

MLS Building Audit Program - Details

Property Address : 160 CHALKFARM DR

Legal Description: PLAN M1271 BLK D

Roll No. : 1908011181004000000

Building : 160 CHALKFARM DR

Report Date : January 11, 2019

Building Audit Date : May 02, 2013

**** 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 January 11, 2019

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	13 162084 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	10-May-13	07-APR-14	100.00%
2	Property Standards	13 164781 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Rescheduled	10-May-13	07-OCT-15	72.73%
3	Property Standards	13 164796 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	10-May-13	30-DEC-15	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
3	Property Standards	13 164796 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	10-May-13	30-DEC-15	12-Dec-17

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Immediate action has not been taken to eliminate an unsafe condition. Namely: Exterior balconies. Remove all bicycles overhanging balcony guards. Hazardous situation.	Exterior Of Building	Closed
2	The exterior surface has not been restored and/or resurfaced where necessary. Namely: Retaining wall at the front of building. Deteriorated surface paint finish on the retaining wall.	Front Yard	Closed
3	The exterior walls and their components are not being maintained free from loose or unsecured objects or materials. Namely: Garbage Enclosure. Damaged and broken concrete block walls on garbage enclosure. Repairs are required.	Garage Area	Closed
4	The exterior walls and their components are not being maintained free from loose or unsecured objects or materials. Namely: North side of building. Deteriorated concrete exposing reinforcing bars on concrete wall. Repairs are required.	North Side of Building	Closed
5	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: Repair or replace damaged or missing screens where required.	Throughout Building	Closed
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. Namely; Throughout building. Replace missing and torn window screens.	Throughout Building	Closed
7	The protective/decorative finish on the exterior surfaces is not being maintained in good repair. West side of Property. Deteriorated paint finish on retaining wall adjacent to recreation room.	West Side of Property	Closed
8	An exterior door has a defective locking mechanism. Namely: West Side of property. Repair defective door closer on exit door from garage.	West Side of Property	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
2	Property Standards	13 164781 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Rescheduled	10-May-13	07-OCT-15	29-Jan-19

No. of defects contained within the Order : **11**

No. of defects that remain outstanding : **3**

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The plumbing system is not protected from freezing. Namely: Underground Garage. Insulation on plumbing pipes are not secured properly. Repairs are required.	1st Underground Parking Level	Closed
2	The parking or storage garage pedestrian exit door is not designed and installed so that, when the latch is released, the door will open easily in the direction of exit travel. Namely: Near space 87. Level 2. Exit door closer is not working properly.	2nd Underground Parking Level	Closed
3	The walls in the parking or storage garage are not impervious to water. Namely: Evidence of water/moisture penetration on garage walls/floors. Near spaces 25 to 29 and 31 and 32.	Underground Parking Area	Closed
4	The parking or storage garage is used to keep junk or rubbish. Namely: Clean and clear all rubbish, debris and discarded tires from the underground garage.	Underground Parking Area	Closed
5	Lighting in a service room is provided at less than 200 lux. Namely: Generator room. Light readings at floor level are below 200 Lux. Upgrade lighting.	Underground Parking Area	Open
6	The floors in the parking or storage garage are not maintained free of holes, breaks or cracks. Namely: Holes and ruts in the concrete floor. Repairs are required.	Underground Parking Area	Closed
7	The floor drain is not maintained in good repair. Namely: Throughout underground garage. Replace missing floor drain covers.	Underground Parking Area	Closed
8	The parking or storage garage is not equipped with a mechanical ventilation system capable of providing a supply of fresh air at all times. Namely: Replace exhaust ventilation fans that are not in good working condition.	Underground Parking Area	Closed
9	The ceilings in the parking or storage garage are not maintained free of holes, breaks or cracks. Namely: Underground Parking Garage. Throughout garage, repair all ceiling areas where the paint is peeling on the ceiling. Holes in ceiling near parking space 11 and 12.	Underground Parking Area	Closed
10	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.	Underground Parking garage	Open
11	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 garage	Open

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
1	Property Standards	13 162084 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	10-May-13	07-APR-14	30-Apr-14

