

MLS Building Audit Program - Details

Property Address : 170 CHALKFARM DR

Legal Description: PLAN M1271 BLK C

Roll No. : 1908011181003000000

Building : 170 CHALKFARM DR

Report Date : January 17, 2020

Building Audit Date : October 28, 2015

** 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 17, 2020

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	15 265278 PRS 00 IV		Closed	6-Jan-16	04-JUL-16	40.00%
2	Property Standards	15 265280 PRS 00 IV	REPORT ORDERS	Closed	6-Jan-16	04-JUL-16	100.00%
3	Property Standards	15 265281 PRS 00 IV		Closed	6-Jan-16	04-JUL-16	100.00%
4	Property Standards	15 265276 PRS 00 IV		Closed	25-Mar-17	09-FEB-17	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
2	Property Standards	15 265280 PRS 00 IV	REPORT ORDERS	Closed	6-Jan-16	04-JUL-16	20-Sep-16

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	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. Namely: Dwelling Unit Windows are not protected with a safety sash/guard.	Dwelling Unit Windows	Closed
2	In a dwelling unit, window located more than 2,000 millimetres above grade opens within 1,500 millimetres of the floor is not protected by a guard conforming to Subsection 19.D.(5). Namely: Dwelling Unit Windows are not protected with a guard.	Dwelling Unit Windows	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
1	Property Standards	15 265278 PRS 00 IV		Closed	6-Jan-16	04-JUL-16	

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The storm drain is not being maintained free from defect and/or obstructions. Namely: Canopy deck drain is plugged, water is ponding.	East Side	Closed
2	The exterior walls and their components are not being maintained in good repair. Namely: Paint peeling on concrete balcony post.	Exterior Balcony Post	Closed
3	The electrical connections are not maintained in good working order. Namely: Cable wires are not secured.	Exterior Of Building	Open
4	The exterior walls and their components are not being maintained in good repair. Namely: Paint is peeling on Main Entrance canopy, ceiling and fascia wall.	Main Entrance	Closed
5	The exterior walls and their components are not being maintained in good repair. Namely: Main Entrance Brick Canopy columns are spalling.	Main Entrance	Open
6	The exterior walls and their components are not being maintained in good repair. Namely: Wall tiles by main entrance are damaged, cracked.	Main Entrance	Open
7	The exterior walls and their components are not being maintained in good repair. Namely: Paint is peeling on Roof Top fascia wall.	Roof Top	Open
8	The fence, screen and/or other enclosure around or on the property is not being maintained in good repair. Namely: Garden chain link fence enclosure is damaged.	South Side	Closed
9	The exterior garbage storage area is not maintained. Namely: Enclosure doors are damaged.	Waste Enclosure	Open
10	The exterior walls and their components are not being maintained in good repair. Namely: Concrete guard wall is damaged in sections, and paint is peeling.	West Side	Open

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
4	Property Standards	15 265276 PRS 00 IV		Closed	25-Mar-17	09-FEB-17	15-Aug-17

