

MLS Building Audit Program - Details

Property Address : 66 PARKWOODS VILLAGE DR

Legal Description: PLAN 5439 PT BLK K

Roll No. : 1908122340086000000

Building : **66 PARKWOODS VILLAGE DR**

Report Date : **January 11, 2019**

Building Audit Date : **February 08, 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 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	12 119576 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	24-Feb-12	31-AUG-12	100.00%
2	Property Standards	12 125180 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	24-Feb-12	31-AUG-12	100.00%
3	Property Standards	12 125181 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	24-Feb-12	25-JUN-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
3	Property Standards	12 125181 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	24-Feb-12	25-JUN-12	18-Sep-12

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The property is not maintained and/or kept clean in accordance with the standards. Namely used tires, couches, junk and debris.	Building	Closed
2	The floors in the parking or storage garage are not maintained free of holes, breaks or cracks Namely concrete deterioration and entrance of parking garage.	Building	Closed
3	Extension cords or other extensions are used as a permanent wiring system.	Building	Closed
4	The ceilings in the parking or storage garage are not impervious to water.	Building	Closed
5	The parking or storage garage walls painted surface is not maintained in a state of good repair. Namely graffiti on wall	Building	Closed
6	Lighting in a garage is provided at less than 50 lux.	Building	Closed
7	Exterior door is not maintained in good repair. Namely re-paint all parking garage doors	Building	Closed
8	The walls in the parking or storage garage are not impervious to water.	Building	Closed
9	The walls in the parking or storage garage are not maintained free of holes, breaks or cracks.	Building	Closed
10	The ceilings in the parking or storage garage are not maintained free of holes, breaks or cracks.	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	12 125180 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	24-Feb-12	31-AUG-12	5-Feb-13

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

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

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(s) is not maintained in a safe condition. Namely hanging flower pots/baskets on balcony ceiling.	Exterior Of Building	Closed
2	The electrical fixtures are not maintained in a safe and complete condition. Namely remove or repair light posts and fixtures at front of building	Exterior Of Building	Closed
3	The supporting members of the building or structure are not being maintained in good repair. Namely re-paint metal posts at front canopy.	Exterior Of Building	Closed
4	The protective/decorative finish on the exterior surfaces is not being maintained in good repair. Namely concrete deterioration at front entrance	Exterior Of Building	Closed
5	The protective/decorative finish on the exterior surfaces is not being maintained in good repair. Namely paint deterioration on flashing around front canopy.	Exterior Of Building	Closed
6	The protective/decorative finish on the exterior surfaces is not being maintained in good repair. Namely paint deterioration on canopy at front entrance.	Exterior Of Building	Closed
7	The electrical fixtures are not maintained in a safe and complete condition. Namely damaged light fixture	Exterior Of Building	Substantially Co
8	The tree, plant, limb or branch, which is located on the property is diseased, decayed or damaged and has not been removed or otherwise pruned to remove the diseased, decayed or damaged portion. Namely removed dead or decayed portion of the tree.	Exterior Of Building	Closed
9	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 units.	Exterior Of Building	Substantially Co
10	The retaining wall is not being maintained in good repair.	Exterior Of Building	Closed
11	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition. Namely metal door stopper at front entrance poses trip hazard.	Exterior Of Building	Closed
12	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 excessive storage on balcony create cimbable conditions.	Exterior Of Building	Closed
13	Roof drainage not discharging directly into the building drain. Namely downspout not secured and directed to drain to building drain.	Exterior Of Building	Closed
14	Exterior door is not maintained in good repair. Namely paint deterioration.	Exterior Of Building	Closed
15	Exterior door is not maintained in good repair. Namely rusted lintel above front door and windows	Exterior Of Building	Closed
16	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
17	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
18	Driveway(s) and/or similar areas not maintained. Namely cracks and ruts.	Exterior Of Building	Closed
19	The ventilation system or unit is not kept in good repair and maintained in good working condition at all times. Namely damaged ventilation grade.grill	Exterior Of Building	Closed
20	The transparent surface is not kept reasonably clean.	Exterior Of Building	Closed
21	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.	Exterior Of Building	Closed
22	Exterior walkway not maintained. Namely cracks on walk walkway	Exterior 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	12 119576 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	24-Feb-12	31-AUG-12	26-Nov-13

