

MLS Building Audit Program - Details

Property Address : 40 MOCCASIN TRL

Legal Description: PLAN 4639 BLOCK C & D

Roll No. : 1908101280075000000

Building : **40 MOCCASIN TRL**

Report Date : January 17, 2020

Building Audit Date : June 04, 2010

**** 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 | 10 192548 PRS 00 IV | PARKING GARAGE/STRUCTURE - DEFECTS | Closed | 15-Jun-10 | 15-OCT-10 | 100.00% |
| 9 | Property Standards | 10 190662 PRS 00 IV | EXTERIOR COMMON ELEMENTS - DEFECTS | Closed | 4-Jan-12 | 30-SEP-12 | 100.00% |
| 10 | Waste | 10 192597 WST 00 IV | LITTER DUMPING/REFUSE INVESTIGATION | Closed | 15-Jun-10 | 15-JUL-10 | N/A** |

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 |
|-----|-----------------------|-----------------------------|------------------------------------|----------------------|------------------|-----------------|--------------------------------|
| 1 | Property Standards | 10 192548 PRS 00 IV | PARKING GARAGE/STRUCTURE - DEFECTS | Closed | 15-Jun-10 | 15-OCT-10 | 29-Mar-13 |

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

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

| Deficiency Details | | | |
|--------------------|---|----------|------------------|
| No. | Violation/Defect | Location | Status |
| 1 | Equipment/attachment appurtenant to the building is not being maintained in good repair, namely, the screen. | Carport | Closed |
| 2 | The exterior columns and their components are not being maintained in good repair, namely rusted columns. | Carport | Substantially Co |
| 3 | The exterior columns and their components are not being maintained in good repair, namely footings. | Carport | Substantially Co |
| 4 | Eavestrough, roof gutter, flashing and/or down pipe not maintained in good repair. | Carport | Substantially Co |
| 5 | The protective/decorative finish on the exterior surfaces is not being maintained in good repair. | Carport | Closed |
| 6 | A retaining wall exceeding 1,000 millimetres in exposed height is not protected by a guard on the open side where access is provided. | Carport | Substantially Co |
| 7 | The roof or one of it's components is not free from a hazardous condition. | Carport | Substantially Co |
| 8 | The exterior walls and their components are not being maintained in good repair, namely prefabricated concrete panels. | Carport | Substantially Co |
| 9 | The yards and /or other part of property is not being kept clean and free from accumulation of junk, rubbish, brush, refuse, litter, garbage and/or other debris. | Carport | Closed |
| 10 | The roof or one of its components is not weather tight, namely decaying wood and mold growth on the underside. | Carport | Substantially Co |
| 11 | Exterior yard that is used for the parking or storage of vehicles or surfaced with a material impervious to water is not maintained in good repair, free from cracks, holes and ruts. | Exterior | Closed |

| No. | Type of Investigation | Investigation Reference No. | Investigation Description | Investigation Status | Date of Issuance | Expiration Date | Next Scheduled Inspection Date |
|-----|-----------------------|-----------------------------|------------------------------------|----------------------|------------------|-----------------|--------------------------------|
| 9 | Property Standards | 10 190662 PRS 00 IV | EXTERIOR COMMON ELEMENTS - DEFECTS | Closed | 4-Jan-12 | 30-SEP-12 | 15-Oct-12 |

