

MLS Building Audit Program - Details

Property Address : 51 PARKWOODS VILLAGE DR

Legal Description: PLAN 5439 PT BLOCK P

Roll No. : 1908122390001000000

Building : 51 PARKWOODS VILLAGE DR -- NO FURTHER ACTION REQUIRED

Report Date : May 11, 2012

Building Audit Date : March 23, 2009

**** 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	Fence	09 120154 FEN 00 IV	FENCING INVESTIGATION	Closed	2-Apr-09	04-MAY-09	100.00%
2	Property Standards	09 119102 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	2-Apr-09	01-MAY-09	100.00%
3	Property Standards	09 119128 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	2-Apr-09	01-MAY-09	100.00%
4	Property Standards	09 119553 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	2-Apr-09	04-MAY-09	100.00%
8	Waste	09 119601 WST 00 IV	LITTER DUMPING AND REFUSE INVESTIGATION	Closed	2-Apr-09	07-APR-09	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
2	Property Standards	09 119102 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	2-Apr-09	01-MAY-09	4-May-09

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. Namely loose wires.	Underground Parking Area	Closed
2	The parking or storage garage is used to keep junk or rubbish. Namely but not limited to fridge, game tables, bikes, furniture, trailer.	Underground Parking Area	Closed
3	Door providing access to a parking or storage garage has not been equipped with a self-closing device designed to return the door to the closed and latched position after each use.	Underground Parking Area	Closed
4	The parking or storage garage is used to keep junk or rubbish. Namely debris in rooms by garage door in the security underground parking lot.	Underground Parking Level	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
3	Property Standards	09 119128 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	2-Apr-09	01-MAY-09	4-May-09

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 (canopy, marquee, sign, awning, screen, grille, stairway, pipe, duct, standpipe, air conditioner. Etc). Namely old cable box near swimming pool must be removed from the wall.	East Side of Building	Closed
2	The required guard(s) are not installed/maintained to comply with the Ontario Building Code, namely; The openings on the required guard(s) on the fire escape do not prevent the passage of a spherical object having a diameter of more than 100mm (4 inches).	Exterior Of Building	Closed
3	Exterior window(s) with broken/cracked glass. Namely but not limited to the following areas elevator room and the attachment to the townhouses.	Exterior Of Building	Closed
4	The required guard on top of the retaining wall is not maintained in good repair. Namely guard leading to elevator room not structurally sound.	Exterior Of Building	Closed
5	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.	Exterior Of Building	Closed
6	Aerial, satellite dish, or other similar structure and/or its supporting member is not maintained in a safe condition.	Exterior Of Building	Closed
7	The protective/decorative finish on the exterior surfaces is not being maintained in good repair. Namely paint all railings where required.	Exterior Of Building	Closed
8	The exterior surface has not been restored and/or resurfaced where necessary. Namely replace missing paint on fence and fence doors that require paint to match existing surface.	Exterior Of Building	Closed
9	Exterior lighting fixtures or lamps have not been installed. Namely but not limited to patio and roof fixtures.	Exterior Of Building	Closed

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 good repair. Namely paint balcony slab ceilings.	Exterior Of Building	Closed
11	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 objects overhanging balcony must be removed.	Exterior Of Building	Substantially Com
12	The yard does not have suitable ground cover to prevent unstable soil conditions or erosion. Namely cover similar ground cover that is in place.	Front Yard	Closed
13	The exterior walls and their components are not being maintained in good repair. Namely missing concrete.	South Side of Building	Closed
14	The fence, screen and/or other enclosure around or on the property is not being maintained in good repair. Namely replace any missing wooden slats on fencing.	Throughout Property	Closed
15	Exterior landing not maintained. Namely the concrete landing the swimming pool shed is built on.	Throughout Property	Closed
16	The opening in an exterior wall is not protected by suitable materials to prevent the entry of rodents, vermin and/or insects. Namely vent covers missing on apartment building wall and swimming pool shed as well.	Throughout Property	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
4	Property Standards	09 119553 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	2-Apr-09	04-MAY-09	30-Aug-11

