

MLS Building Audit Program - Details

Property Address : 2126 VICTORIA PARK AVE

Legal Description: CON 4 EY S PT LOT 10

Roll No. : 1908122370166000000

Building : **2126 VICTORIA PARK AVE**

Report Date : January 18, 2019

Building Audit Date : May 31, 2012

**** 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	12 184337 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	8-Jun-12	31-OCT-12	100.00%
2	Property Standards	12 184555 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	8-Jun-12	05-DEC-12	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	12 184555 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	8-Jun-12	05-DEC-12	12-Jun-15

No. of defects contained within the Order : **10**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Lighting in a service room is provided at less than 200 lux.	Boiler Room	Closed
2	Lighting in a laundry room is provided at less than 200 lux.	Laundry Room	Closed
3	Previously finished surface(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance where required.	Stairway	Closed
4	Height of the guard for the exit stairs are less than 1,070 millimetres around landings.	Throughout Building	Closed
5	The guard is designed that a member, attachment or opening located between 140 millimetres and 900 millimetres above the level being protected facilitates climbing.	Throughout Building	Closed
6	A window in a stairway that extends to less than 1,070 millimetres above the landing is protected by a guard that is less than 1,070 millimetres high measured to the top of the guard from the surface of the landing where required.	Throughout Building	Closed
7	Required guard does not prevent the passage of a sphere having a diameter more than 100 millimetres.	Throughout Building	Closed
8	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition. Namely; remove floor mats.	Throughout Building	Closed
9	Required guard does not prevent the passage of a sphere having a diameter more than 100 millimetres.	Throughout Building	Closed
10	The guard is designed that a member, attachment or opening located between 140 millimetres and 900 millimetres above the level being protected facilitates climbing.	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	12 184337 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	8-Jun-12	31-OCT-12	12-Jun-15

No. of defects contained within the Order : **29**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	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. Inspection report must be submitted by property owner to confirm that all windows have window locking device installed at the time of inspection.	Exterior	Closed
2	Exterior door is not maintained in good repair. Namely rusted door and frame	Exterior Of Building	Closed
3	The electrical connections are not maintained in a safe and complete condition. Namely loose wires	Exterior Of Building	Closed
4	The (stairs, treads, risers, guards, handrails, and/or other appurtenant attachments) and/or their supporting structural members are not maintained in good repair. Namely concrete deterioration	Exterior Of Building	Substantially Co
5	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 good repair. Namely paint and concrete deterioration on balcony slab.	Exterior Of Building	Closed
6	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. Namely craked glass on balcony panel/guard.	Exterior Of Building	Closed
7	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. Namely rusted balcony guard.	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 maintained in a safe condition. Namely planter boxes on balcony guard.	Exterior Of Building	Substantially Co
9	The exterior walls and their components are not being maintained in good repair. Namely spalling brick	Exterior Of Building	Substantially Co
10	The exterior walls and their components are not being maintained free from loose or unsecured objects or materials. Namely loose brick	Exterior Of Building	Substantially Co
11	Exterior window not maintained weather-tight. Namely rusted window sill/frame	Exterior Of Building	Closed
12	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 ripped screen	Exterior Of Building	Substantially Co
13	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.	Exterior Of Building	Closed
14	Driveway(s) and/or similar areas not maintained. Namely cracks and ruts	Exterior Of Building	Closed
15	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 Of Building	Closed
16	Exterior walkway not maintained. Namely asphalt damage near front entrance landing area.	Exterior Of Building	Closed
17	Guard has openings of a size that does not prevent the passage of a sphere having a diameter more than 100 millimetres. Namely space between bottom of handrail guard and stair tread is more than 100mm	Exterior Of Building	Closed
18	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.	Exterior Of Building	Closed
19	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.	Exterior Of Building	Substantially Co
20	Height of the guard for the exit stairs are less than 1,070 millimetres around landings.	Exterior Of Building	Closed
21	Aerial, satellite dish, or other similar structure and/or its supporting member is not maintained in a safe condition.	Exterior Of Building	Closed

22	Submit to this department a professional engineer's report under seal from a professional engineer licensed to practice in the Province of Ontario or other certified person with respect to the referenced issue. Namely, the report shall address and include a condition survey on the structural integrity of the attachment of all satellite dishes affixed to the building, or the building components. The report must address any remedial action that must be taken in order to maintain the structural integrity of the attachment.	Exterior Of Building	Closed
23	The ventilation system or unit is not kept in good repair and maintained in good working condition at all times. Namely damaged vent cover	Exterior Of Building	Closed
24	The ventilation system or unit is not kept in good repair and maintained in good working condition at all times. Namely rusted ventilation grate	Exterior Of Building	Closed
25	The stair, landing and every appurtenance, surface cover and finish is not maintained. Namely concrete and paint deterioration	Exterior Of Building	Closed
26	Handrails on both sides of stair or ramp 1,100mm in width or more not provided	Exterior Of Building	Closed
27	Where a window air-conditioner's installation prevents a safety device from being installed it must be examined by a professional engineer or other certified person to ensure that the installation of the air-conditioner is done safe and securely; that there are no openings greater than one hundred (100) millimetres adjacent to the air conditioning unit and that the electrical supply and distribution in the suite is capable of safely operating the air conditioning unit. Also it must address any remedial action that must be taken in order to maintain its safe manner.	Exterior Of Building	Closed
28	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, to include installation of window air conditioner unit	Exterior Of Building	Closed
29	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.	Exterior Of Building	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.**