

**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 : October 23, 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 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	15 244285 PRS 00 IV	REPORT ORDERS - Window Safety Devices and Satellite Dishes	Closed	5-Jan-16	05-FEB-16	100.00%
2	Property Standards	15 241900 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	19-May-16	29-MAY-17	100.00%
3	Property Standards	15 241902 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	19-May-16	04-AUG-16	100.00%
4	Waste	15 244281 WST 00 IV	LITTER DUMPING/REFUSE INVESTIGATION	Closed	5-Jan-16	05-FEB-16	N/A**

**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
1	Property Standards	15 244285 PRS 00 IV	REPORT ORDERS - Window Safety Devices and Satellite Dishes	Closed	5-Jan-16	05-FEB-16	12-May-16

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	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 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. Namely but not limited to: Unit #609	Exterior Of Building	Closed
2	Dwelling unit window that is capable of being opened has no screen. Namely but not limited to units: 603,503,403,303,203,103	Exterior Of Building	Closed
3	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 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. Namely but not limited to Units #'s: 603,201,601,501,401,201,602,502,402,302,202,604,504,404,304,204,606,506,406,608,508,408,208,610,510,410,310,512,412,312,212,711,511,611,709,509, & 209	Interior of 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 241900 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	19-May-16	29-MAY-17	14-Aug-18

No. of defects contained within the Order : **20**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The protective/decorative finish on the exterior surfaces is not being maintained in good repair. Namely: Deterioration of paint and rusting of metal on balcony guards and rails.	Exterior Of Building	Closed
2	The protective/decorative finish on the exterior surfaces is not being maintained in good repair. namely but not limited to: Delaminated paint on all balcony slabs (top and bottom) throughout the building. To include the growth of vegetation on the top slabs.	Exterior Of Building	Closed
3	The parking or storage garage is not equipped with a mechanical ventilation system capable of providing a supply of fresh air at all times. Namely but not limited to: broken fan in garage/carport area.	Exterior Of Building	Closed
4	The ceilings in the parking or storage garage are not maintained free of holes, breaks or cracks. Namely but not limited to a hole in the ceiling above a telephone box inside the package garage/carport	Exterior Of Building	Closed
5	The tree, plant, limb or branch, which is located on the property is dead and has not been removed or otherwise pruned to remove the dead portion. Namely but not limited to: A Dead tree located between the parking lot and fence line closest to 66 Parkwoods Village Drive	Exterior Of Building	Closed
6	The protective/decorative finish on the exterior surfaces is not being maintained in good repair. Namely: repainting/repalce door to boiler room which has rotted and is missing glass.	Exterior Of Building	Closed
7	The protective/decorative finish on the exterior surfaces is not being maintained in good repair. Namely: Repainting/Refinishing of paint on exterior South exit door beside garage door #20	Exterior Of Building	Closed
8	The protective/decorative finish on the exterior surfaces is not being maintained in good repair. Namely but not limited to: Missing weather stripping, flashing and broken door hardware on garage door #'s 1,2,3,4,5,7,10,13,20,21	Exterior Of Building	Closed
9	The protective/decorative finish on the exterior surfaces is not being maintained in good repair. Namely: Painting/Refinishing of door to Hydro room.	Exterior Of Building	Closed
10	The exterior surface has not been restored and/or resurfacedn where necessary. Namely but not limited to: Painting/Re-Finishing of Balcony Pannels, dividers, and rails	Exterior Of Building	Closed
11	The exterior surface has not been restored and/or resurfacedn where necessary.	Exterior Of Building	Closed
12	The exterior surface has not been restored and/or resurfacedn where necessary. Namely but not limited to: painting/replacement of peeling, dented, and deteriorated garage doors at garage door #'s 1,2,3,4,5,7,10,13,20,21	Exterior Of Building	Closed
13	The balcony and/or the supporting structural member is not maintained in good repair. Namely but not limited to: Exposed rebar on balcony slabs.	Exterior Of Building	Closed
14	The balcony and/or the supporting structural member(s) is not being maintained free from defects and/or hazards. Namely but not limited to: Crumbling/Falling concrete from balcony slabs.	Exterior Of Building	Closed
15	The exterior walls and their components are not being maintained in good repair. Namely but not limited too: Spalling Bricks, and Tuck Pointing throughout building where required to include bricks around base of garage entrances.	Exterior Of Building	Closed
16	The exterior walls and their components are not being maintained free from loose or unsecured objects or materials. Namely but not limited to: Loose bricks, window ledges, and flashing around the building to include bricks and steel finish around base of garage doors.	Exterior Of Building	Closed
17	The yards and /or other part of property is not being kept clean and free from accumulation of junk, rubbish, brush, refuse, litter, garbage and/or other debris. Namely but not limited to: storage of debris in garage area(s) to include tires, wood, car parts and lubricants etc.	Exterior Of Building	Closed
18	Exterior yard that is used for the parking or storage of vehicles or surfaced with a material impervious to water is not maintained in good repair, free from cracks, holes and ruts. Namely but not limited to: Re-Paving of parking lot to eliminate above mentioned conditions and replacing curbs around Parkwoods Vilalge Drive	Exterior Of Building	Closed
19	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. Namely: Refinishing of all lines in parking lot to clearly indicate parking spaces.	Exterior Of Building	Closed

