broken concrete walkway.	North Side of Building	Open
21	The exterior walls and their components are not being maintained free from loose or unsecured objects or materials. Namely: Loose/hanging wires or cable on the north and west sides of the building.	North Side of Building	Closed
22	Exterior door is not maintained in good repair. Namely: Exterior door frame is rusted with holes near the ground. Near garage door ramp.	Ramp	Open
23	The roof or one of its components is not weather tight. Namely: Flashing is missing on the roof line of elevator room.	Roof Of Building	Open

24	The exterior surface of the building shall be maintained free of graffiti and/or painted slogans. namely: Housing vent has been defaced by graffiti.	South Side of Building	Open
25	Exterior lighting fixtures or lamps are not maintained. Namely: Broken exterior light fixture on the wall of building.	West Side of Building	Open
26	Immediate action has not been taken to eliminate an unsafe condition. Namely: Furniture stored on balcony guard, making the balcony climbable. Unsafe condition.	West Side of Building	Closed

### Part III - Apartment Unit Activity Summary for Property Standards Orders :

<b>Active apartment unit related investigation matters (Property Standards only) :</b>	<b>0</b>
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.**