

MLS Building Audit Program - Details

Property Address : 1594 VICTORIA PARK AVE

Legal Description: PLAN M685 S PT BLK D

Roll No. : 1908121180084000000

Building : 1594 VICTORIA PARK AVE -- N3406

Report Date : May 11, 2012

Building Audit Date : September 21, 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 262909 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Order Issued	29-Sep-10	29-DEC-10	13.79%
4	Property Standards	10 262968 PRS 00 IV	REPORT ORDERS - Window locking device	Order Issued	29-Sep-10	29-DEC-10	N/A**
6	Property Standards	10 265851 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Order Issued	30-Sep-10	29-DEC-10	51.35%

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 262909 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Order Issued	29-Sep-10	29-DEC-10	20-Jun-12

No. of defects contained within the Order : **29**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Aerial, satellite dish, or other similar structure and/or its supporting member is not maintained in a safe condition.	Exterior Of Building	Open
2	The floor drain is not maintained in good repair, unsecured drain cover	Exterior Of Building	Open
3	Exterior door is not maintained in good repair, namely rusted/paint deterioration on garage doors	Exterior Of Building	Open
4	Exterior door is not maintained in good repair, namely damaged garage door frame	Exterior Of Building	Open
5	The electrical connections are not maintained in a safe and complete condition, namely loose wires	Exterior Of Building	Open
6	The exterior surface of the building shall be maintained free of graffiti and/or painted slogans.	Exterior Of Building	Closed
7	Immediate action has not been taken to eliminate an unsafe condition, namely sharp metal objects/nails around windows.	Exterior Of Building	Open
8	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 paint deterioraion on balcony slabs.	Exterior Of Building	Open
9	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 concrete delamination on balcony slabs.	Exterior Of Building	Open
10	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 distance between top of balcony slabs and bottom of balcony guards, exceeds height of 100mm.	Exterior Of Building	Open
11	The exterior walls and their components are not being maintained in good repair, namely spalling brick	Exterior Of Building	Open
12	Exterior window not maintained weather-tight, namely weather stripping	Exterior Of Building	Open
13	Exterior window(s) with broken/cracked glass.	Exterior Of Building	Open
14	Dwelling unit window that is capable of being opened has no screen.	Exterior Of Building	Open
15	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, to include used tires.	Exterior Of Building	Closed
16	The fence, screen and/or other enclosure around or on the property is not being maintained in good repair, namely fence around the property.	Exterior Of Building	Open
17	The fence, screen and/or other enclosure around or on the property is not being maintained free from hazards, defective locking mechanism on gate on norh side of the building, gate not aligned to engaged with locking device.	Exterior Of Building	Open
18	The yard does not have suitable ground cover to prevent unstable soil conditions or erosion.	Exterior Of Building	Open
19	Exterior yard surface and/or similar areas not maintained, namely metal tubing/posts causing trip hazard, adjacent to exterior parking area.	Exterior Of Building	Open
20	Curb stops or restraining devices are not positioned to prevent vehicles from causing injury,damage or encroaching on to property, namely broken curb stops	Exterior Of Building	Open
21	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.	Exterior Of Building	Closed
22	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.	Exterior Of Building	Open
23	Exterior walkway not maintained, namely broken patio stones	Exterior Of Building	Open

24	The guards and/or other appurtenant attachments and/or their supporting structural members are not maintained in good repair, namely rusted/deteriorated balcony guards.	Exterior Of Building	Open
25	The guards and/or other appurtenant attachments) and/or their supporting structural members are not being maintained free from defects/hazards, namely unsecured balcony guard.	Exterior Of Building	Open
26	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
27	Handrails on both sides of stair or ramp 1,100mm in width or more not provided	Exterior Of Building	Open
28	The electrical fixtures are not maintained in a safe and complete condition, missing light bulbs	Exterior Of Building	Closed
29	Exterior door is not maintained in good repair, namely rusted garage door.	Exterior Of Building	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 265851 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Order Issued	30-Sep-10	29-DEC-10	22-Aug-12