No. of defects contained within the Order : **81**

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

| Deficiency Details | | | |
|--------------------|--|----------------------|------------------|
| No. | Violation/Defect | Location | Status |
| 1 | Exterior garbage containment area not screened. | Exterior | Closed |
| 2 | Exterior walkway not maintained, namely broken /cracked patio stones, weeds and overgrowth. | Exterior | Substantially Co |
| 3 | Driveway and parking surfaces not maintained, to include cracking and potholes at asphalt and concrete. | Exterior | Substantially Co |
| 4 | 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. | Exterior | Substantially Co |
| 5 | The tree, plant, limb or branch, which is located on the property is dead and has not been removed or otherwise pruned to remove the dead portion, to include overgrown trees and bushes. | Exterior | Substantially Co |
| 6 | The tree, which is located on the property is dead and has not been removed. | Exterior | Substantially Co |
| 7 | The (stairs, treads, risers, guards, handrails, and/or other appurtenant attachments) and/or their supporting structural members are not maintained in good repair, namely missing stairs and handrails/guards. | Exterior Of Building | Closed |
| 8 | The plumbing fixture(s) and/or appliance is not maintained in good working order, namely missing cover at clean-out stack. | Exterior Of Building | Closed |
| 9 | The plumbing fixture(s) and/or appliance is not maintained in good working order, namely obstructed stack. | Exterior Of Building | Closed |
| 10 | The electrical fixtures are not maintained in a safe and complete condition, namely missing and/or unsecured cable box access panel. | Exterior Of Building | Closed |
| 11 | The protective/decorative finish on the exterior surfaces is not being maintained in good repair. | Exterior Of Building | Closed |
| 12 | The ventilation system or unit is not kept in good repair and maintained in good working condition at all times, namely dirty and plugged dryer vents. | Exterior Of Building | Closed |
| 13 | Height of the guard for exit ramps and landings is less than 1,070 millimetres measured vertically to the top of the guard from the ramp surface where the difference in elevation between the adjacent ground or floor level and the ramp is more than 600 millimetres. | Exterior Of Building | Closed |
| 14 | Exit facility does not have a wall or a well-secured guard on each side, and has not been maintained in accordance with the Toronto Municipal Code, Chapter 629. | Exterior Of Building | Closed |
| 15 | The required guard has members, attachments or openings that will facilitate climbing. | Exterior Of Building | Closed |
| 16 | Required guard does not prevent the passage of a spherical object having a diameter of of 100 millimetres | Exterior Of Building | Closed |
| 17 | The retaining/foundation wall is not being maintained in good repair, namely deteriorated drainage opening. | Exterior Of Building | Closed |
| 18 | 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, to include deteriorated and rotted wood members and panels. | Exterior Of Building | Closed |
| 19 | 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 deteriorated and rusted balcony guards. | Exterior Of Building | Closed |
| 20 | Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials, namely missing and/or damaged tiles, and baseboards. | Laundry Room | Substantially Co |
| 21 | The supplied facility in or on the property is not constructed, installed and/or maintained so that it will function safely and effectively. | Laundry Room | Closed |
| 22 | The plumbing fixture(s) and/or appliance is not maintained in good working order, namely deteriorated laundry sink. | Laundry Room | Substantially Co |
| 23 | Floor and/or floor covering not kept free from holes, stains, rubbish and debris, namely excessive storage and junk. | Laundry Room | Substantially Co |

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| 24 | Lighting in a laundry room is provided at less than 200 lux. | Laundry Room | Substantially Co |
| 25 | Floor and/or floor covering not kept free from holes, stains, rubbish and debris, namely debris and dust. | Laundry Room | Substantially Co |
| 26 | Interior lighting fixtures or lamps have not been installed, namely missing bulbs, fixtures and/or covers. | Laundry Room | Closed |
| 27 | The roof or one of it's components is not free from loose, unsecured or unsafe objects and/or materials, namely deteriorated and/or damaged fascia. | Roof Of Building | Closed |
| 28 | The roof or one of its component is not free from leaks. | Roof Of Building | Closed |
| 29 | The roof or one of its components is not weather tight. | Roof Of Building | Closed |
| 30 | Exterior landing not maintained impervious to water, namely waterproofing membrane. | Throughout Building | Substantially Co |
| 31 | 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 being maintained free from defects and/or hazards, namely damaged porches and landings. | Throughout Building | Closed |
| 32 | The (stairs, treads, risers, guards, handrails, and/or other appurtenant attachments) and/or their supporting structural members are not being maintained free from defects/hazards, namely open risers in excess of 100 millimetres. | Throughout Building | Closed |
| 33 | Exterior window or skylight not maintained in good repair, namely deteriorated and rotted window frames, sills and sashes. | Throughout Building | Closed |
| 34 | The exterior walls and their components are not being maintained free from loose or unsecured objects or materials, namely cracked and delaminated concrete and/or parging at lintels. | Throughout Building | Substantially Co |
| 35 | Aerial, satellite dish, or other similar structure and/or its supporting member is not maintained in a safe condition. | | Closed |
| 36 | Exterior door missing. | | Closed |
| 37 | Storm or screen door not maintained in good repair, namely missing and/or damaged screen doors. | | Substantially Co |
| 38 | The electrical fixtures are not maintained in a safe and complete condition, namely missing covers at electrical boxes. | | Substantially Co |
| 39 | The electrical connections are not maintained in a safe and complete condition, namely loose wires. | | Closed |
| 40 | The exterior surface has not been restored and/or resurfaced where necessary. | | Closed |
| 41 | The plumbing drain pipe(s)) is not maintained in good working order, namely rusted and deteriorated drain pipes. | | Substantially Co |
| 42 | The roof or one of it's components is not free from loose, unsecured or unsafe objects and is not maintained in good repair, to include deteriorated and/or damaged eavestroughing. | | Closed |
| 43 | The roof or one of it's components is not free from loose, unsecured or unsafe objects and/or materials, namely deteriorated and structurally unsound porch roof. | | Closed |
| 44 | The (stairs, treads, risers, guards, handrails, and/or other appurtenant attachments) and/or their supporting structural members are not maintained in good repair, to include missing and/or damaged stairs. | | Closed |
| 45 | The (stairs, treads, risers, guards, handrails, and/or other appurtenant attachments) and/or their supporting structural members are not maintained in a safe condition, namely gap under stairs exceeds maximum allowable distance of 100 millimetres. | | Closed |
| 46 | Exterior steps, not maintained, namely cracked and deteriorated concrete and wood steps | | Substantially Co |
| 47 | 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 being maintained free from defects and/or hazards, namely excessive storage at porches/balconies. | | Substantially Co |
| 48 | 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 a safe condition, namely balcony guards and porch railings/guards not maintained in a structurally sound and/or plumb condition, to include landings. | | Closed |
| 49 | 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 a clean and/or sanitary condition, namely excessive storage, junk and debris. | | Substantially Co |
| 50 | The exterior walls and their components are not being maintained in good repair, and in a structurally sound condition, to include cracked/broken concrete block, delaminated concrete and brick/masonry parging, and spalling brick. | | Closed |
| 51 | The exterior walls and their components are not being maintained in good repair, namely holes and cracks in wood cladding, to include at underside of balconies. | | Closed |
| 52 | The exterior walls and their components are not being maintained in good repair, to include refinishing. | | Closed |

