

MLS Building Audit Program - Details

Property Address : 77 PARKWOODS VILLAGE DR

Legal Description: PLAN 5439 BLK M

Roll No. : 1908122410002000000

Building : 77 PARKWOODS VILLAGE DR -- N3404

Report Date : May 11, 2012

Building Audit Date : August 16, 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 268277 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	7-Sep-11	06-DEC-11	0.00%
2	Property Standards	11 260596 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Order Issued	9-Sep-11	09-DEC-11	34.88%
3	Property Standards	11 267633 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Order Issued	9-Sep-11	11-JAN-12	52.00%

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
2	Property Standards	11 260596 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Order Issued	9-Sep-11	09-DEC-11	5-Jun-12

No. of defects contained within the Order : **43**

No. of defects that remain outstanding : **28**

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Driveway(s) and/or similar areas not maintained. Namely crack potholes and ruts.	East Side of Building	Open
2	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.	Exterior	Open
3	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	Exterior	Open
4	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	Open
5	The protective/decorative finish on the exterior surfaces is not being maintained in good repair. Namely paint /concrete deterioration on undersdie balcony	Exterior Of Building	Closed
6	The (stairs, treads, risers, guards, handrails, and/or other appurtenant attachments) and/or their supporting structural members are not maintained in good repair.Namely damaged concrete near main entrance.	Exterior Of Building	Substantially Com
7	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 hanging flower pots over balcony guards	Exterior Of Building	Closed
8	Dwelling unit window that is capable of being opened has no screen. Namely mssing/damaged screen	Exterior Of Building	Open
9	The transparent surface is not kept reasonably clean. Namely re-paint all window sills	Exterior Of Building	Open
10	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.Namely remove garden waste	Exterior Of Building	Closed
11	The fence, screen and/or other enclosure around or on the property is not being maintained in good repair.	Exterior Of Building	Open
12	The fence, screen and/or other enclosure around or on the property is not being maintained in good repair.	Exterior Of Building	Open
13	Exterior garbage containment area not screened.	Exterior Of Building	Open
14	The grass is not being maintained in a living condition.	Exterior Of Building	Open
15	Exterior yard surface and/or similar areas not maintained. Namely remove the tree stump and metal pipe from play area.	Exterior Of Building	Open
16	The electrical connections are not maintained in a safe and complete condition. Namely missing cover plates	Exterior Of Building	Open
17	The electrical fixtures are not maintained in a safe and complete condition. Namely missing lens cover.	Exterior Of Building	Open

18	Exterior door is not maintained in good repair.Namely repair and re-finish all garage doors and grills	Exterior Of Building	Closed
19	The exterior columns and their components are not being maintained in good repair. Namely damaged concrete and bricks.	Exterior Of Building	Open
20	Aerial, satellite dish, or other similar structure and/or its supporting member is not maintained in a safe condition.	Exterior Of Building	Open
21	The ventilation system or unit is not kept in good repair and maintained in good working condition at all times. Namely clean and re-paint all ventilation grades	Exterior Of Building	Closed
22	The supplied piece(s) of equipment and/or appliance(s) in or on the property is not constructed, installed and/or maintained so that it will function safely and effectively. Namely missing a Teeter Totter.	Exterior Of Building	Closed
23	The supplied piece(s) of equipment and/or appliance(s) in or on the property is not constructed, installed and/or maintained so that it will function safely and effectively.Namely swing missing in play ground.	Exterior Of Building	Closed
24	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 included installation of window air conditioner units.	Exterior Of Building	Open
25	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
26	Required guard does not prevent the passage of a sphere having a diameter more than 100 millimetres.Required guard does not prevent the passage of a sphere having a diameter more than 100 millimetres. Namely openings at stair risers and bottom of handrail guard is more than 100mm	Exterior Of Building	Closed
27	Required guard does not prevent the passage of a sphere having a diameter more than 100 millimetres. Namely openings at stair risers and bottom of handrail guard is more than 100mm	Exterior Of Building	Closed
28	Exterior walkway not maintained.Namely damaged pation stone	Exterior Of Building	Open
29	The retaining wall is not being maintained in good repair.	Exterior Of Building	Open
30	Exterior area of property for vehicular traffic or parking/storage not provided with curb stops or other restraining device. Namely damaged . not aligned curb stops	Exterior Of Building	Open
31	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
32	The electrical receptacle are not maintained in good working order. Namely missing receptacle cover	Garage Area	Open
33	Previously finished wall(s) have marks, stains, graffiti, smoke damage, painted slogans and/or other defacements.	Parking Area	Open
34	Previously finished wall(s) in the public area of the property is not maintained in good repair. Namely paint deterioration	Parking Area	Open
35	Exterior window(s) with broken/cracked glass. Namely broken window panel	Parking Area	Open
36	The electrical connections are not maintained in a safe and complete condition. Namely loose wires	Parking Area	Open
37	Floor and/or floor covering not kept in a clean and sanitary condition. Namely clean and power wash garage floor(s)	Parking Area	Closed
38	The electrical fixtures are not maintained in a safe and complete condition. Namely inoperative electrical fixtures/lamps	Parking Area	Closed
39	The parking or storage garage is not equipped with a mechanical ventilation system capable of providing a supply of fresh air at all times. Namely missing vent.	Parking Area	Open
40	The supplied piece(s) of equipment and/or appliance(s) in or on the property is not kept in a satisfactory working condition. Namely replace heater covers or remove inoperative heaters.	Parking Area	Open
41	The parking or storage garage is used to keep junk or rubbish.	Parking Area	Substantially Com
42	The ceilings in the parking or storage garage are not maintained free of holes, breaks or cracks and water penetration.	Parking Area	Closed
43	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	Parking Area	Open

