

**MLS Building Audit Program - Details**

**Property Address : 180 CHALKFARM DR**

Legal Description: PLAN M1271 BLK B

Roll No. : 1908011181002000000

Building : **180 CHALKFARM DR**

**Report Date : January 11, 2019**

**Building Audit Date : May 30, 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 178005 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	7-Jun-13	03-APR-14	100.00%
2	Property Standards	13 178944 PRS 00 IV	REPORT ORDERS - Air Conditioners, Window Safety Latches, Satellite Dishes	Closed	7-Jun-13	29-DEC-14	0.00%
3	Property Standards	13 178948 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	7-Jun-13	29-DEC-14	100.00%
4	Property Standards	13 178950 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	7-Jun-13	29-DEC-14	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
4	Property Standards	13 178950 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	7-Jun-13	29-DEC-14	24-Apr-16

No. of defects contained within the Order : **12**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Walk(s), ramp(s) and/or similar areas does not afford safe passage. Namely; There is a hole and ponding of water on the walkway south of main entrance.	East Side of Building	Closed
2	The protective/decorative finish on the exterior surfaces is not being maintained in good repair. Namely: Sections of painted walls, north wall, underground garage ramp enclosure, main entrance lobby area...	Exterior Of Building	Closed
3	The protective/decorative finish on the exterior surfaces is not being maintained in good repair. Namely: The paint is peeling and bricks are spalling in the front entrance area.	Main Entrance	Closed
4	The catchbasin is not being maintained free from defect and/or obstructions. Namely : Roof canopy above main entrance and underground garage entrance is flooded.	Main Entrance Roof Canopy	Closed
5	Roof drainage not discharging directly into the building drain. Namely : Roof canopy above main entrance and underground garage entrance is flooded.	Main Entrance Roof Canopy	Closed
6	The balcony, fire escape or other similar structure, and/or other appurtenant attachment and/or the supporting structural member is not maintained in good repair. Namely: Concrete on balcony is cracked damaged.	South East Side of Building	Closed
7	The water pipes are not maintained in good working order.	South Side of Building	Closed
8	The plumbing fixture(s)) and/or appliance is not maintained in good working order.	South Side of Building	Closed
9	The yard is not being maintained free of weeds. Namely: Grass and weeds are growing between patio slabs on roof canopy above underground garage.	West Roof Canopy Above Underground Garage	Closed
10	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.	West Roof Canopy Above Underground Garage	Closed
11	The protective/decorative finish on the exterior surfaces is not being maintained in good repair. Namely: Paint is chipped and peeling on concrete guard.	West Roof Canopy Above Underground Garage	Closed
12	The yard is not landscaped to prevent unstable soil conditions or erosion. Namely: Sections of yard areas are without grass/ground cover.	Yard 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	13 178948 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	7-Jun-13	29-DEC-14	23-Feb-17

No. of defects contained within the Order : **16**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The parking or storage garage walls painted surface is not maintained in a state of good repair.	Underground Garage	Closed
2	The property is not maintained and/or kept clean in accordance with the standards.	Underground Garage	Closed
3	The (stairs, treads, risers, guards, handrails, and/or other appurtenant attachments) and/or their supporting structural members are not maintained in good repair. Namely: The bullnose on stair treads is damaged.	Underground Garage	Closed
4	The walls in the parking or storage garage are not impervious to water.	Underground Garage	Closed
5	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 Garage	Closed
6	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 Garage	Closed
7	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	Closed
8	The parking or storage garage does not have a designated safe-exit route.	Underground Garage	Closed
9	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 Garage	Closed
10	The floor drain is not maintained in good repair. Namely: Water is ponding areound floor drains.	Underground Garage	Closed
11	The floors in the parking or storage garage are not maintained free of holes, breaks or cracks	Underground Garage	Closed
12	The floors in the parking or storage garage are not maintained free of holes, breaks or cracks	Underground Garage	Closed
13	The parking or storage garage ceiling painted surface is not maintained in a state of good repair.	Underground Garage	Closed
14	The ceilings in the parking or storage garage are not maintained free of holes, breaks or cracks.	Underground Garage	Closed
15	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Underground Garage	Closed
16	Lighting in a garage is provided at less than 50 lux.	Underground Garage	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
1	Property Standards	13 178005 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	7-Jun-13	03-APR-14	30-May-14