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

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely: 1st floor. Replace damaged and water stained ceiling tiles.	1st Floor	Closed
2	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. 1st floor Security Office. Repair damaged ceiling and wall. Replace missing lens cover on light fixture.	1st Floor	Closed
3	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection. Namely: 1st. floor. Mens and Womens washroom. Replace missing lens covers. Womens washroom, paint interior side of door.	1st Floor	Closed
4	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely: 1st floor storage room. Repair damaged wall plaster and paint repairs.	1st Floor	Closed
5	Immediate action has not been taken to eliminate an unsafe condition. Namely: View from near unit 221. Accumulation of water on canopy roof with garbage bags and debris, near recreation room. Possibly due to a blocked drain.	1st Floor	Closed
6	Previously finished surface(s) in the public area of the property is not maintained in good repair. Namely: 2nd floor. Paint new door installed for north stairway exit.	2nd Floor	Closed
7	Door hardware/devices are not maintained in good repair. Namely: 6th floor exit door. Defective door hardware. Latch is broken.	6th Floor	Closed
8	The floor and every appurtenance, surface cover and finish is not reasonably smooth and level. Namely: Near unit 611. Replace missing floor tile.	6th Floor	Closed
9	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely: 8th floor. Large holes in ceiling. Replace ceiling access doors to plumbing pipes.	8th Floor	Closed
10	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair. Namely: 9th floor. Ceiling access door to be secured in garbage room.	9th Floor	Closed
11	The electrical receptacle are not maintained in good repair. Namely: 12th floor. Replace broken electrical wall receptacle in front of elevator.	12th Floor	Closed
12	Previously finished surface(s) where marks, stains, graffiti, and/or other defacements have been removed have not been refinished. Namely: 15th floor stairway. Remove graffiti on ceiling. To be painted over.	15th Floor	Closed
13	Interior lighting fixtures or lamps are not maintained. Namely: 15th floor Stairway. Repair hanging light fixture and replace damaged speaker cover.	15th Floor	Closed
14	Previously finished wall(s) in the public area of the property is not maintained in good repair. Namely: 16th and 15th floors. Replace missing baseboards.	16th Floor	Closed
15	Entrance/exit door is not in good repair, self-closing and self-locking mechanisms. Namely: 18th floor. Hallway exit door self-closing device is broken.	18th Floor	Closed
16	Garbage chute system originally installed in the multiple-dwelling is not maintained operative. Namely: 20th floor. Spring shock is broken on garbage chute. Repairs required.	20th Floor	Closed
17	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely: 21st floor. Garbage Chute room. Repair/replaced damaged or broken wall tiles. Replace missing access cover plate to ceiling.	21st Floor	Closed
18	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely: Basement. All Storage Rooms. Clean and clear all rubbish, debris and discarded furniture from the rooms.	Basement	Closed
19	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition. Namely: Boiler room. Clean/clear floor of all discarded materials and parts that are no longer in use.	Boiler Room	Closed
20	Lighting in a service room is provided at less than 200 lux. Namely: Boiler Service Room. Light readings at floor level are below 200 Lux. Upgrading is required.	Boiler Room	Closed
21	The light standard(s) supporting artificial light is not kept in good repair and in good working order. Namely: Boiler room. Exit sign light is broken. Repairs are required.	Boiler Room	Closed

22	Lighting in a service room is provided at less than 200 lux. Namely: Compactor room. Light readings at floor level are below 200 Lux. Upgrade lighting.	Compactor Room	Closed
23	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition. Namely: Hallways. Remove all floor mats from the hallway. Trip Hazard.	Hall	Closed
24	Interior lighting fixtures or lamps are not maintained. Namely: Throughout building. Replace all burnt out light bulbs in the hallways and stairways.	Hall	Closed
25	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection. Namely: Laundry Room. Replace missing lens cover and burnt out light bulbs.	Laundry Room	Closed
26	Emergency contact sign does not 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	Closed
27	The emergency contact sign is not in lettering of not less than 12.7 millimetres in height.	Lobby	Closed
28	An emergency contact sign is not posted and maintained in a prominent place in the front lobby or entrance to the building.	Lobby	Closed
29	Previously finished surface(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance. Namely: Roof access door. Deteriorated paint finish on the exterior side of door. Painting is required.	Roof Of Building	Closed
30	Previously finished surface(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance. Namely: Stairway Guard. Deteriorated surface finish on stairway guards where plumbing leak occurred.	Stairway	Closed
31	Previously finished surface(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance. Namely: Stairway. From the 10th floor to the ground floor. Deteriorated floor finish. Floor landing and stairs need to be painted.	Stairway	Closed
32	Previously finished wall(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance. Namely: Throughout building. Hallways. Paint and refinish walls as required.	Throughout Building	Closed
33	Previously finished wall(s) in the public area of the property is not maintained in good repair. Namely: Throughout building. All stairway walls. Repair deteriorated paint and plaster damage. Refinish and paint wall areas as required.	Throughout Building	Closed
34	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely: Throughout building. Electrical Closets. Clean and clear debris from the floor. Repair or insulate any holes in the ceiling of the electrical closets.	Throughout Building	Closed
35	Previously finished surface(s) have marks, stains, graffiti, smoke damage, painted slogans and/or other defacements. Namely: Throughout Building. All Suite doors that scratched and marked are required to be painted.	Throughout Building	Closed
36	Previously finished surface(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance. Namely: Elevator doors that are scratched and marked should be refinished as required.	Throughout Building	Closed
37	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Throughout building. All holes in the ceiling due to plumbing pipe repairs, are required to be repaired to match original ceiling finish. Ceiling access cover plates are required to be installed as needed.	Throughout 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.**