

MLS Building Audit Program - Details

Property Address : 67 PARKWOODS VILLAGE DR

Legal Description: PLAN 5439 PT BLK N

Roll No. : 1908122390004000000

Building : 67 PARKWOODS VILLAGE DR -- N3404

Report Date : May 11, 2012

Building Audit Date : August 10, 2011

**** 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 | 11 260888 PRS 00 IV | EXTERIOR COMMON ELEMENTS - DEFECTS | Order Issued | 30-Aug-11 | 26-FEB-12 | 0.00% |
| 2 | Property Standards | 11 263284 PRS 00 IV | INTERIOR COMMON ELEMENTS - DEFECTS | Order Issued | 30-Aug-11 | 26-FEB-12 | 6.25% |

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 | 11 263284 PRS 00 IV | INTERIOR COMMON ELEMENTS - DEFECTS | Order Issued | 30-Aug-11 | 26-FEB-12 | 28-Feb-12 |

No. of defects contained within the Order :

No. of defects that remain outstanding :

| Deficiency Details | | | |
|--------------------|---|---------------------|--------|
| No. | Violation/Defect | Location | Status |
| 1 | The ventilation system or unit is not kept in good repair and maintained in good working condition at all times, namely loose vent grill. | 4th Floor | Open |
| 2 | Garbage chute system originally installed in the multiple-dwelling is not maintained operative, namely missing self closers on chute doors and dampers. | Garbage Room | Open |
| 3 | The electrical fixtures are not maintained in good working order, namely missing/damaged lens covers. | Laundry Room | Open |
| 4 | Exterior window(s) with broken/cracked glass. | Lobby | Open |
| 5 | Lighting in a storage room is provided at less than 50 lux. | Locker Room | Open |
| 6 | The supplied facility in or on the property is not constructed, installed and/or maintained so that it will function safely and effectively, namely remove excess storage from above lockers. | Locker Room | Open |
| 7 | The electrical connections are not maintained in good working order, namely loose wires. | Meter Room | Open |
| 8 | The stairs and/or treads and/or their supporting structural members are not maintained in good repair, namely nosing. | Stairway | Open |
| 9 | Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition, namely mats in front of units. | Throughout Building | Open |
| 10 | The ventilation system or unit is not regularly cleaned. | Throughout Building | Open |
| 11 | Floor and/or floor covering not kept in a clean and sanitary condition, namely carpets | Throughout Building | Open |
| 12 | The electrical receptacle are not maintained in good working order, namely broken receptacles and/or covers. | Throughout Building | Open |
| 13 | Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. | Throughout Building | Open |
| 14 | 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 |
| 15 | Floor and/or floor covering not kept free from holes, stains, rubbish and debris, namely storage in Fire Alarm Room/Meter Room and storage rooms. | Throughout Building | Open |
| 16 | Floor and/or floor covering not kept in a clean and sanitary condition | | Closed |

| No. | Type of Investigation | Investigation Reference No. | Investigation Description | Investigation Status | Date of Issuance | Expiration Date | Next Scheduled Inspection Date |
|-----|-----------------------|-----------------------------|------------------------------------|----------------------|------------------|-----------------|--------------------------------|
| 1 | Property Standards | 11 260888 PRS 00 IV | EXTERIOR COMMON ELEMENTS - DEFECTS | Order Issued | 30-Aug-11 | 26-FEB-12 | 23-Feb-12 |

