

MLS Building Audit Program - Details

Property Address : 67 PARKWOODS VILLAGE DR

Legal Description: PLAN 5439 PT BLK N

Roll No. : 1908122390004000000

Building : **67 PARKWOODS VILLAGE DR**

Report Date : January 18, 2019

Building Audit Date : August 10, 2011

**** 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	11 260888 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	12-Jul-13	10-SEP-13	80.00%
2	Property Standards	11 263284 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	12-Jul-13	10-SEP-13	81.25%

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	11 263284 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	12-Jul-13	10-SEP-13	31-Jan-17

No. of defects contained within the Order : **16**

No. of defects that remain outstanding : **3**

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The ventilation system or unit is not kept in good repair and maintained in good working condition at all times, namely loose vent grill.	4th Floor	Closed
2	Garbage chute system originally installed in the multiple-dwelling is not maintained operative, namely missing self closers on chute doors and dampers.	Garbage Room	Open
3	The electrical fixtures are not maintained in good working order, namely missing/damaged lens covers.	Laundry Room	Closed
4	Exterior window(s) with broken/cracked glass.	Lobby	Closed
5	Lighting in a storage room is provided at less than 50 lux.	Locker Room	Substantially Co
6	The supplied facility in or on the property is not constructed, installed and/or maintained so that it will function safely and effectively, namely remove excess storage from above lockers.	Locker Room	Closed
7	The electrical connections are not maintained in good working order, namely loose wires.	Meter Room	Closed
8	The stairs and/or treads and/or their supporting structural members are not maintained in good repair, namely nosing.	Stairway	Substantially Co
9	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition, namely mats in front of units.	Throughout Building	Substantially Co
10	The ventilation system or unit is not regularly cleaned.	Throughout Building	Closed
11	Floor and/or floor covering not kept in a clean and sanitary condition, namely carpets	Throughout Building	Open
12	The electrical receptacle are not maintained in good working order, namely broken receptacles and/or covers.	Throughout Building	Closed
13	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	Throughout Building	Substantially Co
14	Exit, public corridor or corridor is not equipped to provide illumination to an average level of not less than 50 lux at floor or tread level.	Throughout Building	Open
15	Floor and/or floor covering not kept free from holes, stains, rubbish and debris, namely storage in Fire Alarm Room/Meter Room and storage rooms.	Throughout Building	Closed
16	Floor and/or floor covering not kept in a clean and sanitary condition		Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
1	Property Standards	11 260888 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	12-Jul-13	10-SEP-13	31-Oct-16

No. of defects contained within the Order : **30**

No. of defects that remain outstanding : **6**

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The protective/decorative finish on the exterior surfaces is not being maintained in good repair. Namely; Balconies	Balcony	Closed
2	Lighting in a service room is provided at less than 200 lux.	Compactor Room	Open
3	Extension cords or other extensions are used as a permanent wiring system.	Compactor Room	Closed
4	The electrical connections are not maintained in a safe and complete condition. Namely; loose wires.	Compactor Room	Closed
5	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition.	Compactor Room	Open
6	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely ; missing hatch.	Compactor Room	Substantially Co
7	Exterior garbage containment area not screened.	Exterior	Substantially Co
8	The protective/decorative finish on the exterior surfaces is not being maintained in good repair. Namely; exit railings.	Exterior Of Building	Closed
9	Dwelling unit window that is capable of being opened has no screen. Namely; missing screen where required.	Exterior Of Building	Closed
10	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; damaged screen where required.	Exterior Of Building	Closed
11	Required guard does not prevent the passage of a spherical object having a diameter more than 100 millimetres	Exterior Of Building	Closed
12	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
13	Height of the guard for exit ramps and landings is less than 1,070 millimetres measured vertically to the top of the guard from the ramp surface where the difference in elevation between the adjacent ground or floor level and the ramp is more than 600 millimetres.	Exterior Of Building	Closed
14	The exterior walls and their components are not being maintained in good repair.	Exterior Of Building	Substantially Co
15	Exterior window not maintained in good repair. Namely; window sills.	Exterior Of Building	Closed
16	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	Open
17	The light standard(s) supporting artificial light is not kept in good repair and in good working order.	Exterior Of Building	Closed
18	The plumbing fixture(s) and/or appliance is not maintained in good working order. Namely; clear blocked drains in exit stairways.	Exterior Of Building	Open
19	Exterior door has defective hardware.	Exterior Of Building	Substantially Co
20	Handrails on one side of stair or ramp less than 1,100mm in width not provided	Exterior Of Building	Closed
21	Lighting in a storage room is provided at less than 50 lux.	Garage	Substantially Co
22	The parking or storage garage walls are not painted white.	Garage Area	Closed
23	The walls in the parking or storage garage are not maintained free of holes, breaks or cracks.	Garage Area	Substantially Co
24	The parking or storage garage ceiling are not painted white.	Garage Area	Closed

25	The ceilings in the parking or storage garage are not maintained free of holes, breaks or cracks.	Garage Area	Substantially Co
26	The electrical connections are not maintained in a safe and complete condition. Namely; missing cover plate	Garage Area	Closed
27	Floor and/or floor covering not kept free from holes, stains, rubbish and debris.	Garage Area	Substantially Co
28	Immediate action has not been taken to eliminate an unsafe condition. Where window air-conditioner's installation prevents a safety device from being installed a report is required to be submitted to the Officer for evaluation and approval by a professional or other certified person confirming that acceptable 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.	Throughout Building	Open
29	The balcony or other similar structure, and/or other appurtenant attachment) and/or the supporting structural member(s) is not maintained in good repair.	Throughout Building	Closed
30	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	Open

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.**