

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 17, 2020

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 17, 2020

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

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 :

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.**