

MLS Building Audit Program - Details

Property Address : 75 THORNCLIFFE PARK DR

Legal Description: PLAN M736 PT BLK U NOW RP 66R17061 PART 3-5

Roll No. : 1906041081025000000

Building : 75 THORNCLIFFE PARK DR

Report Date : May 11, 2012

Building Audit Date : October 21, 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 152852 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Order Issued	1-Apr-11	27-JUN-11	82.61%
2	Property Standards	11 152855 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	1-Apr-11	27-JUN-11	100.00%
3	Property Standards	11 152858 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Order Issued	1-Apr-11	27-JUL-11	93.75%

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	11 152858 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Order Issued	1-Apr-11	27-JUL-11	15-Jun-12

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Lighting in a service room is provided at less than 200 lux.	Garage Area	Closed
2	The property is not maintained and/or kept clean in accordance with the standards.	Garage Area	Closed
3	Lighting in a garage is provided at less than 50 lux.	Garage Area	Open
4	The parking or storage garage is used to keep machinery, boats, vehicles, trailers and/or parts of them that are in a wrecked, discarded, dismantled, inoperative or abandoned condition. Namely: Inoperative vehicles	Garage Area	Closed
5	The electrical fixtures are not maintained in a safe and complete condition, namely unused fixture at ramp.	Garage Area	Closed
6	The electrical connections are not maintained in a safe and complete condition, namely: Missing cover plate	Garage Area	Closed
7	The electrical connections are not maintained in a safe and complete condition, namely : Missing cover plates	Garage Area	Substantially Com
8	The electrical connections are not maintained in a safe and complete condition, namely loose wires..	Garage Area	Closed
9	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.	Garage Area	Closed
10	The supplied piece(s) of equipment and/or appliance(s) in or on the property is not constructed, installed and/or maintained so that it will function safely and effectively, namely : Exposed plumbing	Garage Area	Closed
11	The supplied piece(s) of equipment and/or appliance(s) in or on the property is not constructed, installed and/or maintained so that it will function safely and effectively, namely : Exhaust Fan	Garage Area	Closed
12	The walls in the parking or storage garage are not maintained free of holes, breaks or cracks.	Garage Area	Closed
13	The walls in the parking or storage garage are not maintained free of holes, breaks or cracks.	Garage Area	Closed
14	The parking or storage garage walls are not painted white from sixty (60) centimeters above floor level.	Garage Area	Closed
15	The floor drain is not maintained in good repair.	Garage Area	Closed
16	Lighting in a service room is provided at less than 200 lux.	Garage Area	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
1	Property Standards	11 152852 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Order Issued	1-Apr-11	27-JUN-11	15-Jun-12

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

No. of defects that remain outstanding : **4**

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The property is not maintained and/or kept clean in accordance with the standards.	Exterior	Closed
2	The exterior surface of the building shall be maintained free of graffiti and/or painted slogans.	Exterior	Substantially Com
3	Exterior yard that is used for the parking or storage of vehicles or surfaced with a material impervious to water is not adequately graded and drained so as to prevent the ponding of water .	Exterior	Substantially Com
4	Height of the guard for the exit stairs are less than 1,070 millimetres around landings.	Exterior	Closed
5	The exterior surface has not been restored and/or resurfacedn where necessary, namely : Concrete curb	Exterior Of Building	Closed
6	The exterior surface has not been restored and/or resurfacedn where necessary.	Exterior Of Building	Open
7	The balcony and/or the supporting structural member(s) is not maintained in good repair, namely : Fire damage to the steel 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 : Peeling paint	Exterior Of Building	Substantially Com
9	Handrails on both sides of stair or ramp 1,100mm in width or more not provided	Exterior Of Building	Closed
10	The balcony and/or the structural member(s) is not maintained, namely : Excessive storage including over hanging bicycles and other material	Exterior Of Building	Substantially Com
11	The exterior walls and their components are not being maintained in good repair, namely : Deteriorated concrete	Exterior Of Building	Closed
12	The exterior walls and their components are not being maintained in good repair, namely deteriorated concrete, to include areas at exit at pedestrian bridge, west side of building and at garage pedestrian exits.	Exterior Of Building	Open
13	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	Closed
14	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 Of Building	Closed
15	Guard has openings of a size that does not prevent the passage of a sphere having a diameter more than 100 millimetres	Exterior Of Building	Closed
16	The electrical connections/receptacles are not maintained in good working order.	Exterior Of Building	Closed
17	The electrical connections are not maintained in a safe and complete condition, namely loose wires.	Exterior Of Building	Closed
18	The electrical connections are not maintained in a safe and complete condition, namely : Missing cover plate	Exterior Of Building	Closed
19	Immediate action has not been taken to ascertain 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
20	The balcony and/or other appurtenant attachment) and/or the supporting structural member(s) is not being maintained free from defects and/or hazards, namely: Enclosures	Exterior Of Building	Substantially Com
21	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. A report is required to be submitted to the Officer for evaluation and approval by a professional or other certified person confirming that acceptable safety devices have been installed on all subject windows in an acceptable manner, and that the subject windows are not capable of being opened in excess of one hundred (100) millimeters.	Exterior Of Building	Closed

