

MLS Building Audit Program - Details

Property Address : 1420 VICTORIA PARK AVE

Legal Description: PLAN SUNRISE PT LOT 1 PT LOT 3 RP 64R5078 PART 4 PAR

Roll No. : 1908121030015500000

Building : **1420 VICTORIA PARK AVE**

Report Date : January 11, 2019

Building Audit Date : May 07, 2012

**** 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 January 11, 2019

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	12 168239 PRS 00 IV		Closed	16-May-12	14-AUG-12	100.00%
2	Property Standards	12 168278 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	16-May-12	13-SEP-12	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
2	Property Standards	12 168278 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	16-May-12	13-SEP-12	4-Jul-16

No. of defects contained within the Order : **22**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair, namely self closer requires adjustment on stairwell door.	4th Floor	Closed
2	Previously finished wall(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance.	4th Floor	Closed
3	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	10th Floor	Closed
4	The electrical connections are not maintained in good working order, namely loose wires	Boiler Room	Closed
5	The property is not maintained and/or kept clean in accordance with the standards.	Boiler Room	Closed
6	Required guard does not prevent the passage of a spherical object having a diameter more than 100 millimetres	Boiler Room	Closed
7	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.	Boiler Room	Closed
8	Height of the guard for the exit stairs are less than 1,070 millimetres around landings.	Boiler Room	Closed
9	Height of the guard for the exit stairs are less than 1,070 millimetres around landings.	Boiler Room	Closed
10	Communication system identifies the tenant by unit number.	Lobby	Closed
11	Previously finished surface(s) where marks, stains, graffiti, and/or other defacements have been removed have not been refinished.	Lobby	Closed
12	Walls and Ceilings not maintained free of holes, cracks, damaged and deteriorated materials.	Roof Of Building	Closed
13	Floor and/or floor covering not kept free from holes, stains, rubbish and debris.	Throughout Building	Closed
14	Lighting in a service room is provided at less than 200 lux.	Throughout Building	Closed
15	The electrical switches are not maintained in good working order, namely damaged covers.	Throughout Building	Closed
16	Adequate ventilation has not been provided.	Throughout Building	Closed
17	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials, namely rooms, corridors and stairwells where required	Throughout Building	Closed
18	The electrical receptacle are not maintained in good working order, namely missing covers.	Throughout Building	Closed
19	The electrical fixtures are not maintained in good working order, namely burnt out light bulbs and missing and/or damaged lenses.	Throughout Building	Substantially Co
20	The property is not being kept free of rodents, vermin, insects or other pests.	Throughout Building	Closed
21	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition, namely mats outside units.	Throughout Building	Closed
22	The ventilation system or unit is not regularly cleaned.	Throughout Building	Substantially Co

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
1	Property Standards	12 168239 PRS 00 IV		Closed	16-May-12	14-AUG-12	13-Dec-18

No. of defects contained within the Order : 26

No. of defects that remain outstanding : 0

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Aerial, satellite dish, or other similar structure and/or its supporting member is not maintained in good repair. Namely remove satellite dish that attached to structure of the building	Exterior Of Building	Closed
2	The electrical connections are not maintained in a safe and complete condition. Namely unsecured sensor	Exterior Of Building	Closed
3	The ventilation system or unit is not kept in good repair and maintained in good working condition at all times. Namely re-paint ventilation grille/grate	Exterior Of Building	Closed
4	The ventilation system or unit is not kept in good repair and maintained in good working condition at all times. Namely paint ventilation grate/grill	Exterior Of Building	Closed
5	The handrails and/or other appurtenant attachments and/or their supporting structural members are not maintained in good repair. Namely rusted, unsecured handrails	Exterior Of Building	Closed
6	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 unit	Exterior Of Building	Closed
7	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	Closed
8	Exterior walkway not maintained. Namely cracks and concrete deterioration	Exterior Of Building	Closed
9	The retaining wall is not being maintained in good repair. Namely deteriorated, leaning retaining wall near from entrance	Exterior Of Building	Closed
10	Curb stops or restraining devices are not positioned to prevent vehicles from causing injury, damage or encroaching on to property. Namely damaged curb	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 surface and/or similar areas not maintained. Namely metal post(s) and tree stump creat hazardous condition	Exterior Of Building	Substantially Co
13	The yard does not have suitable ground cover to prevent unstable soil conditions or erosion.	Exterior Of Building	Substantially Co
14	Exterior garbage containment area not screened. Namley garbage bins/containers should kept inside enclosed area.	Exterior Of Building	Closed
15	The fence, screen and/or other enclosure around or on the property is not being maintained in good repair. Namely fence in disrepair	Exterior Of Building	Closed
16	The transparent surface is not kept reasonably clean. Namely clean all windows and glass panels.	Exterior Of Building	Closed
17	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 ripped/ missing screen	Exterior Of Building	Closed
18	The exterior walls and their components are not being maintained in good repair. Namely spalling brick	Exterior Of Building	Closed
19	The exterior walls and their components are not being maintained in good repair. Namely mssing brick	Exterior Of Building	Closed
20	The exterior walls and their components are not being maintained in good repair. Namely missing mortal between bricks.	Exterior Of Building	Closed
21	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 pigeon screen and temoporary sturcture on balcony	Exterior Of Building	Closed
22	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 over hanging items on balcony	Exterior Of Building	Closed
23	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/underside ceiling	Exterior Of Building	Substantially Co

24	The electrical connections are not maintained in a safe and complete condition. Namely open cable box./unsecured cable box	Exterior Of Building	Substantially Co
25	The electrical connections are not maintained in good working order. Namely loose wires	Exterior Of Building	Closed
26	The protective/decorative finish on the exterior surfaces is not being maintained in good repair. Namely concrete deterioration on front canopy	Exterior Of Building	Substantially Co

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.**