

MLS Building Audit Program - Details

Property Address : 25 THUNDER GRV

Legal Description: PLAN M1605 PT BLK M RP 66R13085 PARTS 1 & 2

Roll No. : 1901124260006000000

Building : **25 THUNDER GRV**

Report Date : January 18, 2019

Building Audit Date : May 26, 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 January 18, 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 | 09 143055 PRS 00 IV | PARKING GARAGE/STRUCTURE - DEFECTS | Closed | 19-Jun-09 | 20-JUL-09 | 100.00% |
| 2 | Property Standards | 09 143070 PRS 00 IV | INTERIOR COMMON ELEMENTS - DEFECTS | Closed | 19-Jun-09 | 20-JUL-09 | 100.00% |
| 3 | Property Standards | 09 151178 PRS 00 IV | EXTERIOR COMMON ELEMENTS - DEFECTS | Closed | 19-Jun-09 | 20-JUL-09 | 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 | 09 151178 PRS 00 IV | EXTERIOR COMMON ELEMENTS - DEFECTS | Closed | 19-Jun-09 | 20-JUL-09 | 20-Jul-10 |

No. of defects contained within the Order : **15**

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

| Deficiency Details | | | |
|--------------------|---|----------------------|--------|
| No. | Violation/Defect | Location | Status |
| 1 | The retaining wall is not being maintained in good repair, to include at bottom drain area. | Exterior | Closed |
| 2 | The retaining wall is not being maintained in good repair, namely landscaped planters. | Exterior | Closed |
| 3 | The fence, screen and/or other enclosure around or on the property is not being maintained in good repair, namely bottom rail at play ground fencing. | Exterior | Closed |
| 4 | The yard does not have suitable ground cover to prevent unstable soil conditions or erosion. | Exterior | Closed |
| 5 | Exterior garbage containment area not screened, to include from above. | Exterior | Closed |
| 6 | The fence, screen and/or other enclosure around or on the property is not being maintained in a structurally sound and/or plumb condition, namely wrought iron fencing. | Exterior | Closed |
| 7 | The exterior walls and their components are not being maintained free from loose or unsecured objects or materials, and in a weather tight condition, namely concrete delamination, and spalling/deteriorated brick. | Exterior Of Building | Closed |
| 8 | The exterior walls and their components are not being maintained in a weather tight condition, to include brick tuck pointing at mortar joints. | Exterior Of Building | Closed |
| 9 | 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. | Throughout Building | Closed |
| 10 | 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, to include removal of window air conditioning units. | Throughout Building | Closed |
| 11 | Dwelling unit window that is capable of being opened has no screen, to include removal of window air conditioning units. | Throughout Building | Closed |
| 12 | Aerial, satellite dish, or other similar structure and/or its supporting member is not maintained in a safe condition. | Throughout Building | Closed |
| 13 | The foundation wall(s) of the building or structure are not being maintained in good repair, to include exposed reinforcing steel, spalling and delaminated concrete. | | Closed |
| 14 | Exterior yard that is used for the parking or storage of vehicles or surfaced with a material impervious to water is not maintained so as parking space marking are to be clearly visible. | | Closed |
| 15 | Driveway(s), parking and/or similar areas not maintained, namely cracks and potholes in asphalt. | | Closed |

| No. | Type of Investigation | Investigation Reference No. | Investigation Description | Investigation Status | Date of Issuance | Expiration Date | Next Scheduled Inspection Date |
|-----|-----------------------|-----------------------------|------------------------------------|----------------------|------------------|-----------------|--------------------------------|
| 1 | Property Standards | 09 143055 PRS 00 IV | PARKING GARAGE/STRUCTURE - DEFECTS | Closed | 19-Jun-09 | 20-JUL-09 | 29-Jun-10 |