No. of defects contained within the Order : **44**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The parking or storage garage columns are not painted white from sixty (60) centimeters above floor level. Namely: Paint peeling in sections.	Underground Parking Area	Closed
2	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	Underground Parking Area	Closed
3	Interior lighting fixtures or lamps are not maintained. Namely: Light are burned out at various locations: drive isle, parking spots, pedestrian exit stairways.	Underground Parking Area	Closed
4	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Underground Parking Area	Closed
5	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Underground Parking Area	Closed
6	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Underground Parking Area	Closed
7	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Underground Parking Area	Closed
8	Lighting in a service room is provided at less than 200 lux.	Underground Parking Area	Closed
9	Lighting in a service room is provided at less than 200 lux.	Underground Parking Area	Closed
10	Lighting in a service room is provided at less than 200 lux.	Underground Parking Area	Closed
11	Lighting in a garage is provided at less than 50 lux.	Underground Parking Area	Closed
12	Lighting in a service stairway is provided at less than 50 lux. Namely: Light is burned out.	Underground Parking Area	Closed
13	Attachment and/or the supporting structural member(s) is not maintained in good repair. Namely: Stairway, steps and landings are not maintained in good repair.	Underground Parking Area	Closed
14	The ceilings in the parking or storage garage are not maintained free of holes, breaks or cracks.	Underground Parking Area	Closed
15	The ceilings in the parking or storage garage are not impervious to water.	Underground Parking Area	Closed
16	The parking or storage garage ceiling painted surface is not maintained in a state of good repair.	Underground Parking Area	Closed
17	Wall(s) constructed for the purpose of separation is not maintained in a good state of repair. Namely: Lintel and brick damage above door.	Underground Parking Area	Closed
18	The parking or storage garage columns from floor level to a height of sixty (60) centimeters are not painted black. Namely: Paint peeling in sections.	Underground Parking Area	Closed
19	The parking or storage garage pedestrian exit door does not have a reliable self-closing mechanism.	Underground Parking Area	Closed
20	Door providing access to a parking or storage garage is damaged.	Underground Parking Area	Closed
21	The floors in the parking or storage garage are not maintained free of holes, breaks or cracks. Namely: Door threshold is damaged.	Underground Parking Area	Closed
22	The floors in the parking or storage garage are not impervious to water.	Underground Parking Area	Closed
23	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
24	The parking or storage garage does not have a designated safe-exit route.	Underground Parking Area	Closed
25	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
26	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.	Underground Parking Area	Closed

27	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 Area	Closed
28	The walls in the parking or storage garage are not maintained free of breaks or cracks. Namely: Water meter concrete base is damaged.	Underground Parking Area	Closed
29	The walls in the parking or storage garage are not impervious to water.	Underground Parking Area	Closed
30	The parking or storage garage walls are not painted white from sixty (60) centimeters above floor level. Namely: Paint peeling in sections.	Underground Parking Area	Closed
31	The parking or storage garage walls from floor level to a height of sixty (60) centimeters are not painted black. Namely: Paint peeling in sections.	Underground Parking Area	Closed
32	The electrical connections are not maintained in a safe and complete condition. Namely: No cover plate on Junction box.	Underground Parking Area	Closed
33	The electrical connections are not maintained in a safe and complete condition. Namely: No cover plate on Junction box.	Underground Parking Area	Closed
34	The electrical connections are not maintained in good working order. Namely: No cover on electrical junction box.	Underground Parking Area	Closed
35	The electrical connections are not maintained in good working order. Namely: No cover on electrical junction box.	Underground Parking Area	Closed
36	The electrical connections are not maintained in good working order. Namely: No cover plate on Junction box.	Underground Parking Area	Closed
37	The electrical connections are not maintained in good working order. Namely: No cover plate on Junction box.	Underground Parking Area	Closed
38	The property is not maintained and/or kept clean in accordance with the standards.	Underground Parking Area	Closed
39	The trapped floor drain is not screened with a metal grill or other suitable material so as to effectively exclude rodents.	Underground Parking Area	Closed
40	The trapped floor drain is not screened with a metal grill or other suitable material so as to effectively exclude rodents.	Underground Parking Area	Closed
41	The trapped floor drain is not screened with a metal grill or other suitable material so as to effectively exclude rodents.	Underground Parking Area	Closed
42	The trapped floor drain is not screened with a metal grill or other suitable material so as to effectively exclude rodents.	Underground Parking Area	Closed
43	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely: Hole in wall, concrete blocks are damaged, broken.	Underground Parking Area	Closed
44	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	Underground Parking Area	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
3	Property Standards	15 265281 PRS 00 IV		Closed	6-Jan-16	04-JUL-16	20-Sep-17

