

**MLS Building Audit Program - Details**

**Property Address :** 1750 WILSON AVE

Legal Description: PLAN 3855 PT BLK H

Roll No. : 1908011150018000000

Building : 1750 WILSON AVE

**Report Date :** January 18, 2019

**Building Audit Date :** February 20, 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 122328 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	28-Feb-13	29-JUL-13	100.00%
2	Property Standards	13 124335 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	28-Feb-13	29-JUL-13	100.00%
3	Property Standards	13 133081 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	18-Mar-13	15-AUG-13	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	13 133081 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	18-Mar-13	15-AUG-13	11-Jun-13

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The fence, screen and/or other enclosure around or on the property is not being maintained in good repair.	North Side of Property	Closed
2	The fence, screen and/or other enclosure around or on the property is not being maintained in a structurally sound and/or plumb condition.	North Side of Property	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
2	Property Standards	13 124335 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	28-Feb-13	29-JUL-13	11-Jun-13

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	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 cladding is damaged, balcony guards are showing rust.	Balcony	Closed
2	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	East	Closed
3	The guards and/or other appurtenant attachments and/or their supporting structural members are not maintained in good repair.	East	Closed
4	The exterior walls and their components are not being maintained in good repair. Namely: Exterior brick wall has spalling bricks.	East	Closed
5	The exterior walls and their components are not being maintained in good repair. Namely: East retaining wall (next to steps), is cracked.	East	Closed
6	The protective/decorative finish on the exterior surfaces is not being maintained in good repair. Namely: Paint is chipped cracked and peeling on canopy surface.	East	Closed
7	The catchbasin is not being maintained free from defect and/or obstructions. Namely: Catch basin is higher then the asphalt driveway.	West	Closed
8	The exterior walls and their components are not being maintained in good repair. Namely: Retaining wall is damaged.	West	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 122328 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	28-Feb-13	29-JUL-13	11-Jun-13

No. of defects contained within the Order : **9**

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. Namely: 2nd floor hallway. Replace missing lens cover.	2nd Floor	Closed
2	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. 2nd floor. Plaster repair on ceiling needs painting.	2nd Floor	Closed
3	Door(s) and/or hatch(es) providing access to roof is not kept locked at all times. Namely: Roof access hatch. Provide a lock for roof access hatch. Should be locked at all times.	2nd Floor	Closed
4	Materials or items stored on top of lockers are required to be removed, creates a health or safety hazard. Namely; Storage Room.	Basement	Closed
5	The protective material for the lighting fixture is not maintained in a clean condition. Namely: Storage Room. Replace missing lens cover or protective material for light fixture.	Basement	Closed
6	Lighting in a service room is provided at less than 200 lux. Namely: Furnace Room. Light meter readings at floor level are less than 200 lux.	Basement	Closed
7	The protective material for the lighting fixture is not maintained in a clean condition. Namely: Furnace room. Replace missing lens covers on light fixtures.	Basement	Closed
8	Previously finished surface(s) in the public area of the property is not maintained in good repair. Namely: Stairway: Deteriorated paint finish on stairway risers. Painting is required.	Stairway	Closed
9	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection. Namely: West stairway top floor. Replace missing lens cover.	Stairway	Closed

## Part III - Apartment Unit Activity Summary for Property Standards Orders :

<b>Active apartment unit related investigation matters (Property Standards only) :</b>	<b>0</b>
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.**