22	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
23	Exterior door is not maintained in good repair, namely : Garage Door	Ramp	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
2	Property Standards	11 152855 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	1-Apr-11	27-JUN-11	27-Apr-12

No. of defects contained within the Order : **37**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The electrical connections are not maintained in a safe and complete condition, namely : Loose wires	1st Floor	Closed
2	Door hardware/devices are not maintained in good repair.	1st Floor	Closed
3	Previously finished surface(s) have graffiti and/or other defacements.	8th Floor	Closed
4	Interior door frames not maintained in good repair.	10th Floor	Closed
5	Ceiling not maintained free of cracks, damaged and deteriorated materials, namely : Peelign paint	11th Floor	Closed
6	The supplied piece(s) of equipment and/or appliance(s) in or on the property is not constructed, installed and/or maintained so that it will function safely and effectively.	Basement	Closed
7	Previously finished wall(s) have marks, stains, graffiti.	Basement	Closed
8	Lighting in a storage room is provided at less than 50 lux.	Basement	Substantially Com
9	Lighting in a service room is provided at less than 200 lux.	Boiler Room	Closed
10	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	Boiler Room	Closed
11	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.	Boiler Room	Closed
12	Guard has openings of a size that does not prevent the passage of a sphere having a diameter more than 100 millimetres	Boiler Room	Closed
13	The property is not maintained and/or kept clean in accordance with the standards.	Boiler Room	Closed
14	The electrical connections are not maintained in a safe and complete condition, namely: Missing cover plates	Boiler Room	Closed
15	The electrical connections are not maintained in a safe and complete condition, namely loose wires.	Boiler Room	Closed
16	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	Boiler Room	Closed
17	Lighting in a service room is provided at less than 200 lux.	Compactor Room	Closed
18	The electrical connections are not maintained in a safe and complete condition, namely loose wires.	Compactor Room	Closed
19	The electrical connections are not maintained in a safe and complete condition, namely : Missing cover plate	Electrical Room	Closed
20	The electrical connections are not maintained in a safe and complete condition, namely : Loose wires	Electrical Room	Closed
21	Lighting in a service room is provided at less than 200 lux.	Electrical Room	Closed
22	The property is not maintained and/or kept clean in accordance with the standards, namely : tanks and storage	Elevator	Closed
23	Lighting in a laundry room is provided at less than 200 lux.	Laundry Room	Closed
24	An emergency contact sign is not posted and maintained in a prominent place in the front lobby or entrance to the building.	Lobby	Closed
25	Lighting in a service room is provided at less than 200 lux	Stairway	Substantially Com
26	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.	Stairway	Closed
27	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.	Stairway	Closed

28	Guard has openings of a size that does not prevent the passage of a sphere having a diameter more than 100 millimetres	Stairway	Closed
29	The ventilation system or unit is not kept in good repair and maintained in good working condition at all times, namely: Damaged and loose vent covers	Throughout Building	Closed
30	The supplied facility in or on the property is not constructed, installed and/or maintained so that it will function safely and effectively, namely : Missing dampers	Throughout Building	Substantially Com
31	Floor and/or floor covering not kept free from stains.	Throughout Building	Closed
32	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition, namely : Floor Mats	Throughout Building	Closed
33	The ventilation system or unit is not regularly cleaned.	Throughout Building	Closed
34	Garbage chute system originally installed in the multiple-dwelling is not maintained operative, namely self closures on chute not working.	Throughout Building	Closed
35	The electrical fixtures are not maintained in good working order, namely : Missing cabinet covers		Closed
36	The electrical connections are not maintained in good working order, namely : Loose wires		Closed
37	Elevator machine room is not equipped to provide illumination to an average level of not less than 100 lux at floor level.		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.**