

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 18, 2019

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 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	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 :

No. of defects that remain outstanding :

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

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

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 :

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.**