

MLS Building Audit Program - Details

Property Address : 70 PARKWOODS VILLAGE DR

Legal Description: PLAN 5439 PT BLK K

Roll No. : 1908122340085000000

Building : 70 PARKWOODS VILLAGE DR

Report Date : January 18, 2019

Building Audit Date : November 20, 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 268574 PRS 00 IV | INTERIOR COMMON ELEMENTS - DEFECTS | Closed | 27-Nov-13 | 26-MAY-14 | 31.58% |
| 2 | Property Standards | 13 268540 PRS 00 IV | EXTERIOR COMMON ELEMENTS - DEFECTS | Closed | 4-Dec-13 | 28-MAY-14 | 0.00% |

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 | 13 268540 PRS 00 IV | EXTERIOR COMMON ELEMENTS - DEFECTS | Closed | 4-Dec-13 | 28-MAY-14 | 5-Jun-17 |

No. of defects contained within the Order : **15**

No. of defects that remain outstanding : **15**

| Deficiency Details | | | |
|--------------------|---|----------------------|--------|
| No. | Violation/Defect | Location | Status |
| 1 | The protective/decorative finish on the exterior surfaces is not being maintained in good repair. Namely peeling paint. | Exterior | Open |
| 2 | 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 | Open |
| 3 | The parking or storage garage ceiling painted surface is not maintained in a state of good repair. Namely opening in ceiling requires hatch. | Exterior Of Building | Open |
| 4 | Aerial, satellite dish, or other similar structure and/or its supporting member is not maintained in a safe condition. | Exterior Of Building | Open |
| 5 | The exterior surface has not been restored and/or resurfacedn where necessary. Namely vent grill. | Exterior Of Building | Open |
| 6 | The exterior surface has not been restored and/or resurfacedn where necessary. Namely peeling paint on balconies. | Exterior Of Building | Open |
| 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 is not maintained in good repair. Namely concrete delamination. | Exterior Of Building | Open |
| 8 | The exterior walls and their components are not being maintained in good repair. Namely crack in wall at Front of the building. | Exterior Of Building | Open |
| 9 | The exterior walls and their components are not being maintained free from loose or unsecured objects or materials. Namely spalling brick. | Exterior Of Building | Open |
| 10 | Exterior window or skylight not maintained in good repair. Namely repair chaulking around window. | Exterior Of Building | Open |
| 11 | 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 or damaged screens. | Exterior Of Building | Open |
| 12 | Driveway(s) and/or similar areas does not afford safe passage. Namely; Holes, cracks and ruts. | Exterior Of Building | Open |
| 13 | The window that is capable of being opened is not capable of being locked or otherwise secured from inside the building. | Exterior Of Building | Open |
| 14 | Lighting in a garage is provided at less than 50 lux. | Parking Area | Open |
| 15 | Exterior garbage containment area not screened. Namely repair doors. | Rear Yard | Open |

| No. | Type of Investigation | Investigation Reference No. | Investigation Description | Investigation Status | Date of Issuance | Expiration Date | Next Scheduled Inspection Date |
|-----|-----------------------|-----------------------------|------------------------------------|----------------------|------------------|-----------------|--------------------------------|
| 1 | Property Standards | 13 268574 PRS 00 IV | INTERIOR COMMON ELEMENTS - DEFECTS | Closed | 27-Nov-13 | 26-MAY-14 | 12-Sep-16 |