No. of defects contained within the Order : **37**

No. of defects that remain outstanding : **18**

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials, namely damage or stained ceiling tiles.	1st Floor	Open
2	The stair, landing and every appurtenance, surface cover and finish is not maintained, namely nosings.	1st Floor	Open
3	Previously finished wall(s) in the public area of the property is not maintained in good repair, namely missing terazzo baseboard.	1st Floor	Open
4	Previously finished wall(s) have marks, stains, graffiti, smoke damage, painted slogans and/or other defacements.	1st Floor	Open
5	Lighting in a service room is provided at less than 200 lux.	Boiler Room	Open
6	The stair, landing and every appurtenance, surface cover and finish is not maintained, namely risers have an opening greater than 100 millimetres.	Boiler Room	Open
7	Communication system identifies the tenant by unit number.	Building	Closed
8	An emergency contact sign is not posted and maintained in a prominent place in the front lobby or entrance to the building.	Building	Closed
9	The plumbing system is not kept free from leaks or defects.	Electrical Room	Closed
10	The floor drain is not maintained in good repair, namely missing.	Electrical Room	Closed
11	Elevator(s) is not certified in good working order, namely does not stop level with floor.	Elevator	Open
12	Elevator machine room is not equipped to provide illumination to an average level of not less than 100 lux at floor level.	Elevator	Open
13	Floor and/or floor covering not kept free from holes, stains, rubbish and debris.	Garbage Room	Closed
14	The supplied facility in or on the property is not constructed, installed and/or maintained so that it will function safely and effectively.	Garbage Room	Closed
15	The property is not maintained and/or kept clean in accordance with the standards, namely clean behind washers and dryers.	Laundry Room	Closed
16	The plumbing system is not kept in a clean and sanitary condition, namely clean sink.	Laundry Room	Open
17	The plumbing system is not kept in good working order, namely remove unused pipes.	Locker Room	Closed
18	Extension cords or other extensions are used as a permanent wiring system.	Locker Room	Closed
19	Chimney, smoke stack or supporting member is not maintained in good repair and/or free from defects, namely spalling bricks.	Roof Of Building	Open
20	Lighting in a storage room is provided at less than 50 lux.	Storage Room	Closed
21	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	Throughout Building	Closed
22	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition, namely mats.	Throughout Building	Closed
23	The electrical connections are not maintained in good working order, namely loose wires.	Throughout Building	Closed
24	The electrical fixtures are not maintained in good working order, namely loose fixtures, missing and/or burnt out bulbs and missing lens covers .	Throughout Building	Open
25	Interior door is not a good fit in its frame.	Throughout Building	Closed
26	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair, namely paint suite doors.	Throughout Building	Closed
27	Previously finished surface in the public area of the property is not maintained in good repair.	Throughout Building	Open
28	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	Throughout Building	Closed

29	The ventilation system or unit is not regularly cleaned.	Throughout Building	Closed
30	The ventilation system or unit is not kept in good repair and maintained in good working condition at all times.	Throughout Building	Closed
31	Exit, public corridor or corridor is not equipped to provide illumination to an average level of not less than 50 lux at floor or tread level.	Throughout Building	Open
32	Height of the guard for the exit stairs are less than 1,070 millimetres around landings.	Throughout Building	Open
33	Height of the guard for the exit stairs are less than 920 millimetres measured vertically to the top of the guard from a line drawn through the outside edges of the stair nosings.	Throughout Building	Open
34	The location and size of openings present a hazard as they are designed with members or attachments between 140 millimetres and 900 millimetres above the level protected by the guard which facilitate climbing.	Throughout Building	Open
35	Required guard does not prevent the passage of a spherical object having a diameter more than 100 millimetres	Throughout Building	Open
36	Previously finished wall(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance.	Throughout Building	Closed
37	Required guard does not prevent the passage of a spherical object having a diameter more than 100 millimetres	Throughout Building	Open

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.**