20	Exterior area of property for vehicular traffic or parking/storage not provided with curb stops or other restraining device. Namely but not limited to: Parking lot area has missing curb stops throughout parking lot.	Exterior Of Building	Closed
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No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
3	Property Standards	15 241902 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	19-May-16	04-AUG-16	14-Aug-18

No. of defects contained within the Order : **45**

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 but not limited to: cleaning of floor in storage room located beneath elevator room on roof of building.	Elevator Room	Closed
2	The protective/decorative finish on the exterior surfaces is not being maintained in good repair. Namely: Refinishing of Stairwell to elevator room and vent covers on roof of building.	Exterior Of Building	Closed
3	Chimney, smoke stack or supporting member is not maintained in good repair and/or free from defects. Namely but not limited to: broken, bent, and/or deteriorated smoke stack/chimney vents	Exterior Of Building	Closed
4		Interior	Closed
5	The handrails, and/or other appurtenant attachments and/or their supporting structural members are not maintained in a safe condition. Namely missing frame on handrail	Interior of Building	Closed
6	Interior lighting fixtures or lamps are not maintained. Namely: Broken/hanging emergency exit lighting fixture located between fire door and exit door near stairwell.	Interior of Building	Closed
7	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. Namely: Throughout building to include all floors and stairwells.	Interior of Building	Closed
8	Lighting in a service room is provided at less than 200 lux. Namely: Lighting in Boiler Room.	Interior of Building	Closed
9	The stairs and/or other appurtenant attachments and/or their supporting structural members are not maintained in good repair. Namely: stairway nosings located in the south stairwell between the 1st and 2nd floor.	Interior of Building	Closed
10	The treads and/or other appurtenant attachments and/or their supporting structural members are not maintained in good repair. Namely: Refinishing of deteriorated/rusted/decayed paint on risers located in North Stairwell.	Interior of Building	Closed
11	The risers and/or other appurtenant attachments and/or their supporting structural members are not maintained in good repair. Namely: Refinishing of deteriorated/rusted/decayed paint on risers located in North Stairwell.	Interior of Building	Closed
12	Previously finished surface in the public area of the property is not maintained in good repair. Namely but not limited to: repainting/refinishing of ceiling in building on all floors to eliminate holes, and uneven finishes.	Interior of Building	Closed
13	Exterior door has deteriorated/ineffective weather-proofing. Namely: the door located in the boiler room at the top of the stairs leading to the exterior is missing the glass that was originally installed with the door & frame and permits the entry of exterior elements.	Interior of Building	Closed
14	Exterior door does not prevent the entry of vermin, rodents and/or insects. Namely: the door located in the boiler room at the top of the stairs leading to the exterior is not secured in a way that would prevent the entry of vermin. The door is missing a window/glass and is only covered by a metal mesh which is rusted.	Interior of Building	Closed
15	Exterior door, window, skylight or basement hatchway not maintained in good repair. Namely: the door located in the boiler room at the top of the stairs leading to the exterior is missing the glass that was originally installed with the door & frame	Interior of Building	Closed
16	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair. Namely: the door in the boiler room located at the top of the stairs leading to the exterior is rusted and deteriorating.	Interior of Building	Closed
17	Interior door is not a good fit in its frame. Namely: Interior exit door which leads to South Parking lot is not fit in its frame and does not prevent the entry of drafts.	Interior of Building	Closed
18	Door hardware/devices are not maintained in good repair. Namely: loose door hardware on exit door on south side of the building leading to the parking lot.	Interior of Building	Closed
19	Door hardware/devices are not maintained in good repair. Namely: Bent/broken vent cover on laundry room door located on the 2nd floor.	Interior of Building	Closed
20	Door hardware/devices are not maintained in good repair. Namely: replacement of unit door # 202 due to significant damage to door around locking devices.	Interior of Building	Closed