No. of defects contained within the Order : **32**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The heating system or unit is not in good repair and maintained in good working condition. Namely: 1st floor, north hallway. Replace radiator cover, replace ceiling tiles and remove hanging wires.	1st Floor	Closed
2	Interior lighting fixtures or lamps are not maintained. Namely; 1st floor. south east side. Exit sign light is broken.	1st Floor	Closed
3	Previously finished surface(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance. Namely: 1st floor, move in room. Deteriorated paint finish on doors. Painting is required. Also repair plaster damage on walls and paint as required.	1st Floor	Closed
4	The electrical receptacle are not maintained in a safe and complete condition. Namely: 2nd Floor. Electrical cover plate to be repaired or replaced across from storage room.	2nd Floor	Closed
5	Previously finished surface(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance. Namely: 5th Floor south exit door. New door to be painted.	5th Floor	Closed
6	Immediate action has not been taken to eliminate an unsafe condition. Namely: 6th floor. Shopping carts to be removed from hallway.	6th Floor	Closed
7	Door hardware/devices are not maintained in good repair. Namely: Cable Room doors. Repair defective door locks as required.	7th Floor	Closed
8	The floor and every appurtenance, surface cover and finish is not reasonably smooth and level. Namely: Floor tiles are missing near unit 803.	8th Floor	Closed
9	Garbage chute system originally installed in the multiple-dwelling is not maintained operative. Namely: 9th and 7th floor. No fire damper in the garbage chutes.	9th Floor	Closed
10	The electrical receptacle are not maintained in good repair. Namely: 11th floor. Broken electrical cover plate on wall to be repaired.	11th Floor	Closed
11	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair. Namely: 12th floor. Door closer for garbage chute room is broken.	12th Floor	Closed
12	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair. Namely: 16th floor. Exit door hardware is defective. door is not closing properly.	16th Floor	Closed
13	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely: 23rd and 17th floor cable rooms. Repair all holes in the ceiling and floors.	23rd Floor	Closed
14	Lighting in a service stairway is provided at less than 50 lux. Namely: Replace burnt out bulb near the 23rd floor north stairway.	23rd Floor	Closed
15	The electrical receptacle are not maintained in a safe and complete condition. Namely: Laundry room. Electrical wall outlet, replace missing cover plate.	Laundry Room	Closed
16	The roof or one of it's components is not free from loose, unsecured or unsafe objects and/or materials. Namely: Replace/reinstall metal flashing on bricks on the roof of building. Reinstall downspout for roof drainage.	Roof Of Building	Closed
17	The plumbing drain pipe(s) is not maintained in good working order. Namely: Roof of building, boiler room, ponding of water on the floor in the corridor. Also replace missing floor drain cover in boiler room.	Roof Of Building	Closed
18	The exterior surface has not been restored and/or resurfaced where necessary. Namely: Roof. Deteriorated paint finish on the mechanical equipment on the roof of building. Painting is required.	Roof Of Building	Closed
19	The electrical connections are not maintained in a safe and complete condition. Namely: Roof of Building. Elevator Room. Exposed wires on electrical junction box on wall above door. Electrical cover plate is missing. Also install light fixture covers on all lights.	Roof Of Building	Closed
20	The electrical fixtures are not maintained in good working order. Namely: Roof. Repair all electrical light bulbs above access doors to the roof that are not in working condition.	Roof Of Building	Closed
21	The handrails and/or other appurtenant attachments and/or their supporting structural members are not being maintained free from defects/hazards. Namely: North stairway. 21st floor. Replace damaged handrail.	Stairway	Closed

22	Handrails on both sides of stair or ramp 1,100mm in width or more not provided. Namely: Missing handrail on stairway wall providing access to roof of building. Top floor only.	Stairway	Closed
23	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely: Throughout building hallways. Repair holes in ceiling. Replace and install missing ceiling tiles.	Throughout Building	Closed
24	Previously finished wall(s) where marks, stains, graffiti, and/or other defacements have been removed have not been refinished. Namely: Throughout stairway and hallways, remove graffiti, marks and stains from the walls and ceiling.	Throughout Building	Closed
25	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition. Namely: Throughout building. Remove apartment door rugs in the hallway. Trip Hazard.	Throughout Building	Closed
26	Floor and/or floor covering not kept in a clean and sanitary condition. Throughout building. All electrical, bell and cable rooms. Clean and clear all debris and waste items from the floors.	Throughout Building	Closed
27	Floor and/or floor covering not kept free from stains, rubbish and debris. Namely: Throughout building. Clean and paint stairway floors.	Throughout Building	Closed
28	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely: Throughout building. Repair deteriorated plaster and paint on the walls in the stairway and hallways.	Throughout Building	Closed
29	Previously finished wall(s) in the public area of the property is not maintained in good repair. Namely: Throughout building hallways. Replace missing/damaged speaker and phone box covers on the wall.	Throughout Building	Closed
30	Lighting in a service hallway is provided at less than 50 lux. Namely: Throughout building except the 14th floor. Light readings at floor level are below the required average of 50 lux in the hallways. Upgrading is required.	Throughout Building	Closed
31	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection. Namely: Hallways, stairways, electrical, cable, bell, storage and locker rooms. All light fixtures must be protected from damage.	Throughout Building	Closed
32	Previously finished surface(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance. Namely: All apartment doors and frames that are scratched or marked are required to be painted to maintain a uniform appearance.	Throughout 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.**