

**MLS Building Audit Program - Details**

**Property Address : 57 PARKWOODS VILLAGE DR**

Legal Description: PLAN 5439 PT BLK N

Roll No. : 1908122390003000000

Building : **57 PARKWOODS VILLAGE DR**

**Report Date : January 11, 2019**

**Building Audit Date : November 30, 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 11, 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 258868 PRS 00 IV		Closed	20-Jan-16	06-SEP-16	100.00%
2	Property Standards	15 258873 PRS 00 IV		Closed	20-Jan-16	06-SEP-16	100.00%
3	Property Standards	15 259166 PRS 00 IV	<<Assigned Officer: Robinson, Douglas / (416) 394-2971 / drobins@toronto.c ORDER	Closed	20-Jan-16	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 259166 PRS 00 IV	<<Assigned Officer: Robinson, Douglas / (416) 394-2971 / drobins@toronto.c ORDER	Closed	20-Jan-16	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	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: Letter of confirmation is required to confirm all window safety devices installed with exception to windows leading out onto balconies.	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	15 258873 PRS 00 IV		Closed	20-Jan-16	06-SEP-16	19-Dec-16

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The retaining wall is not being maintained in good repair. Namely: Entrance ramp east parking lot-concrete needs repair.	Entrance ramp east parking lot	Closed
2	The required guard on top of the retaining wall is not maintained in good repair. Namely: Retaining wall guard- evidence of surface rust- painting required	Exterior of Building	Closed
3	Openings in exterior wall not protected with suitable materials Namely: Cable Junction Box North Side of building, repair metal flashing cover for cables.	North Side Exterior	Closed
4	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: Peeling paint on balcony panels and ceiling.	Throughout Exterior	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 258868 PRS 00 IV		Closed	20-Jan-16	06-SEP-16	22-Mar-17

No. of defects contained within the Order : **26**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely window sill south east stairway.	South East Stairway	Closed
2	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely: Seal hole in 3rd floor electrical closet.	3rd floor	Closed
3	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely broken access hatch taped to ceiling.	6th floor	Closed
4	Garbage chute system originally installed in the multiple-dwelling is not maintained operative. Namely 6th floor auto closer not in good working condition	6th floor garbage chute room	Closed
5	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely: Boiler room window- deteriorated plaster above window to be repaired.	Boiler Room	Closed
6	The (stairs, treads, risers, guards, handrails, and/or other appurtenant attachments) and/or their supporting structural members are not maintained in good repair. Namely Boiler Room exit stair not secured to floor.	Boiler Room	Closed
7	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely: Multiple holes in boiler room ceiling to be repaired.	Boiler Room	Closed
8	Lighting in a service room is provided at less than 200 lux. Namely: Boiler Room	Boiler Room	Closed
9	Lighting in a service room is provided at less than 200 lux. Namely Garbage compactor Room	Garbage Compactor Room	Closed
10	Previously finished wall(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance. Namely Garbage Compactor Room-renew finish to walls and ceiling.	Garbage Compactor Room	Closed
11	Lighting in a service room is provided at less than 200 lux. Namely ground floor electrical room.	Ground Floor	Closed
12	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely Ground Floor Electrical Room- Repairs Required to Ceiling	Ground Floor Electrical Room	Closed
13	The electrical cover plates are not maintained in a safe and complete condition. Namely: Missing cover plates in electrical room.	Ground Floor Electrical Room	Closed
14	Lighting in a laundry room is provided at less than 200 lux.	Laundry Room	Closed
15	Laundry room and the facilities, amenities and associated equipment is not maintained in a clean condition. Namely: clean and clear all lint from behind laundry machines.	Laundry room	Closed
16	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition. Namely: Clean and clear all discarded furniture and materials throughout all locker rooms.	Locker Rooms	Closed
17	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely: Near unit 602 access ceiling hatch is bent- requires repair.	Outside 602	Closed
18	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition. Namely: Floor/welcome mat in front of unit 306.	Outside unit 306	Closed
19	The protective/decorative finish on the exterior surfaces is not being maintained in good repair. Namely roof flashing showing evidence of rust, requires painting.	Roof	Closed
20	Roof decks, catwalks and/or related guards are not maintained in good repair. Namely: Wooden hand rail is loose and unsafe, repairs required.	Roof	Closed
21	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely: Deteriorated plaster in roof hatch access way on wall.	Roof hatch access	Closed
22	Exterior window or skylight not maintained in good repair. Namely Broken wired glass in roof hatch skylight.	Roof hatch skylight	Closed
23	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely: Stairway- cracks in stairway wall and paint peeling- South East Stairway	South East Stairway	Closed
24	The surface of a glazed door, is not kept reasonably clean. Namely frame work of all stairwell doors not clean and free from dust.	Throughout Building	Closed
25	Lighting in a service stairway is provided at less than 50 lux.	Throughout Building	Closed

26	Lighting in a service hallway is provided at less than 50 lux. Floors 2-7 inclusive.	Throughout Building	Closed
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## 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.**