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

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

| Deficiency Details | | | |
|--------------------|---|--------------------------|------------------|
| No. | Violation/Defect | Location | Status |
| 1 | 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 |
| 2 | The parking or storage garage does not have a designated safe-exit route. | Underground Parking Area | Closed |
| 3 | 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 |
| 4 | The floor drain is not maintained in good repair. Namely; ramp drain trough blocked | Underground Parking Area | Closed |
| 5 | The minimum level of 50 lux (4.6 foot candles) is not being provided to all designated parking spaces. | Underground Parking Area | Closed |
| 6 | The minimum level of 50 lux (4.6 foot candles) is not being provided to all driving aisles. | Underground Parking Area | Closed |
| 7 | The interior lighting of the building area does not meet the level of illumination specified for the area in the Toronto Municipal Code. Namely; in Storage/Utility room, generator room, Electrical room, Pool equipment room and Sprinkler room. | Underground Parking Area | Closed |
| 8 | The electrical connections are not maintained in a safe and complete condition. Namely; missing cover plates and loose wires. | Underground Parking Area | Substantially Co |
| 9 | The required guard(s)/handrail(s) are not installed/maintained to comply with the Toronto Municipal Code. | Underground Parking Area | Closed |
| 10 | Owner of land failed to clean and clear refuse that has been thrown, placed, dumped or deposited, including but not limited to; litter, debris, inoperable and/or unlicensed vehicles, and any other materials by their nature of which appear to have been cast aside, discarded or abandoned. | Underground Parking Area | Closed |
| 11 | The parking or storage garage columns from floor level to a height of sixty (60) centimeters are not painted black. | Underground Parking Area | Closed |
| 12 | The parking or storage garage columns are not painted white from sixty (60) centimeters above floor level. | Underground Parking Area | Closed |
| 13 | The columns in the parking or storage garage are not maintained free of holes, breaks or cracks. | Underground Parking Area | Closed |
| 14 | The parking or storage garage ceiling are not painted white. | Underground Parking Area | Closed |
| 15 | The ceilings in the parking or storage garage are not maintained free of holes, breaks or cracks. | Underground Parking Area | Closed |
| 16 | The required guard(s) are not installed/maintained to comply with the Ontario Building Code, namely; The required guard on the (landing, balcony, gallery, mezzanine, porch, deck, floor opening and roof to which access is provided for other than maintenance purposes) is less than 1070 mm (42 inches) in height. | Underground Parking Area | Closed |
| 17 | The parking or storage garage walls are not painted white from sixty (60) centimeters above floor level. | Underground Parking Area | Closed |
| 18 | The parking or storage garage walls from floor level to a height of sixty (60) centimeters are not painted black. | Underground Parking Area | Closed |
| 19 | The ventilation system or unit is not kept in good repair. Namely; broken screens grills and cages. | Underground Parking Area | Closed |
| 20 | 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 |
| 21 | The ventilation system or unit is not regularly cleaned. | Underground Parking Area | Closed |
| 22 | The walls in the parking or storage garage are not maintained free of holes, breaks or cracks. | Underground Parking Area | Closed |

| | | | |
|----|---|--------------------------|--------|
| 23 | 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. | Underground Parking Area | Closed |
|----|---|--------------------------|--------|

| No. | Type of Investigation | Investigation Reference No. | Investigation Description | Investigation Status | Date of Issuance | Expiration Date | Next Scheduled Inspection Date |
|-----|-----------------------|-----------------------------|------------------------------------|----------------------|------------------|-----------------|--------------------------------|
| 2 | Property Standards | 09 143070 PRS 00 IV | INTERIOR COMMON ELEMENTS - DEFECTS | Closed | 19-Jun-09 | 20-JUL-09 | 31-Jul-10 |

No. of defects contained within the Order :

No. of defects that remain outstanding :

| Deficiency Details | | | |
|--------------------|---|---------------------|--------|
| No. | Violation/Defect | Location | Status |
| 1 | Previously finished wall(s) in the public area of the property is not maintained in good repair, namely missing tiles. | Lobby | Closed |
| 2 | The required guard(s) are not installed/maintained to comply with the Toronto Municipal Code. | Roof Of Building | Closed |
| 3 | The exterior walls and their components are not being maintained in good repair. | Roof Of Building | Closed |
| 4 | The protective/decorative finish on the exterior surfaces is not being maintained in good repair. | Roof Of Building | Closed |
| 5 | The protective/decorative finish on the exterior surfaces is not being maintained in good repair. | Roof Of Building | Closed |
| 6 | The required guard(s) are not installed securely or maintained in good repair, namely missing picket on stairwell. | Stairway | Closed |
| 7 | The floor and every appurtenance, surface cover and finish is not maintained namely painting. | Stairway | Closed |
| 8 | The heating system or unit is not in good repair and maintained in good working condition, namely damaged heater cover. | Storage Room | Closed |
| 9 | Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. | Throughout Building | Closed |
| 10 | Previously finished wall(s) in the public area of the property is not maintained in good repair. | Throughout Building | Closed |
| 11 | Floor and/or floor covering not kept free from holes, stains, rubbish and debris. | Throughout Building | Closed |
| 12 | The minimum level of 200 lux (18.6 foot candles) is not being provided to the service, utility and/or laundry rooms. Namely: | Throughout Building | Closed |
| 13 | The required guard(s) are not installed securely or maintained in good repair in accordance to the Toronto Municipal Code. | Throughout Building | Closed |
| 14 | The ventilation system or unit is not kept in good repair and maintained in good working condition at all times, namely missing or broken grills. | Throughout Building | Closed |
| 15 | The ventilation system or unit is not regularly cleaned. | Throughout Building | Closed |
| 16 | Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. | Throughout Building | Closed |
| 17 | The electrical fixtures are not maintained in good working order, missing or burnt out bulbs. | Throughout Building | Closed |
| 18 | The electrical receptacle are not maintained in good working order, namely missing cover plates. | Throughout Building | Closed |
| 19 | The average level of 50 lux (4.6 foot candles) is not being provided to the corridors. | Throughout Building | Closed |
| 20 | The interior lighting of the building area does not meet the level of illumination specified for the area in the Toronto Municipal Code. | Throughout Building | Closed |
| 21 | Garbage chute system originally installed in the multiple-dwelling is not maintained operative, namely missing self closures on chutes. | Throughout Building | Closed |
| 22 | Floor and/or floor covering not kept in a clean and sanitary condition | Throughout Building | Closed |
| 23 | The electrical connections are not maintained in good working order, namely loose wires. | 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.**