

MLS Building Audit Program - Details

Property Address : 76 PARKWOODS VILLAGE DR

Legal Description: PLAN 5439 PT BLK K

Roll No. : 1908122340084000000

Building : 76 PARKWOODS VILLAGE DR

Report Date : January 18, 2019

Building Audit Date : October 09, 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 251536 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	22-Oct-13	21-APR-14	100.00%
2	Property Standards	13 251869 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	23-Oct-13	21-APR-14	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
2	Property Standards	13 251869 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	23-Oct-13	21-APR-14	29-Oct-14

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

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The exterior walls and their components are not being maintained in good repair, namely crack in wall on west side, spalling and/or damaged brick.	Building	Closed
2	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.		Closed
3	The ventilation system or unit is not kept in good repair and maintained in good working condition at all times, namely damaged laundry vents.		Closed
4	Exterior door is not maintained in good repair, namely missing and/or damaged vents on garage doors.		Closed
5	Exterior door not maintained weather-tight, namely damaged and/or missing garage door frames.		Closed
6	Exterior door is not maintained in good repair.		Closed
7	The protective/decorative finish on the exterior surfaces is not being maintained in good repair, namely shear walls and guards.		Closed
8	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 missing and/or damaged screens.		Closed
9	The fence, screen and/or other enclosure around or on the property is not being maintained in good repair.		Substantially Co
10	Exterior yard surface and/or similar areas not maintained		Closed
11	The yard does not have suitable ground cover to prevent recurrent ponding of water.		Closed
12	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.		Closed
13	Walk(s), ramp(s) and/or similar areas does not afford safe passage, namely remove unused fence posts		Closed
14	Immediate action has not been taken to eliminate an unsafe condition. Where the installation of window air-conditioners prevent 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 the installation of the air-conditioner has been 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.		Closed
15	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.		Closed
16	The electrical fixtures are not maintained in good working order, namely damaged lens cover.		Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
1	Property Standards	13 251536 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	22-Oct-13	21-APR-14	22-Apr-14

No. of defects contained within the Order : **28**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Height of the guard for the exit stairs are less than 1,070 millimetres around landings.	Boiler Room	Closed
2	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely clean and clear.	Boiler Room	Closed
3	Required guard does not prevent the passage of a spherical object having a diameter more than 100 millimetres	Boiler Room	Closed
4	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	Closed
5	The electrical connections are not maintained in a safe and complete condition. Namely loose wires.	Boiler Room	Substantially Co
6	The electrical connections are not maintained in a safe and complete condition.	Electrical Room	Closed
7	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	Electrical Room	Substantially Co
8	The electrical receptacle are not maintained in a safe and complete condition. Namely electrical conduit not secured to wall.	Laundry Room	Closed
9	Lighting in a laundry room is provided at less than 200 lux.	Laundry Room	Closed
10	The emergency contact sign is not in lettering of not less than 12.7 millimetres in height.	Lobby	Closed
11	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.	Lobby	Closed
12	Communication system identifies the tenant by unit number.	Lobby	Closed
13	Height of the guard for the exit stairs are less than 1,070 millimetres around landings.	Roof Of Building	Closed
14	Required guard does not prevent the passage of a spherical object having a diameter more than 100 millimetres	Roof Of Building	Closed
15	Aerial, satellite dish, or other similar structure and/or its supporting member is not maintained in good repair. Namely Old Antenna.	Roof Of Building	Closed
16	The electrical connections are not maintained in a safe and complete condition.	Roof Of Building	Closed
17	Lighting in a storage room is provided at less than 50 lux.	Storage Room	Closed
18	tThe stair, landing and every appurtenance, surface cover and finish is not maintained. Namely damaged stair nosings.	Throughout Building	Closed
19	Garbage chute system originally installed in the multiple-dwelling is not maintained operative. Namely not self closing not self latching and Missing Dampers.	Throughout Building	Closed
20	Floor and/or floor covering not kept in a clean and sanitary condition	Throughout Building	Substantially Co
21	Previously finished surface(s) in the public area of the property is not maintained in good repair. Namely paint All doors and door frames.	Throughout Building	Closed
22	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 to include storage rooms, garbage chute rooms.	Throughout Building	Closed
23	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 peeling.	Throughout Building	Closed
24	Lighting in a service stairway is provided at less than 50 lux.	Throughout Building	Closed
25	Lighting in a service room is provided at less than 200 lux.	Throughout Building	Closed
26	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
27	The ventilation system or unit is not regularly cleaned.	Throughout Building	Substantially Co

28	Interior door is not a good fit in its frame. Namely unit doors and stairwell doors.	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.**