No. of defects contained within the Order : **34**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The required guard(s) are not installed/maintained to comply with the Ontario Building Code, namely; The required guard on the (landing, balcony, gallery, mezzanine, porch, deck, floor opening and roof to which access is provided for other than maintenance purposes) is less than 1070 mm (42 inches) in height.	1st Floor	Closed
2	Interior door is not a good fit in its frame. Namely: Refuse room door is not closing properly. Needs repair.	2nd Floor	Closed
3	The electrical fixtures are not maintained in good working order. Namely: Damaged wall receptacle in corridor.	6th Floor	Closed
4	The electrical fixtures are not maintained in good working order. Namely: Electrical cover plate is missing in locker room on the 7th floor.	7th Floor	Closed
5	The electrical fixtures are not maintained in good working order. Namely: Electrical cover plate is missing in electrical room in basement.	Basement	Closed
6	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely: Paint and plaster repairs are required in the stock room walls in the basement.	Basement	Closed
7	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Basement	Closed
8	The heating system or unit is not in good repair and maintained in good working condition. Namely: Missing radiator cover.	Elevator	Closed
9	Exterior window not maintained weather-tight. Namely: Window framed is sealed properly: Window caulking is required.	Elevator	Closed
10	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely: Holes in the wall near floor	Elevator	Closed
11	The ventilation system or unit is not regularly cleaned. Namely: Vents in garbage chute rooms needs cleaning.	Garbage Room	Closed
12	Exterior door, window, skylight or basement hatchway not maintained in good repair. Namely: Garbage compactor room door/frame is not in good repair. Needs replacing.	Garbage Room	Closed
13	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely: Deteriorated concrete on wall near door in garbage compactor room.	Garbage Room	Closed
14	Previously finished wall(s) in the public area of the property is not maintained in good repair. Namely: Replace baseboards where missing in Hallways, garbage chute rooms and storage rooms.	Garbage Room	Closed
15	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair. Namely: Apartment doors that are scratched, marked or defaced, should be painted over.	Hall	Closed
16	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely: Deteriorated paint and plaster in the laundry room washroom.	Laundry Room	Closed
17	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely: Locker room 'A', passageway needs to be cleared of all debris and discarded materials.	Locker Room	Closed
18	The electrical fixtures are not maintained in good repair. Namely: Light fixture cover and cover plate is missing in sprinkler room.	Mechanical Room	Closed
19	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely: paint and plaster deterioration on wall in the north stairway.	North	Closed
20	Exterior window(s) with broken/cracked glass. Namely: Broken/cracked glass in stairwell. Near roof level.	North	Closed
21	The supporting member(s) of equipment/attachments appurtenant to the building are not being maintained in good repair, namely, the Air conditioner requires a supporting bracket. Elevator room.	Roof Of Building	Closed
22	The required guard(s) are not installed securely or maintained in good repair. Namely: Handrail and landing guard is not secured properly. Stairs to elevator Room on roof.	Roof Of Building	Closed

23	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair. Namely; Exit door on the south side of property, near parking ramp is not closing properly.	South Side of Building	Closed
24	The required guard(s) are not installed/maintained to comply with the Ontario Building Code, namely; The required guard on the (landing, balcony, gallery, mezzanine, porch, deck, floor opening and roof to which access is provided for other than maintenance purposes) is less than 1070 mm (42 inches) in height. Namely: Landing guard is less than 42 inches in height.	Stairway	Substantially Com
25	The required handrail(s) are not installed/maintained to comply with the Ontario Building Code, namely; The required handrails are not provided on both sides of the stairs within the dwelling unit, having a width of 1100mm (43 inches) or greater and having more than 2 risers.	Stairway	Substantially Com
26	Interior lighting fixtures or lamps are not maintained. Namely : Interior light fixture missing in stairway. Near roof stairway Access.	Stairway	Closed
27	The stairs and/or other appurtenant attachments and/or their supporting structural members are not being maintained free from defects/hazards. Namely; Stair nosing has seperated from tread.	Stairway - 2nd Floor to 3rd Floor - Centre	Closed
28	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely: Ceiling tiles are missing and dmaged tiles needs replacing, storage room being converted to lunch room.	Storage Room	Closed
29	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely: Hole in bathroom wall in storage room being converted to lunch room.	Storage Room	Substantially Com
30	The heating system or unit is not in good repair and maintained in good working condition. namely: Radiator cover is missing, needs replacing in storage room being converted of lunch room.	Storage Room	Closed
31	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely: Deteriorated paint and plaster in the storage room.	Storage Room	Substantially Com
32	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely: Paint and plaster repairs are required on walls in storage room being converted to a lunch room.	Storage Room	Substantially Com
33	Floor and/or floor covering not kept in a clean and sanitary condition. Namely: On floors where the carpet is stained and dirty, they are required to be cleaned.	Throughout Building	Closed
34	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely: All locker room floors where junk, rubbish and furniture are stored in the passageway are required to be cleared/removed.	Throughout Building	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.**