No. of defects contained within the Order : **78**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The floor and every appurtenance, surface cover and finish is not maintained. Namely: Paint chipped and peeling on lower floors.	1st Floor	Closed
2	Previously finished surface(s) have marks, stains, graffiti, smoke damage, painted slogans and/or other defacements. Namely: Scratched graffiti in door.	10th Floor	Closed
3	Door hardware/devices are not maintained in good repair. Namely: Garbage chute door is not self closing.	12th Floor	Closed
4	Previously finished wall(s) in the public area of the property is not maintained in good repair. Namely: Wall tiles are damaged.	13th Floor	Closed
5	Door hardware/devices are not maintained in good repair. Namely: Garbage room door is not closing.	13th Floor	Closed
6	Door hardware/devices are not maintained in good repair. Namely: Garbage chute door is not self closing.	13th Floor	Closed
7	Previously finished surface(s) have marks, stains, graffiti, smoke damage, painted slogans and/or other defacements. Namely: Scratched graffiti in door.	14th Floor	Closed
8	Previously finished surface(s) have marks, stains, graffiti, smoke damage, painted slogans and/or other defacements. Namely: Scratched graffiti in door.	16th 15th	Closed
9	Door hardware/devices are not maintained in good repair. Namely: Garbage chute door is not self closing.	17th Floor	Closed
10	The electrical connections are not maintained in good working order. Namely: No cover plate on Fire Speak Box.	17th Floor	Closed
11	Previously finished surface(s) have marks, stains, graffiti, smoke damage, painted slogans and/or other defacements. Namely: Red overspray paint on floor.	17th Floor	Closed
12	Door hardware/devices are not maintained in good repair. Namely: Garbage chute door is not self closing.	18th Floor	Closed
13	Door hardware/devices are not maintained in good repair. Namely: Garbage chute door is not self closing.	19th Floor	Closed
14	Door hardware/devices are not maintained in good repair. Nmaely: Door hinges are damaged.	1st Floor	Closed
15	Attachment and/or the supporting structural member(s) is not maintained in good repair. Namely: Concrete step is damaged.	1st Floor	Closed
16	Lighting in a laundry room is provided at less than 200 lux.	1st Floor	Closed
17	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	1st Floor	Closed
18	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	1st Floor	Closed
19	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Nmaely: Hole in wall.	1st Floor	Closed
20	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely: Paint peeling on walls.	1st Floor	Closed
21	The heating system or unit is not in good repair and maintained in good working condition. Nmaely: Heater in south entrance is not operational.	1st Floor	Closed
22	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely: Floor tiles are missing.	1st Floor	Closed
23	The electrical connections are not maintained in a safe and complete condition. Nmaely: No cover plate on electrical outlet.	1st Floor	Closed
24	The electrical connections are not maintained in a safe and complete condition. Namely: Smoke detector wires are exposed.	1st Floor	Closed
25	Door hardware/devices are not maintained in good repair. Namely: Garbage chute door not self closing, no fire damper.	1st Floor	Closed