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
3	Property Standards	11 267633 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Order Issued	9-Sep-11	11-JAN-12	12-Sep-12

No. of defects contained within the Order : **75**

No. of defects that remain outstanding : **36**

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Lighting in a service room is provided at less than 200 lux.	1st Floor	Open
2	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	1st Floor	Closed
3	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	1st Floor	Closed
4	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely damaged ceiling and walls	1st Floor	Open
5	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	1st Floor	Closed
6	The electrical connections are not maintained in a safe and complete condition. Loose wires	1st Floor	Closed
7	The electrical connections are not maintained in a safe and complete condition. Namely loose wires	1st Floor	Open
8	Previously finished surface(s) in the public area of the property is not maintained in good repair. Paint walls and ceiling to include bathroom ceiling	1st Floor	Closed
9	The floor and every appurtenance, surface cover and finish is not maintained. Namely over storage	1st Floor	Closed
10	The floor and every appurtenance, surface cover and finish is not maintained. Clean can clear junk	1st Floor	Closed
11	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition. Namely clean and clear flooring area	1st Floor	Substantially Com
12	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition. Namely remove storage	1st Floor	Open
13	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition. Namely remove storage	1st Floor	Open
14	The plumbing system is not kept in good working order. Namely mssing drain cover	1st Floor	Closed
15	The plumbing system is not kept in good working order. Namely secure drain cover	1st Floor	Closed
16	The plumbing system is not kept in good working order. Namely leaky tap in washroom	1st Floor	Closed
17	The plumbing system is not kept in good working order. Namely missing drain cover	1st Floor	Closed
18	The stair, landing and every appurtenance, surface cover and finish is not maintained. Namely damaged nosing	1st Floor	Open
19	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	1st Floor	Open
20	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	3rd Floor	Closed
21	The ventilation system or unit is not regularly cleaned.	3rd Floor	Closed
22	The floor and every appurtenance, surface cover and finish is not maintained. Namely remove all storage material.	3rd Floor	Closed
23	The electrical fixtures are not maintained in good working order.	3rd Floor	Closed
24	The electrical fixtures are not maintained in good working order.	3rd Floor	Closed
25	Garbage chute system originally installed in the multiple-dwelling is not maintained operative. Namely missing damper cover/self closer	Interior	Closed
26	The ventilation system or unit is not regularly cleaned. Namely clean/re-paint all vents/grades	Interior of Building	Closed
27	The ventilation system or unit is not kept in good repair and maintained in good working condition at all times. Namely secure all vent covers	Interior of Building	Open
28	The handrails and/or other appurtenant attachments and/or their supporting structural members are not maintained in good repair. Namely missing picket	Interior of Building	Closed

