

**MLS Building Audit Program - Details**

**Property Address :** 1530 VICTORIA PARK AVE

Legal Description: PL3662 PT LTS 1,2,23 PL1995 PTLTS 1,40 CON3 FROM THE BAY PT

Roll No. : 1908121080004000000

**Building :** 1530 VICTORIA PARK AVE -- N3406

**Report Date :** May 11, 2012

**Building Audit Date :** November 05, 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 May 11, 2012

**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 292345 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Order Issued	19-Nov-10	10-FEB-11	76.92%
2	Property Standards	10 294559 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Order to Comply Appealed	19-Nov-10	21-MAR-11	0.00%
3	Property Standards	10 296459 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Order Issued	19-Nov-10	21-MAR-11	50.00%
4	Property Standards	10 300495 PRS 00 IV	REPORT ORDERS	Order Issued	22-Nov-10	22-FEB-11	N/A**
5	Property Standards	10 300508 PRS 00 IV	REPORT ORDERS Pest Control	Order Issued	22-Nov-10	22-FEB-11	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
3	Property Standards	10 296459 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Order Issued	19-Nov-10	21-MAR-11	29-Aug-11

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.	Exterior Of Building	Open
2	The light standard(s) supporting artificial light is not kept in good repair and in good working order. Namely light post footing missing.	Exterior Of Building	Closed
3	The retaining wall is not being maintained in good repair. Namely flashing is not repaired.	Exterior Of Building	Closed
4	The yard does not have suitable ground cover to prevent recurrent ponding of water.	Exterior Of Building	Open
5	The exterior walls and their components are not being maintained in a weather tight condition. Namely missing bricks.	Exterior Of Building	Substantially Com
6	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.	Exterior Of Building	Open

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
2	Property Standards	10 294559 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Order to Comply A	19-Nov-10	21-MAR-11	31-Dec-13

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The electrical connections are not maintained in a safe and complete condition.	Throughout Lot	Open
2	The floors in the parking or storage garage are not maintained free of holes, breaks or cracks	Throughout Lot	Open
3	Where large safe-exit arrow will cover all or part of the glazed portion of an exit door, the arrow has not been displayed in an alternate approved location.	Throughout Lot	Open
4	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.	Throughout Lot	Open
5	The parking or storage garage is used to keep junk or rubbish.	Throughout Lot	Open
6	The parking or storage garage columns painted surface is not maintained in a state of good repair.	Throughout Lot	Open
7	The columns in the parking or storage garage are not maintained free of holes, breaks or cracks.	Throughout Lot	Open
8	The parking or storage garage ceiling painted surface is not maintained in a state of good repair.	Throughout Lot	Open
9	Lighting in a garage is provided at less than 50 lux. Namely drive isles and parking spots.	Throughout Lot	Open
10	Door providing access to a parking or storage garage has not been equipped with a latch that will prevent entry to the garage except by the use of a key, coded card or similar device.	Throughout Lot	Open

11 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.

Throughout Lot

Open

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
1	Property Standards	10 292345 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Order Issued	19-Nov-10	10-FEB-11	20-Apr-12

No. of defects contained within the Order : **13**

No. of defects that remain outstanding : **3**

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair. Namely: Holes in door. Unit 210.	2nd Floor	Closed
2	The electrical fixtures are not maintained in a safe and complete condition. Namely: Replace missing lens cover in 3rd floor stairwell.	3rd Floor	Closed
3	Floor and/or floor covering not kept free from discarded furniture. Namely: Remove discarded furniture from 5th floor hallway.	5th Floor	Closed
4	Interior door is not a good fit in its frame. Namely; Electrical room door, not closing properly. Needs adjustment.	5th Floor	Closed
5	The floor and every appurtenance, surface cover and finish is not maintained. Namely: Skid mark on carpet. 6th Floor.	6th Floor	Closed
6	The ventilation grille is not kept in good repair and maintained. Namely: Vent grilles are missing on wall. 8th Floor.	8th Floor	Closed
7	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely: Ceiling tiles that are water stained, missing or damaged should be replaced.	9th Floor	Closed
8	The Storage room is not maintained and/or kept clean in accordance with the standards. Namely; Some storage rooms in the basement. Clean/clear all discarded and unwanted material from the rooms. Provide shelving as required.	Basement	Open
9	The ventilation system or unit is not regularly cleaned. Namely: Exhaust fan needs cleaning in compactor room.	Compactor Room	Closed
10	The electrical connections are not maintained in a safe and complete condition. Namely: Electrical cover plate is missing on ceiling.	Mechanical Room	Closed
11	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely: Storage Rooms. Repair hole in wall. Paint cans to be stored on shelves. Replace water stained ceiling tiles. Remove discarded T.V. set. Floor to be cleaned.	Storage Room	Open
12	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely: Holes in wall in storage room in basement. Also remove all discarded materials and debris from the storage rooms.	Storage Room	Open
13	Garbage storage area is not maintained so will not attract pests. Namely: Garbage chute areas. It appears that the recycling bins inside the garbage chute rooms maybe attracting pests? Alternative means of disposal of recycled waste may need to be explored.	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.**