No. of defects contained within the Order : **30**

No. of defects that remain outstanding : **30**

| Deficiency Details | | | |
|--------------------|---|----------------------|--------|
| No. | Violation/Defect | Location | Status |
| 1 | The protective/decorative finish on the exterior surfaces is not being maintained in good repair. Namely; Balconies | Balcony | Open |
| 2 | Lighting in a service room is provided at less than 200 lux. | Compactor Room | Open |
| 3 | Extension cords or other extensions are used as a permanent wiring system. | Compactor Room | Open |
| 4 | The electrical connections are not maintained in a safe and complete condition. Namely; loose wires. | Compactor Room | Open |
| 5 | Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition. | Compactor Room | Open |
| 6 | Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely ; missing hatch. | Compactor Room | Open |
| 7 | Exterior garbage containment area not screened. | Exterior | Open |
| 8 | The protective/decorative finish on the exterior surfaces is not being maintained in good repair. Namely; exit railings. | Exterior Of Building | Open |
| 9 | Dwelling unit window that is capable of being opened has no screen. Namely; missing screen where required. | Exterior Of Building | Open |
| 10 | 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 where required. | Exterior Of Building | Open |
| 11 | Required guard does not prevent the passage of a spherical object having a diameter more than 100 millimetres | Exterior Of Building | Open |
| 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. | Exterior Of Building | Open |
| 13 | Height of the guard for exit ramps and landings is less than 1,070 millimetres measured vertically to the top of the guard from the ramp surface where the difference in elevation between the adjacent ground or floor level and the ramp is more than 600 millimetres. | Exterior Of Building | Open |
| 14 | The exterior walls and their components are not being maintained in good repair. | Exterior Of Building | Open |
| 15 | Exterior window not maintained in good repair. Namely; window sills. | Exterior Of Building | Open |
| 16 | Immediate action has not been taken to eliminate an unsafe condition..Namely; the structural integrity of the attachment of all satellite dishes affixed to the building, or the building components. A report is required to be submitted to the Officer for evaluation and approval by a professional or other certified person confirming that Satellite Dishes have been installed safely in an acceptable manner, the report must address any remedial action that must be taken in order to maintain the structural integrity of the attachment and that attachment of all satellite dishes affixed to the building are done in a safe and secure manner. | Exterior Of Building | Open |
| 17 | The light standard(s) supporting artificial light is not kept in good repair and in good working order. | Exterior Of Building | Open |
| 18 | The plumbing fixture(s) and/or appliance is not maintained in good working order. Namely; clear blocked drains in exit stairways. | Exterior Of Building | Open |
| 19 | Exterior door has defective hardware. | Exterior Of Building | Open |
| 20 | Handrails on one side of stair or ramp less than 1,100mm in width not provided | Exterior Of Building | Open |
| 21 | Lighting in a storage room is provided at less than 50 lux. | Garage | Open |
| 22 | The parking or storage garage walls are not painted white. | Garage Area | Open |
| 23 | The walls in the parking or storage garage are not maintained free of holes, breaks or cracks. | Garage Area | Open |
| 24 | The parking or storage garage ceiling are not painted white. | Garage Area | Open |

| | | | |
|----|---|---------------------|------|
| 25 | The ceilings in the parking or storage garage are not maintained free of holes, breaks or cracks. | Garage Area | Open |
| 26 | The electrical connections are not maintained in a safe and complete condition. Namely; missing cover plate | Garage Area | Open |
| 27 | Floor and/or floor covering not kept free from holes, stains, rubbish and debris. | Garage Area | Open |
| 28 | Immediate action has not been taken to eliminate an unsafe condition. Where window air-conditioner's installation prevents a safety device from being installed a report is required to be submitted to the Officer for evaluation and approval by a professional or other certified person confirming that acceptable to ensure that the installation of the air-conditioner is done safe and securely; that there are no openings greater than one hundred (100) millimetres adjacent to the air conditioning unit and that the electrical supply and distribution in the suite is capable of safely operating the air conditioning unit. Also it must address any remedial action that must be taken in order to maintain its safe manner. | Throughout Building | Open |
| 29 | The balcony or other similar structure, and/or other appurtenant attachment) and/or the supporting structural member(s) is not maintained in good repair. | Throughout Building | Open |
| 30 | A window(s) which is capable of being opened, and is located in excess of two (2) metres from the finished grade, is not equipped with safety devices which would prevent any opening greater than one hundred (100) millimeters. A report is required to be submitted to the Officer for evaluation and approval by a professional or other certified person confirming that acceptable safety devices have been installed on all subject windows in an acceptable manner, and that the subject windows are not capable of being opened in excess of one hundred (100) millimeters. | 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.**