No. of defects contained within the Order : **38**

No. of defects that remain outstanding : **26**

| Deficiency Details | | | |
|--------------------|---|---------------------|------------------|
| No. | Violation/Defect | Location | Status |
| 1 | The supplied piece(s) of equipment and/or appliance(s) in or on the property is not constructed, installed and/or maintained so that it will function safely and effectively, namely exit sign. | 4th Floor | Closed |
| 2 | The ventilation system or unit is not kept in good repair and maintained in good working condition at all times, namely secure fan. | 5th Floor | Closed |
| 3 | Previously finished walls and ceilings in the public area of the property is not maintained in good repair, namely damaged and stained. | 6th Floor | Open |
| 4 | Height of the guard for the exit stairs are less than 1,070 millimetres around landings. | Boiler Room | Open |
| 5 | 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. | Boiler Room | Open |
| 6 | 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. | Boiler Room | Open |
| 7 | Required guard does not prevent the passage of a spherical object having a diameter more than 100 millimetres | Boiler Room | Open |
| 8 | Elevator part(s) and appendages are not maintained in good repair and operationa, namely fan is loose. | Elevator | Closed |
| 9 | An emergency contact sign is not posted and maintained in a prominent place in the front lobby or entrance to the building. | Lobby | Open |
| 10 | The emergency contact sign is not in lettering of not less than 12.7 millimetres in height. | Lobby | Open |
| 11 | The roof or one of its component is not free from leaks. | Roof Of Building | Closed |
| 12 | The ventilation system or unit is not regularly cleaned. | Throughout Building | Closed |
| 13 | Door hardware/devices are not maintained in good repair, namely self closing devices. | Throughout Building | Closed |
| 14 | Previously finished wall(s) in the public area of the property is not maintained in good repair, namely plaster and refinish. | Throughout Building | Substantially Co |
| 15 | Floor and/or floor covering not kept in a clean and sanitary condition | Throughout Building | Open |
| 16 | Handrails on both sides of stair or ramp 1,100mm in width or more not provided | | Open |
| 17 | Interior door and/or hardware not maintained in good repair, namely cracked glass panel. | | Closed |
| 18 | Floor and/or floor covering not kept free from holes, stains, rubbish and debris, namely over storage. | | Open |
| 19 | Floor and/or floor covering not kept free from holes, stains, rubbish and debris, namely fraying carpet. | | Open |
| 20 | The plumbing system is not kept free from leaks or defects. | | Closed |
| 21 | The floor drain is not maintained in good repair, namely missing covers. | | Open |
| 22 | Ceiling not maintained free of holes, cracks, damaged and deteriorated materials, namely stained ceiling tiles. | | Open |
| 23 | Elevator part(s) and appendages are not maintained in good repair and operational. Namely : (lighting fixtures, lamps, elevator buttons, floor indicators and ventilation fans) | | Closed |
| 24 | Door hardware/devices are not maintained in good repair, namely self closing devices. | | Closed |
| 25 | The ventilation system or unit is not kept in good repair and maintained in good working condition at all times, namely damaged grill. | | Open |
| 26 | The stairs and/or their supporting structural members are not being maintained free from defects/hazards, namely damaged nosings. | | Open |

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|----|--|--|--------|
| 27 | The property is not maintained and/or kept clean in accordance with the standards, namely clean behind appliances. | | Closed |
| 28 | The floor and every appurtenance, surface cover and finish is not maintained. | | Open |
| 29 | The electrical connections are not maintained in good working order. namely exposed, abandoned and loose wires. | | Open |
| 30 | The electrical fixtures are not maintained in good working order, namely abandoned timer. | | Open |
| 31 | Ceiling(s) constructed for the purpose of separation is not maintained in a good state of repair. | | Open |
| 32 | Lighting in a laundry room is provided at less than 200 lux. | | Open |
| 33 | Lighting in a service room is provided at less than 200 lux. | | Open |
| 34 | 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. | | Open |
| 35 | Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition, namely remove mats at suite doors and electric wheel chair. | | Open |
| 36 | Emergency contact sign does not indicate current name, address and telephone number of the person responsible for the property and the name and telephone number of the authorized person to contact in case of an emergency on a 24 hour basis. | | Open |
| 37 | The protective/decorative finish on the exterior surfaces is not being maintained in good repair. | | Open |
| 38 | Floor and/or floor covering not kept in a clean and sanitary condition | | Open |

Part III - Apartment Unit Activity Summary for Property Standards Orders :

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| 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.**