No. of defects contained within the Order : **40**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely clean and clear.	Basement	Closed
2	Previously finished surface(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance.	Basement	Closed
3	The electrical connections are not maintained in a safe and complete condition. Namely loose wiring.	Basement	Closed
4	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	Basement	Closed
5	Exterior window(s) with broken/cracked glass.	Boiler Room	Closed
6	The electrical receptacle are not maintained in a safe and complete condition. Namely missing coverplates.	Boiler Room	Closed
7	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely holes in ceiling.	Boiler Room	Closed
8	The stairs and/or other appurtenant attachments and/or their supporting structural members are not maintained in good repair. Namely missing concrete.	Boiler Room	Closed
9	A retaining wall exceeding 1,000 millimetres in exposed height is not protected by a guard on the open side where access is provided.	Boiler Room	Substantially Co
10	Height of the guard for the exit stairs are less than 1,070 millimetres around landings.	Boiler Room	Closed
11	Guard has openings of a size that does not prevent the passage of a sphere having a diameter more than 100 millimetres.	Boiler Room	Closed
12	Required guard does not prevent the passage of a spherical object having a diameter more than 100 millimetres	Boiler Room	Closed
13	The electrical connections are not maintained in a safe and complete condition. Namely loose wiring.	Compactor Room	Closed
14	Previously finished surface(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance. Namely paint ceiling.	Compactor Room	Closed
15	The exterior surface has not been coordinated to the exterior finish of the building/structure. Namely paint door matching.	Elevator	Closed
16	Extension cords or other extensions are used as a permanent wiring system.	Elevator	Closed
17	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely missing cinder blocks.	Elevator	Closed
18	Required guard does not prevent the passsage of a spherical object having a diameter more than 100 millimetres	Lobby	Closed
19	Guard has openings of a size that does not prevent the passsage of a sphere having a diameter more than 100 millimetres	Lobby	Closed
20	Height of the guard for the exit stairs are less than 1,070 millimetres around landings.	Lobby	Closed
21	Required handrails on stairs or ramps are less than 865mm or more than 965mm high	Lobby	Closed
22	The guard is designed that a member, attachment or opening located between 140 millimetres and 900 millimetres above the level being protected facilitates climbing.	Lobby	Closed
23	Vent stack or supporting member is not maintained in good repair and/or free from defects. Namely chinmeny missing and spalling bricks.	Roof Of Building	Closed
24	The exterior door is not capable of being locked or otherwise secured from inside the building. Namely small crawl space door not secure.	Roof Of Building	Closed
25	The exterior surface has not been coordinated to the exterior finish of the building/structure. Namely repaint vents on roof.	Roof Of Building	Closed

26	Required guard does not prevent the passage of a spherical object having a diameter more than 100 millimetres	Roof Of Building	Closed
27	Height of the guard for the exit stairs are less than 1,070 millimetres around landings.	Roof Of Building	Closed
28	The handrails and/or other appurtenant attachments and/or their supporting structural members are not maintained in good repair. Namely missing caps on railings.	Throughout Building	Closed
29	Handrails on both sides of stair or ramp 1,100mm in width or more not provided	Throughout Building	Closed
30	Previously finished wall(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance. Namely peeling paint.	Throughout Building	Closed
31	Previously finished wall(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance.	Throughout Building	Closed
32	Previously finished surface(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance. Namely all doors to include dwelling unit doors and all exit doors.	Throughout Building	Closed
33	Elevator(s) is not maintained in a clean condition. Namely clean elevator vents.	Throughout Building	Closed
34	The electrical connections are not maintained in a safe and complete condition. Namely electrical conduits not secured to wall.	Throughout Building	Closed
35	Previously finished surface(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance.	Throughout Building	Closed
36	Laundry room and the facilities, amenities and associated equipment is not maintained in a clean condition. To include behind all machines.	Throughout Building	Closed
37	Lighting in a service stairway is provided at less than 50 lux.	Throughout Building	Closed
38	Lighting in a laundry room is provided at less than 200 lux.	Throughout Building	Closed
39	Corridor serving patients or residents is not equipped to provide illumination to an average level of not less than 50 lux at floor or tread level.	Throughout Building	Closed
40	Lighting in a service room is provided at less than 200 lux.	Throughout 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.**