

**MLS Building Audit Program - Details**

**Property Address : 193 WILSON AVE**

Legal Description: PLAN 2647 LOTS 3 TO 5 PT LOTS 2 6 7 AND 19 RP64R6879 F

Roll No. : 1908062670001000000

Building : **193 WILSON AVE**

**Report Date : January 18, 2019**

**Building Audit Date : September 23, 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 240608 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	4-Oct-13	02-APR-14	100.00%
2	Property Standards	13 242282 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	4-Oct-13	02-APR-14	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
1	Property Standards	13 240608 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	4-Oct-13	02-APR-14	8-Aug-16

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

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

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 so as parking space marking are to be clearly visible.	Exterior	Closed
2	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
3	The supplied piece(s) of equipment and/or appliance(s) in or on the property is not kept in a satisfactory working condition. Namely; damaged benches	Exterior	Closed
4	The protective/decorative finish on the exterior surfaces is not being maintained in good repair. Namely; Benches	Exterior	Substantially Co
5	The balcony or other similar structure, and/or other appurtenant attachment and/or the supporting structural member(s) is not maintained in a safe condition. Namely; remove all over hanging objects to include all flower pots.	Exterior Of Building	Closed
6	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.	Exterior Of Building	Closed
7	The electrical connections are not maintained in a safe and complete condition. Namely; Missing door on conection box	Exterior Of Building	Closed
8	The exterior walls and their components are not being maintained in good repair. Namely; Spalling bricks	Exterior Of Building	Closed
9	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.	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	13 242282 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	4-Oct-13	02-APR-14	8-Aug-16

No. of defects contained within the Order : **35**

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.	1st Floor	Closed
2	Required or provided safety equipment relative to exits and means of egress are not maintained in good working order, namely: (door closures, coordinating devices, smoke seals, pressurized vestibules, latching devices, hinges, moulding and similar devices), namely defective self closing device.	1st Floor	Closed
3	Required guard does not prevent the passage of a sphere having a diameter more than 100 millimetres.	1st Floor	Closed
4	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials, namely unsecured access panels.	1st Floor	Closed
5	The plumbing system is not kept free from leaks or defects, namely unsecured ceiling access panel.	1st Floor	Closed
6	Lighting in a service room is provided at less than 200 lux.	1st Floor	Closed
7	Lighting in a service room is provided at less than 200 lux.	1st Floor	Closed
8	An emergency contact sign is not posted and maintained in a prominent place in the front lobby or entrance to the building, namely emergency contact sign not posted in a prominent place at the front lobby area.	1st Floor	Substantially Co
9	Lighting in a laundry room is provided at less than 200 lux.	1st Floor	Closed
10	Storage room, dressing room, sanitary facility, service area or corridor serving an area where food is intended to be processed, prepared or manufactured is not equipped to provide illumination to a level of not less than 300 lux measured at the floor level. Namely; kitchen area.	1st Floor	Closed
11	The electrical connections are not maintained in good repair, namely loose and unsecured wires.	1st Floor	Closed
12	The electrical receptacle are not maintained in good repair, namely missing cover plate.	1st Floor	Closed
13	The electrical receptacle are not maintained in good repair, namely missing cover at receptacle box.	1st Floor	Closed
14	The electrical fixtures are not maintained in good, namely missing cover at electrical box.	1st Floor	Closed
15	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials, namely unsecured ceiling insulation.	1st Floor	Closed
16	The cupboards are not maintained in good repair and good working order, namely unsecured and damaged cabinets.	1st Floor	Closed
17	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials, to include deteriorated finish.	2nd Floor	Closed
18	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials, to include deteriorated finish.	4th Floor	Closed
19	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition, namely carpet seam.	4th Floor	Substantially Co
20	The ventilation system or unit is not regularly cleaned.	5th Floor	Closed
21	The ventilation system or unit is not kept in good repair and maintained in good repair, namely unsecured ventilation unit.	5th Floor	Closed
22	Lighting in a service room is provided at less than 200 lux.	Boiler Room	Closed
23	The electrical fixtures are not maintained in good repair, namely missing cover at electrical transformer box.	Boiler Room	Closed
24	The electrical fixtures are not maintained in good repair, namely missing cover at wall junction box.	Roof Of Building	Substantially Co

25	Floor and/or floor covering not kept in a clean and sanitary condition.	Throughout Building	Substantially Co
26	The property is not maintained and/or kept clean in accordance with the standards, namely undue storage.	Throughout Building	Closed
27	Interior lighting fixtures or lamps are not maintained, in good repair, namely missing and/or damaged lens covers.	Throughout Building	Substantially Co
28	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.	Throughout Building	Closed
29	Wall(s) and ceiling(s) not maintained free of holes, cracks, damaged and deteriorated materials.	Throughout Building	Closed
30	Previously finished surface(s) in the public area of the property is not maintained in good repair.	Throughout Building	Closed
31	Previously finished surface(s) in the public area of the property is not maintained in good repair.	Throughout Building	Closed
32	Previously finished surface(s) in the public area of the property is not maintained in good repair.	Throughout Building	Substantially Co
33	Previously finished surface(s) have marks, stains, graffiti, smoke damage, painted slogans and/or other defacements, namely stained ceiling tiles.	Throughout Building	Closed
34	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials, namely missing and/or damaged ceiling tiles.	Throughout Building	Closed
35	The ventilation system or unit is not kept in good repair, namely missing cover at ventilation unit.	Washroom	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.**