29	The stair, landing and every appurtenance, surface cover and finish is not maintained. Name:u paint stairs.	Interior of Building	Open
30	Handrails on both sides of stair or ramp 1,100mm in width or more not provided	Interior of 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 all points such as angles and intersections at changes of level where there are stairs or ramps. Namely corridor average lighting level less than 50 lux.	Interior of Building	Open
32	Floor and/or floor covering not kept in a clean and sanitary condition, . Namely clean behind machines	Interior of Building	Closed
33	Lighting in a service room is provided at less than 200 lux.	Interior of Building	Open
34	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition. Namely missing floor mat	Interior of Building	Closed
35	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	Interior of Building	Open
36	Ceiling(s) constructed for the purpose of separation is not maintained in a good state of repair. Namely water damage.	Interior of Building	Open
37	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair. Namely door doesn't close.	Interior of Building	Closed
38	The electrical fixtures are not maintained in a safe and complete condition. Namely broken lens cover	Interior of Building	Open
39	The electrical fixtures are not maintained in a safe and complete condition. Namely missing lens cover	Interior of Building	Open
40	The electrical connections are not maintained in a safe and complete condition. Namely loose wires	Interior of Building	Open
41	The electrical connections are not maintained in a safe and complete condition. Namely loose wires	Interior of Building	Open
42	The electrical fixtures are not maintained in good working order. Namely missing lens cover.	Interior of Building	Closed
43	The electrical fixtures are not maintained in good working order. Namely burnt out light bulb.	Interior of Building	Closed
44	The electrical fixtures are not maintained in good working order. Namely clean all lens covers	Interior of Building	Closed
45	The electrical fixtures are not maintained in good working order. Namely secure all light fixtures.	Interior of Building	Open
46	Previously finished wall(s) in the public area of the property is not maintained in good repair. Namely paint deterioration on walls.	Interior of Building	Open
47	Guard with a minimum height of 1,070 millimetres has not been provided around an opening into a smoke shaft.	Interior of Building	Open
48	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	Interior of Building	Open
49	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely repair and re-paint walls and ceiling	Interior of Building	Open
50	Elevator(s) is not maintained in a clean condition. Namely clean elevator vent(s)	Interior of Building	Open
51	The electrical receptacle are not maintained in good working order. Namely missing cover	Interior of Building	Closed
52	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	Interior of Building	Open
53	Guard with a minimum height of 1,070 millimetres has not been provided at a raised floor where the difference in level is more than 600 millimetres. Namely window guard not provided.	Laundry Room	Open
54	Previously finished wall(s) in the public area of the property is not maintained in good repair. Namely repair and re-paint walls	Laundry Room	Closed
55	The plumbing system is not kept in good working order. Namely secure drain cover	Laundry room	Closed
56	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.	Meter Room	Closed
57	Lighting in a service room is provided at less than 200 lux.	Meter Room	Open
58	Previously finished surface(s) in the public area of the property is not maintained in good repair. Namely holes on walls and ceiling.	Meter room	Closed
59	Required handrails on stairs or ramps are less than 865mm or more than 965mm high	Roof Of Building	Open
60	The plumbing system is not kept in good working order. Namely missing drain cover.	Roof Of Building	Open
61	The handrails and/or other appurtenant attachments and/or their supporting structural members are not maintained in good repair. Namely secure handrails.	Roof Of Building	Closed
62	The supplied piece(s) of equipment and/or appliance(s) in or on the property is not kept in a satisfactory working condition. Namely secure radiator cover.	Roof Of Building	Open

63	Required guard does not prevent the passage of a sphere having a diameter more than 100 millimetres.Namely handrail guards on stairwell.	Roof Of Building	Open
64	Required guard does not prevent the passage of a sphere having a diameter more than 100 millimetres.Namley landing area guards.	Roof Of Building	Open
65	Height of the guard for the exit stairs are less than 1,070 millimetres around landings.	Roof Of Building	Open
66	Required guard does not prevent the passage of a spherical object having a diameter more than 100 millimetres	Roof Of Building	Open
67	The (stairs, treads, risers, guards, handrails, and/or other appurtenant attachments) and/or their supporting structural members are not being maintained free from defects/hazards. Namely spacing between stair treads and exceeds 100mm.	Roof Of Building	Open
68	Roof decks, catwalks and/or related guards are not maintained in good repair. Namely re-paint roof flashing..	Roof Of Building	Closed
69	The protective/decorative finish on the exterior surfaces is not being maintained in good repair.	Roof Of Building	Open
70	Previously finished wall(s) in the public area of the property is not maintained in good repair. Namely paint deterioration and water stain on walls and ceiling	Roof Of Building	Open
71	Lighting in a storage room is provided at less than 50 lux.	Roof Of Building	Closed
72	The floor and every appurtenance, surface cover and finish is not maintained. Namely discarded ,materials in locker room	Roof Of Building	Closed
73	The floor and every appurtenance, surface cover and finish is not maintained. Namely remove junk other materials.	Roof Of Building	Closed
74	The electrical fixtures are not maintained in good working order. Namely missing bulbs	Roof Of Building	Closed
75	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	Roof Of 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.**