

MLS Building Audit Program - Details

Property Address : 1710 VICTORIA PARK AVE

Legal Description: CON 4 EY PT LOT 3 RP R812 PART 1

Roll No. : 1908121310030000000

Building : **1710 VICTORIA PARK AVE**

Report Date : January 18, 2019

Building Audit Date : May 22, 2015

**** 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	15 162025 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	27-May-15	22-NOV-16	100.00%
2	Property Standards	15 162095 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	28-May-15	22-FEB-16	100.00%
3	Property Standards	15 162867 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	28-May-15	22-FEB-16	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
3	Property Standards	15 162867 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	28-May-15	22-FEB-16	23-Feb-16

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The parking or storage garage columns from floor level to a height of sixty (60) centimeters are not painted black.	Underground Parking Area	Closed
2	The parking or storage garage is used to keep machinery, boats, vehicles, trailers and/or parts of them that are in a wrecked, discarded, dismantled, inoperative or abandoned condition. Namely: derlict vehicles to include Volvo, Chevrolet and Oldsmobile	Underground Parking Area	Closed
3	The parking or storage garage is used to keep junk or rubbish. Namely undue storage.	Underground Parking Area	Closed
4	Large safe-exit arrows are not displayed on safe-exit doors 1.5 metres above the floor, measured from the center of the arrow to the floor, with the arrow pointing down.	Underground Parking Area	Closed
5	Small safe-exit arrows are not prominently displayed on columns or walls 1.5 metres above the floor, measured from the center of the arrow to the floor; at least every ten (10) metres along the safe-exit route; at all safe-exit route decision points along the safe-exit route; and wherever a safe-exit route crosses a traffic aisle.	Underground Parking Area	Closed
6	The safe-exit door, the frame of a safe-exit door and the wall adjacent to the safe-exit door to a distance of one (1) metre on both sides of the frame, and to a height of three (3) metres above the floor or to the soffit above the bulkhead over the door is not the required coloured green.	Underground Parking Area	Closed
7	Alert signs are not prominently displayed on columns or walls 2.1 metres above the floor, measured from the top of the sign to the floor, so that there is 1 alert sign for every 25 parking stalls in the parking or storage garage, with the alert signs being evenly distributed in the parking or storage garage, but located no more than 30 metres apart.	Underground Parking Area	Closed
8	The garage door that is equipped with an automatic closing mechanism is not equipped with a sensing device that does not allow the door to close when any person, animal or object is crossing its path.	Underground Parking Area	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
1	Property Standards	15 162025 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	27-May-15	22-NOV-16	31-Oct-18

No. of defects contained within the Order : **13**

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 a safe condition. Namely but not limited to units:314,416,316,216,116,303,304	Exterior Of Building	Closed
2	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. Namely but not limited to Units: 208,309,310,315,415	Exterior Of Building	Closed
3	Exterior door is not maintained in good repair.	Exterior Of Building	Closed
4	The electrical connections are not maintained in good working order. Namely exposed wires, missing junction boxes behind lights on all exterior fixtures near garage on both sides of the building where required.	Exterior Of Building	Closed
5	The protective/decorative finish on the exterior surfaces is not being maintained in good repair. Namely deteriorated finish.	Exterior Of Building	Closed
6	The opening in an exterior wall is not protected by suitable materials to prevent the entry of rodents, vermin and/or insects. Namely missing vent covers.	Exterior Of Building	Closed
7	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. Namely but not limited to Units: 116,216,303,304,314,316,416	Exterior Of Building	Closed
8	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.Namley balcony enclosure	Exterior Of Building	Closed
9	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 clean and/or sanitary condition. Namely storage on balconies.	Exterior Of Building	Closed
10	The exterior walls and their components are not being maintained in good repair. Namely spalling brick and tuck pointing missing	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 is not maintained in good repair. Namely balcony panels contain rust and/or peeling paint.	Exterior Of Building	Closed
12	The retaining wall is not being maintained in good repair. Namley retaininging wall wood is rotted.	Exterior Of Building	Closed
13	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. Namely: Resurfacing of parking area to eliminate the above conditions	Parking Area	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
2	Property Standards	15 162095 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	28-May-15	22-FEB-16	23-Feb-16

No. of defects contained within the Order : **31**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Extension cords or other extensions are used as a permanent wiring system. Namely electrical cord being used to power Coin o matic machine.	1st Floor	Closed
2	The electrical receptacle are not maintained in good working order. Namely missing cover on electrical box.	3rd Floor	Closed
3	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition. Namely broken and cracked floor tiles.	3rd Floor	Closed
4	The electrical switches are not maintained in good working order. Namely missing switch.	3rd Floor	Closed
5	Lighting in a service room is provided at less than 200 lux.	Boiler Room	Closed
6	The electrical connections are not maintained in good working order. Namely loose wires.	Boiler Room	Closed
7	Entrance/exit door is not equipped with a self-closing and self-locking mechanisms.	Boiler Room	Closed
8	Door hardware/devices are not maintained in good repair.	Boiler Room	Closed
9	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely: Undue storage throughout boiler room.	Boiler Room	Closed
10	Garbage storage area is not maintained in a litter free and odour free condition.	Compactor Room	Closed
11	Previously finished surface(s) in the public area of the property is not maintained in good repair. Namely missing wall tiles in chute room.	Garbage Room	Closed
12	The ventilation system or unit is not regularly cleaned. Namely vents in hallways contain dust.	Hall	Closed
13	Corridor serving patients or residents is not equipped to provide illumination to an average level of not less than 50 lux at floor or tread level.	Hall	Closed
14	The ventilation system or unit is not kept in good repair and maintained in good working condition at all times. Namely missing vent cover near door.	Interior	Closed
15	Garbage chute system originally installed in the multiple-dwelling is not maintained operative. Namely selfclosures and dampers not operational.	Interior	Closed
16	The electrical receptacle are not maintained in good working order. Namely: Loose and deteriorated switches and outlets.	Laundry Room	Closed
17	Lighting in a laundry room is provided at less than 200 lux.	Laundry Room	Closed
18	Elevator machine room is not equipped to provide illumination to an average level of not less than 100 lux at floor level.	Roof Of Building	Closed
19	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely ceiling in Elevator room contains holes.	Roof Of Building	Closed
20	Corridor serving patients or residents is not equipped to provide illumination to an average level of not less than 50 lux at floor or tread level.	Stairway	Closed
21	Previously finished surface(s) in the public area of the property is not maintained in good repair. Namely peeling/ missing paint on stairs.	Stairway	Closed
22	Floor and/or floor covering not kept in a clean and sanitary condition and free from rubbish and debris. Namely: All Storage rooms are required to be cleaned.	Storage Room	Closed
23	The electrical receptacle are not maintained in good working order. Namely loose electrical box.	Storage Room	Closed
24	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely cracks and holes.	Throughout Building	Closed
25	The ventilation system or unit is not regularly cleaned.	Throughout Building	Closed
26	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely holes and cracks.	Throughout Building	Closed

27	Floor and/or floor covering not kept in a clean and sanitary condition. Namely undue storage.	Throughout Building	Closed
28	Lighting in a storage room is provided at less than 50 lux.	Throughout Building	Closed
29	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection. Namely missing cover.	Throughout Building	Closed
30	Garbage chute is not maintained in a clean and odour free condition.	Throughout Building	Closed
31	The electrical fixtures are not maintained in good working order.	Work Shop	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.**