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| 53 | The exterior walls and their components are not being maintained in a weather tight condition, to include holes/cracks in walls, and open and deteriorated mortar joints. | | Closed |
| 54 | The exterior walls and their components are not being maintained free from loose or unsecured objects or materials, to include spalling brick and delaminated/cracked concrete. | | Closed |
| 55 | The exterior walls and their components are not being maintained free from loose or unsecured objects or materials, namely deteriorated and damaged parging. | | Closed |
| 56 | The exterior walls and their components are not being maintained free from loose or unsecured objects or materials. | | Closed |
| 57 | Dwelling unit window that is capable of being opened has no screen. | | Closed |
| 58 | The retaining wall is not being maintained in good repair, namely deteriorated and cracked concrete. | | Closed |
| 59 | The guards and/or other appurtenant attachments) and/or their supporting structural members are not being maintained free from defects/hazards, namely guards and handrails not provide and maintained in accordance with the Toronto Municipal Code, Chapter 629. | | Substantially Co |
| 60 | 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 installation of window air conditioning units. | | Closed |
| 61 | The handrails and/or other appurtenant attachments and/or their supporting structural members are not maintained in good repair, namely missing handrails. | | Substantially Co |
| 62 | The handrails and/or other appurtenant attachments and/or their supporting structural members are not maintained in good repair, namely guards and handrails are not maintained in a sound and/or plumb condition. | | Closed |
| 63 | Lighting fixtures or lamps are not maintained, to include missing and/or damaged bulbs, fixtures and covers. | | Closed |
| 64 | Lighting in a service room is provided at less than 200 lux. | | Substantially Co |
| 65 | Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. | | Closed |
| 66 | Ceilings not maintained free of holes, cracks, damaged and deteriorated materials and are not impervious to water, to include concrete delamination and exposed reinforcing steel at ledge beams and ceilings. | | Substantially Co |
| 67 | The electrical connections are not maintained in a safe and complete condition, to include damaged, rusted and deteriorated electrical wiring and conduits. | | Closed |
| 68 | The electrical connections are not maintained in a safe and complete condition, namely loose and unsecured wires. | | Closed |
| 69 | The electrical connections are not maintained in good working order, to include deteriorated, damaged, rusted, and loose wiring at switches, receptacles and electrical fixtures. | | Closed |
| 70 | Floor and/or floor covering not kept free from holes, stains, rubbish and debris, namely excessive storage and junk. | | Substantially Co |
| 71 | The plumbing system is not kept free from leaks or defects, namely water main supply not supported in an acceptable manner. | | Substantially Co |
| 72 | The plumbing system is not kept free from leaks or defects. | | Closed |
| 73 | The floor drain is not maintained in good repair, namely missing drain cover. | | Closed |
| 74 | The (stairs, treads, risers, guards, handrails, and/or other appurtenant attachments) and/or their supporting structural members are not being maintained free from defects/hazards, namely open risers at stairs in excess of 100 millimetres. | | Substantially Co |
| 75 | Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials, namely cracks and holes at concrete block. | | Substantially Co |
| 76 | Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials and are not impervious to water, to include concrete delamination, and exposed reinforcing steel. | | Substantially Co |
| 77 | Interior/exterior door is not a good fit in its frame. | | Substantially Co |
| 78 | Door hardware/devices are not maintained in good repair. | | Closed |
| 79 | Floor and/or floor covering not kept free from holes, stains, rubbish and debris, to include junk and excessive storage. | | Substantially Co |
| 80 | Floor is not reasonably impervious to water, to include holes, breaks, and cracks. | | Substantially Co |
| 81 | 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 damaged mailbox. | | Closed |

Part III - Apartment Unit Activity Summary for Property Standards Orders :

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| 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.**