

**MLS Building Audit Program - Details**

**Property Address :** 1540 VICTORIA PARK AVE

Legal Description: PL 3662 PT LTS 1,23,24 CON3 FROM THE BAY PT LT 5 PT JONESVI

Roll No. : 1908121080005000000

**Building :** 1540 VICTORIA PARK AVE -- N3406

**Report Date :** May 11, 2012

**Building Audit Date :** November 01, 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 290607 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Order Issued	9-Nov-10	07-FEB-11	22.22%
2	Property Standards	10 291775 PRS 00 IV	REPORT ORDERS Window Safety Devices	Order Issued	9-Nov-10	07-FEB-11	N/A**
4	Property Standards	10 291790 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Order Issued	9-Nov-10	09-MAY-11	0.00%
6	Property Standards	10 293518 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Order Issued	10-Nov-10	09-MAY-11	0.00%

**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
1	Property Standards	10 290607 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Order Issued	9-Nov-10	07-FEB-11	20-Jun-12

No. of defects contained within the Order : **18**

No. of defects that remain outstanding : **14**

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Height of the guard for the exit stairs are less than 1,070 millimetres around landings, except south side guard	Building	Closed
2	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.	Building	Open
3	The exterior surface of the building shall be maintained free of graffiti and/or painted slogans.	Exterior Of Building	Closed
4	The exterior walls and their components are not being maintained in good repair, namely spalling brick.	Exterior Of Building	Open
5	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 concrete delamination and exposed re-bars on balcony guardrails and stairs	Exterior Of Building	Open
6	The electrical connections are not maintained in a safe and complete condition.	Exterior Of Building	Open
7	The electrical fixtures are not maintained in a safe and complete condition, namely missing light fixture on light post.	Exterior Of Building	Open
8	The electrical connections are not maintained in a safe and complete condition, namely exposed wiring (missing covers) at bottom of light posts located in exterior yard.	Exterior Of Building	Open
9	The handrails and/or other appurtenant attachments and/or their supporting structural members are not being maintained free from defects/hazards, namely rusted handrail on east side parking garage exit stairwell.	Exterior Of Building	Closed
10	The handrails and/or other appurtenant attachments and/or their supporting structural members are not maintained in good repair, namely rusted handrails on east side parking garage exit stairwell	Exterior Of Building	Closed
11	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, to include installation of window air conditioner units	Exterior Of Building	Open
12	Exterior walkway not maintained, namely cracked/broken patio stones.	Exterior Of Building	Open
13	The protective/decorative finish on the exterior surfaces is not being maintained in good repair, namely exterior walls and other finished areas.	Exterior Of Building	Open
14	The protective/decorative finish on the exterior surfaces is not being maintained in good repair, namely concrete delamination around ventilation grate	Exterior Of Building	Open
15	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, namely damaged screen.	Exterior Of Building	Open
16	The fence, screen and/or other enclosure around or on the property is not being maintained free from hazards, namely unsecured enclosure around gas meter.	Exterior Of Building	Open
17	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, namely marking on visitors parking area.	Exterior Of Building	Open
18	The retaining wall is not being maintained in good repair, namely concrete delamination and exposed re-bars on ramp walls,	Exterior Of Building	Open

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
4	Property Standards	10 291790 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Order Issued	9-Nov-10	09-MAY-11	28-Jun-12

