

MLS Building Audit Program - Details

Property Address : 1748 WILSON AVE

Legal Description: PLAN 3855 PT BLK H

Roll No. : 1908011150017000000

Building : **1748 WILSON AVE**

Report Date : January 17, 2020

Building Audit Date : February 21, 2017

**** 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 17, 2020

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	17 120776 PRS 00 IV		Closed	28-Feb-17	28-AUG-17	100.00%
2	Property Standards	17 120797 PRS 00 IV		Closed	28-Feb-17	28-AUG-17	100.00%
3	Property Standards	17 120818 PRS 00 IV		Closed	28-Feb-17	01-MAY-17	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	17 120818 PRS 00 IV		Closed	28-Feb-17	01-MAY-17	6-Apr-18

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	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. Namely: Window Safety Devices to be installed on all windows Second floor and above. A report is required to be submitted to the Officer for evaluation and approval by owner/property manager 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) millimetres.	Throughout Building	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
2	Property Standards	17 120797 PRS 00 IV		Closed	28-Feb-17	28-AUG-17	6-Sep-18

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	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: Pile of concrete blocks to be removed and disposed of.	East Side	Closed
2	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: Second Floor Balcony aluminum flashing needs to be resecured.	North Side	Closed
3	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: Replace all torn screens in affected windows.	Throughout Exterior	Closed
4	The exterior walls and their components are not being maintained in a weather tight condition. Namely: Areas of deteriorated masonry to be refinished to maintain weather tight integrity of building.	Throughout Exterior	Closed
5	Exterior garbage containment area not screened. Namely: Fencing required to obscure street view of garbage bins.	West Side of 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	17 120776 PRS 00 IV		Closed	28-Feb-17	28-AUG-17	6-Feb-18

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

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	3rd Floor	Closed
2	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	3rd Floor West Stairway	Closed
3	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Basement Floor	Closed
4	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely: Holes in ceiling to be sealed.	Boiler Room	Closed
5	Lighting in a service room is provided at less than 200 lux.	Boiler Room	Closed
6	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Boiler Room	Closed
7	The stairs and/or other appurtenant attachments and/or their supporting structural members are not maintained in a safe condition. Namely: Removeable Stair in boiler room to be either removed and stored properly, or permanently affixed to the structure.	Boiler Room	Closed
8	Lighting in a service stairway is provided at less than 50 lux. Namely: BOTH stairways to have lights on at all times or controlled by photo electric sensor.	East and West Stairway	Closed
9	Lighting in a service room is provided at less than 200 lux.	Electrical Room	Closed
10	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Electrical Room	Closed
11	Recreation or other ancillary room and the facilities, amenities and associated equipment is not maintained in a safe condition. Namely: All items stored by power units to be removed and stored on appropriate shelving across the room.	Electrical Room	Closed
12	Communication system is not maintained in good repair and in operative condition.	Front Lobby	Closed
13	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection. Namely: Covers required for laundry room fixtures, ancillary closet, and washroom, all part of the laundry room.	Laundry Room	Closed
14	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	Laundry Room	Closed
15	Lighting in a laundry room is provided at less than 200 lux.	Laundry Room	Closed
16	The electrical receptacle are not maintained in a safe and complete condition. Namely: Electrical receptacle requires cover plate	Laundry Room	Closed
17	Mailbox or mail receptacle is not maintained in good repair.	Lobby	Closed
18	Emergency contact sign does not indicate current name, address and telephone number of the person responsible for the property and the name and telephone number of the authorized person to contact in case of an emergency on a 24 hour basis.	Lobby	Closed
19	The emergency contact sign is not in lettering of not less than 12.7 millimetres in height.	Lobby	Closed
20	An emergency contact sign is not posted and maintained in a prominent place in the front lobby or entrance to the building.	Lobby	Closed
21	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Office	Closed
22	Exterior door, window, skylight or basement hatchway not maintained in good repair. Namely: Restrictor chain to be removed from top of door to allow for proper operation of door.	West Exit Doorway	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.**