

MLS Building Audit Program - Details

Property Address : 161 WILSON AVE

Legal Description: PLAN 2470 BLK A

Roll No. : 1908063480004000000

Building : 161 WILSON AVE

Report Date : January 18, 2019

Building Audit Date : April 15, 2013

**** 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 18, 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	13 150265 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	19-Apr-13	09-JAN-15	100.00%
2	Property Standards	13 150525 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	19-Apr-13	09-JAN-15	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	13 150525 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	19-Apr-13	09-JAN-15	3-Dec-15

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	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.	Exterior	Closed
2	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 screens where required.	Exterior Of Building	Closed
3	The exterior walls and their components are not being maintained in good repair. Namely; spalling brick where required.	Exterior Of Building	Closed
4	The exterior walls and their components are not being maintained in good repair. Namely; pointing of bricks where required.	Exterior Of Building	Closed
5	The walls in the parking or storage garage are not maintained free of holes, breaks or cracks.	Garage	Closed
6	The ceilings in the parking or storage garage are not maintained free of holes, breaks or cracks.	Garage	Closed
7	The retaining wall is not being maintained in good repair.	North	Closed
8	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	Closed
9	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	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
1	Property Standards	13 150265 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	19-Apr-13	09-JAN-15	3-Dec-15

No. of defects contained within the Order : **17**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	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
2	Required guard does not prevent the passage of a spherical object having a diameter more than 100 millimetres	Boiler Room	Closed
3	Height of the guard for the exit stairs are less than 1,070 millimetres around landings.	Boiler Room	Closed
4	Height of the guard for the exit stairs are less than 920 millimetres measured vertically to the top of the guard from a line drawn through the outside edges of the stair nosings.	Boiler Room	Closed
5	Exterior door not maintained in good repair.	Elevator	Closed
6	An emergency contact sign is not posted and maintained in a prominent place in the front lobby or entrance to the building.	Lobby	Closed
7	Lighting in a storage room is provided at less than 50 lux.	Locker Room	Closed
8	The ventilation system or unit is not kept in good repair and maintained in good working condition at all times.	Throughout Building	Closed
9	Garbage chute system originally installed in the multiple-dwelling is not maintained operative, namely missing dampers.		Closed
10	Previously finished surface in the public area of the property is not maintained in good repair, namely ceiling.		Closed
11	Ceiling and walls not maintained free of holes, cracks, damaged and deteriorated materials.		Closed
12	The ventilation system or unit is not regularly cleaned.		Closed
13	Floor and/or floor covering not kept free from holes, stains, rubbish and debris, namely remove storage.		Closed
14	Lighting in a service room is provided at less than 200 lux.		Closed
15	Handrails on both sides of stair or ramp 1,100mm in width or more not provided		Closed
16	The electrical connections are not maintained in good working order, namely temporary wiring, loose wires and missing covers plates.		Closed
17	Window that is capable of being opened has screen that is not maintained in good repair and free from defects or missing components.		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.**