26	Previously finished surface(s) have marks, stains, graffiti, smoke damage, painted slogans and/or other defacements.	20th	Closed
27	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair. Namely: Fire Cabinet glass pane is cracked, doors are not closeing.	20th Floor	Closed
28	Door hardware/devices are not maintained in good repair. Namely: Garbage chute door is not self closing.	20th Floor	Closed
29	The electrical connections are not maintained in good working order. Namely: Exit sign near unit 2010 is damaged.	20th Floor	Closed
30	Previously finished surface(s) have marks, stains, graffiti, smoke damage, painted slogans and/or other defacements. Namely: Graffiti on ceiling.	20th Floor	Closed
31	Floor and/or floor covering not kept free from holes, damaged threshold. Namely: Concrete threshold is damaged, cracked..	23rd Floor	Closed
32	Exterior door, not maintained in good repair. Namely: Not fitted in frame.	23rd Floor	Closed
33	The electrical connections are not maintained in good working order. Namely: No cover plate on fire box.	23rd Floor	Closed
34	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely: Floor tiles are burned and damaged.	2nd Floor	Closed
35	Door hardware/devices are not maintained in good repair. Namely: Garbage chute door not self closing.	2nd Floor	Closed
36	Previously finished surface(s) have marks, stains, graffiti, smoke damage, painted slogans and/or other defacements. Namely: Graffiti on ceiling.	2nd Floor	Closed
37	The electrical fixtures are not maintained in good working order. Nmaely: Fire Exit sign is not secured.	2nd Floor	Closed
38	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely: Floor tiles are missing.	2nd Floor	Closed
39	Door hardware/devices are not maintained in good repair. Namely: Garbage room door not fitted in frame, damged hinges	2nd Floor	Closed
40	Door hardware/devices are not maintained in good repair. Nmaely: Stricker midding on north stairway door.	3rd Floor	Closed
41	Door hardware/devices are not maintained in good repair. Namely: Fire cabinet door not closing.	4th Floor	Closed
42	The electrical fixtures are not maintained in good working order. Namely: Fire exit sign is not secure.:	6th Floor	Closed
43	Door hardware/devices are not maintained in good repair.	6th Floor	Closed
44	Door hardware/devices are not installed. Namely: No door knob.	6th Floor	Closed
45	Door hardware/devices are not maintained in good repair. Namely: Garbage chute door is not self closing.	8th Floor	Closed
46	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely: Floor tiles are missing.	8th Floor	Closed
47	The guards and/or other appurtenant attachments and/or their supporting structural members are not maintained in a clean and/or sanitary condition. Namely: Guards are starting to show rust.	8th to 1st Floor	Closed
48	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair. Namely: Door knob is not secure.	9th Floor	Closed
49	The floor and every appurtenance, surface cover and finish is not maintained. Namely: Concrete floor threshold is cracked and damaged.	Basement	Closed
50	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Basement	Closed
51	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Basement	Closed
52	Lighting in a storage room is provided at less than 50 lux.	Basement	Closed
53	The ventilation system or unit is not kept in good repair and maintained in good working condition at all times. Namely: No cover on exaust fan.	Basement	Closed
54	The electrical switches are not maintained in good working order. Namely: No cover plate on electrical junction box	Basement	Closed
55	Previously finished wall(s) in the public area of the property is not maintained in good repair. Namely: Paint peeling on walls.	Basement Hallway	Closed
56	Previously finished surface in the public area of the property is not maintained in good repair. Namely: PAint is peeling on ceiling.	Basement Hallway	Closed
57	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Nmaely: Holes in floors of electrical and Bell closets.	Hallways	Closed

58	Interior door(s), frames(s), and/or hardware not maintained in good repair. Namely: Paint is chipped, cracked and peeling on unit doors.	Hallways	Closed
59	Interior door(s), frames(s), and/or hardware not maintained in good repair. Namely: Paint is chipped cracked amd peeling on unit doors, service doors and stairway doors.	Hallways	Closed
60	Lighting in a service hallway is provided at less than 50 lux.	Hallways	Closed
61	The electrical connections are not maintained in good working order. Namely: No cover on electrical panel breaker switch. Electrical Closets near Unnit # 2211 and 2003.	Hallways	Closed
62	The property is not maintained and/or kept clean in accordance with the standards.	Hallways	Closed
63	An emergency contact sign is not posted and maintained in a prominent place in the front lobby or entrance to the building.	Lobby	Closed
64	The emergency contact sign is not in lettering of not less than 12.7 millimetres in height.	Lobby	Closed
65	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
66	Floor and/or floor covering not kept free from holes. Namely: Threshold is cracked, damaged and re-bars are exposed.	Roof Top	Closed
67	The electrical connections are not maintained in good working order. Namely: No cover plates on electrical junction box.	Roof Top	Closed
68	Equipment/attachment appurtenant to the building is not being maintained in good repair, Namely: No covers on cable boxes.	Roof Top	Closed
69	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Roof Top	Closed
70	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Roof Top	Closed
71	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Roof Top	Closed
72	The electrical connections are not maintained in good working order. Namely: No cover plates on electrical junction box.	Roof Top	Closed
73	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Roof Top	Closed
74	Lighting in a service room is provided at less than 200 lux. Namely: Sections of room have less than 200 Lux.	Roof Top	Closed
75	Elevator machine room is not equipped to provide illumination to an average level of not less than 100 lux at floor level.	Roof Top	Closed
76	Previously finished wall(s) in the public area of the property is not maintained in good repair. Namely: The concrete walls are not impervious to water	Roof Top	Closed
77	The electrical fixtures are not maintained in good working order. Namely: No cover on Emergency Exit Sign.	Roof Top	Closed
78	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Root Top	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.**