21	Door hardware/devices are not maintained in good repair. Namely: door leading to North staircase does not latch	Interior of Building	Closed
22	Door hardware/devices are not maintained in good repair. namely: the door which leads to the parking lot from the boiler room is missing a door closer.	Interior of Building	Closed
23	Extension cords or other extensions are used as a permanent wiring system. Namely: An extension cord is being used as a permanenet source of wiring to supply power to a desktop computer located inside the meter room on the 1st floor beside the boiler room.	Interior of Building	Closed
24	The electrical fixtures are not maintained in a safe and complete condition. Namely but not limited to: exposed live wires on the 6th floor in hallway near elevator.	Interior of Building	Closed
25	The electrical switches are not maintained in good working order. Namely, missing cover plate near unit 306	Interior of Building	Closed
26	The electrical switches are not maintained in good working order. Namely missing cover plate on electrical switch	Interior of Building	Closed
27	The electrical receptacle are not maintained in good working order. Namely: Broken/Cracked/Deteriorated electrical outlet cover near #506	Interior of Building	Closed
28	An emergency contact sign is not posted and maintained in a prominent place in the front lobby or entrance to the building.	Interior of Building	Closed
29	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.	Interior of Building	Closed
30	Previously finished surface(s) in the public area of the property is not maintained in good repair. Namely: hanging vent cover located in 2nd floor laundry room.	Interior of Building	Closed
31	Previously finished surface(s) in the public area of the property is not maintained in good repair. Namely: the refinishing of baseboards near unit #610	Interior of Building	Closed
32	Previously finished surface(s) in the public area of the property is not maintained in good repair. Namely but not limited to: missing baseboard near unit #601	Interior of Building	Closed
33	Previously finished surface(s) in the public area of the property is not maintained in good repair. Namely but not limited to: Painting/Refinishing of doors throughout building where required to eliminate graffiti, colour differences, dents, and chips in paint.	Interior of Building	Closed
34	Previously finished surface(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance. Namely: refinishing of exit door on south side of building leading to parking lot.	Interior of 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. Namely: refinishing of rust and deterioration on stairs located inside the boiler room.	Interior of Building	Closed
36	Previously finished surface(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance. Namely: vent(s) on ceiling of laundry room requires cleaning throughout building in all laundry room.s	Interior of Building	Closed
37	The floor and every appurtenance, surface cover and finish is not maintained. Namely missing tiles near west exit door	Interior of Building	Closed
38	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition. Namely: replacement of carpets throughout building as a result of excessive stains, rips, fraying, and tares.	Interior of Building	Closed
39	Floor and/or floor covering not kept in a clean and sanitary condition. Namely but not limited to: carpets throughout building are dirty and heavily stained.	Interior of Building	Closed
40	The heating system or unit is not in good repair and maintained in good working condition. Namely: the ventilation system located on the south side of the building is not in working order.	Interior of Building	Closed
41	The supplied facility in or on the property is not constructed, installed and/or maintained so that it will function safely and effectively. Namely: Leaking faucet in Boiler Room storage area with missing knobs on faucet to control temperature.	Interior of Building	Closed
42	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: deteriorated/leaking sprinkler system pump located in the boiler room.	Interior of Building	Closed
43	The supplied piece(s) of equipment and/or appliance(s) in or on the property is not kept in a satisfactory working condition. Namely: broken speaker on ceiling of 5th floor laundry room.	Interior of Building	Closed
44	Previously finished wall(s) in the public area of the property is not maintained in good repair. Namely but not limited to: Excessive paint and plaster deterioration/delamination throughout all stairwells/hallways/corridors/lobbys.	Interior of Building	Closed
45	Previously finished wall(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance. Namely but not limited to: Excessive paint and plaster deterioration/delamination throughout all stairwells/hallways/corridors/lobbys.	Interior of Building	Closed

## 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.**