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The plumbing system is not kept in good working order. Namley missing drain cover	Underground Parking Area	Open
2	Previously finished surface(s) have marks, stains, graffiti, smoke damage, painted slogans and/or other defacements.	Underground Parking Area	Open
3	The electrical connections are not maintained in a safe and complete condition. Namely; loose wires	Underground Parking Area	Open
4	The electrical connections are not maintained in a safe and complete condition. Namely; missing cover plates	Underground Parking Area	Open
5	Extension cords or other extensions are used as a permanent wiring system.	Underground Parking Area	Open
6	The ceilings in the parking or storage garage are not maintained free of holes, breaks or cracks.	Underground Parking Area	Open
7	Lighting in a garage is provided at less than 50 lux.	Underground Parking Area	Open
8	Underground Parking area that is used for the parking or storage of vehicles is not maintained so as parking space marking are to be clearly visible.	Underground Parking Area	Open
9	The parking or storage garage is used to keep junk or rubbish.	Underground Parking Area	Open
10	The parking or storage garage columns from floor level to a height of sixty (60) centimeters are not painted black.	Underground Parking Area	Open
11	The parking or storage garage columns are not painted white from sixty (60) centimeters above floor level.	Underground Parking Area	Open
12	The columns in the parking or storage garage are not impervious to water.	Underground Parking Area	Open
13	The columns in the parking or storage garage are not maintained free of holes, breaks or cracks.	Underground Parking Area	Open
14	The parking or storage garage ceiling are not painted white.	Underground Parking Area	Open
15	The walls in the parking or storage garage are not maintained free of holes, breaks or cracks.	Underground Parking Area	Open
16	The ceilings in the parking or storage garage are not impervious to water.	Underground Parking Area	Open
17	The walls in the parking or storage garage are not impervious to water.	Underground Parking Area	Open
18	The parking or storage garage walls are not painted white from sixty (60) centimeters above floor level.	Underground Parking Area	Open
19	The parking or storage garage walls from floor level to a height of sixty (60) centimeters are not painted black.	Underground Parking Area	Open
20	The floors in the parking or storage garage are not maintained free of holes, breaks or cracks	Underground Parking Area	Open

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
6	Property Standards	10 293518 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Order Issued	10-Nov-10	09-MAY-11	30-May-12

No. of defects contained within the Order : **25**

No. of defects that remain outstanding : **25**

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Immediate action has not been taken to eliminate an unsafe condition. Namely; Floor mate	6th Floor	Open
2	The floor and every appurtenance, surface cover and finish is not maintained. Namely; clean Bell closet.	6th Floor	Open
3	Extension cords or other extensions are used as a permanent wiring system.	Basement	Open
4	The electrical fixtures are not maintained in a safe and complete condition.	Basement	Open
5	The plumbing fixture(s), and/or appurtenances contained in the plumbing system are not connected to the sewage system. Namely missing drain cover.	Compactor Room	Open
6	Corridor is not equipped to provide illumination to an average level of not less than 50 lux at floor or tread level.	Interior of Building	Open
7	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely ;clean behind wahsers and dryers.	Laundry Room	Open
8	Immediate action has not been taken to eliminate an unsafe condition. Namely; remove spike in floor in	Mechanical Room	Open
9	The kitchen fixture(s) and/or fitting is not maintained in good repair and good working order. Namely missing cabinets doors	Recreation Room	Open
10	The ventilation system or unit is not regularly cleaned.	Recreation Room	Open
11	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	Recreation Room	Open
12	The electrical switches are not maintained in good working order. Namely; missing cover plate	Recreation Room	Open
13	The electrical receptacle are not maintained in good working order. Namely; missing cover plate	Recreation Room	Open
14	The floor and every appurtenance, surface cover and finish is not maintained.	Recreation Room	Open
15	Floor and/or floor covering not kept free from holes, stains, rubbish and debris.	Recreation Room	Open
16	Previously finished wall(s) in the public area of the property is not maintained in good repair.	Recreation Room	Open
17	Roof decks, catwalks and/or related guards are not maintained in good repair.	Roof Of Building	Open
18	The roof or one of its component is not free from leaks. Namely; missing flashing	Roof Of Building	Open
19	The electrical fixtures are not maintained in good working order. Namely; missing lense covers	Roof Of Building	Open
20	Previously finished wall(s) in the public area of the property is not maintained in good repair. Namely; missing tiles in refuse rooms.	Throughout Building	Open
21	Previously finished wall(s) have marks, stains, graffiti, smoke damage, painted slogans and/or other defacements.	Throughout Building	Open
22	The electrical connections are not maintained in a safe and complete condition. Namely; Missing cover plates.	Throughout Building	Open
23	The electrical connections are not maintained in a safe and complete condition. Namely; loose wires.	Throughout Building	Open
24	The electrical fixtures are not maintained in a safe and complete condition. Namely; missing lense cover	Throughout Building	Open
25	Lighting in a service room is provided at less than 200 lux.	Throughout Building	Open

### 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.**