

**MLS Building Audit Program - Details**

**Property Address :** 1600 VICTORIA PARK AVE

Legal Description: PLAN M683 N PT BLK D

Roll No. : 1908121180083000000

Building : 1600 VICTORIA PARK AVE -- N3406

**Report Date :** May 11, 2012

**Building Audit Date :** July 29, 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 230782 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	12-Aug-10	10-DEC-10	100.00%
3	Property Standards	10 234315 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	12-Aug-10	10-NOV-10	100.00%

**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 230782 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	12-Aug-10	10-DEC-10	29-Sep-11

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

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	An emergency contact sign is not posted and maintained in a prominent place in the front lobby or entrance to the building.	Lobby	Closed
2	Communication system identifies the tenant by unit number.	Lobby	Closed
3	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	Stairway	Closed
4	Handrails on both sides of stair or ramp 1,100mm in width or more not provided	Throughout Building	Closed
5	Elevator machine room is not equipped to provide illumination to an average level of not less than 100 lux at floor level.	Throughout Building	Closed
6	Lighting in a service stairway is provided at less than 50 lux.	Throughout Building	Closed
7	Lighting in a laundry room is provided at less than 200 lux.	Throughout Building	Closed
8	Lighting in a service room is provided at less than 200 lux. To include boiler room, and electrical room.	Throughout Building	Closed
9	Corridor serving patients or residents is not equipped to provide illumination to an average level of not less than 50 lux at floor or tread level.	Throughout Building	Closed
10	The ventilation system or unit is not regularly cleaned. To include hallways, service rooms and laundry room.	Throughout 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.	Throughout Building	Substantially Com
12	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. Namely but not limited to the main stairway, boiler rooms and the stairwells.	Throughout Building	Substantially Com
13	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely but not limited to the boiler room, storage room off of boiler and electrical room.	Throughout Building	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
3	Property Standards	10 234315 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	12-Aug-10	10-NOV-10	10-Jun-11

No. of defects contained within the Order : 17

No. of defects that remain outstanding : 0

#### 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.	Building	Closed
2	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 balcony slabs with exposed re-bars-	Building	Closed
3	The electrical connections are not maintained in a safe and complete condition, namely loose wires	Exterior Of Building	Closed
4	The parking garage is used for storage.	Exterior Of Building	Closed
5	The parking or storage garage ceiling painted surface is not maintained in a state of good repair.	Exterior Of Building	Closed
6	Handrails on both sides of stair or ramp 1,100mm in width or more not provided	Exterior Of Building	Closed
7	Required handrails on stairs or ramps are less than 865mm or more than 965mm high	Exterior Of Building	Closed
8	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.	Exterior Of Building	Closed
9	Required guard does not prevent the passage of a spherical object having a diameter more than 100 millimetres	Exterior Of Building	Closed
10	Required guard does not prevent the passage of a spherical object having a diameter more than 100 millimetres, namely uneven spacing, between guardrails and balcony slabs, and some areas have opening more than 100mm	Exterior Of Building	Closed
11	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 Of Building	Closed
12	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, namely pot holes and cracks	Exterior Of Building	Closed
13	Exterior garbage containment area not screened.	Exterior Of Building	Closed
14	The fence, screen and/or other enclosure around or on the property is not being maintained in good repair.	Exterior Of Building	Closed
15	Exterior window(s) with broken/cracked glass.	Exterior Of Building	Closed
16	Aerial, satellite dish, or other similar structure and/or its supporting member is not maintained in a safe condition.	Exterior Of Building	Closed
17	The floors in the parking or storage garage are not maintained free of holes, breaks or cracks	Exterior Of 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.**