

MLS Building Audit Program - Details

Property Address : 81 WILSON PARK RD

Legal Description: PLAN 333 PT LOT 85 PLAN 1164 PT LOT 7 PT LOT 8

Roll No. : 1904021210029000000

Building : **81 WILSON PARK RD**

Report Date : January 18, 2019

Building Audit Date : November 06, 2009

**** 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
3	Property Standards	09 187925 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	31-Jul-13	06-OCT-14	100.00%
4	Property Standards	09 189288 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	31-Jul-13	06-OCT-14	100.00%
5	Waste	09 189289 WST 00 IV	LITTER DUMPING/REFUSE INVESTIGATION	Closed	20-Nov-09	24-NOV-09	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
3	Property Standards	09 187925 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	31-Jul-13	06-OCT-14	30-Sep-14

No. of defects contained within the Order : **27**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Exterior window(s) with broken/cracked glass.	Building	Closed
2	The exterior walls and their components are not being maintained in good repair, namely holes, spalling brick and deteriorated mortar.	Building	Closed
3	The protective/decorative finish on the exterior surfaces is not being maintained in good repair.	Building	Closed
4	Immediate action has not been taken to eliminate an unsafe condition, namely satellite dish.	Building	Closed
5	The ventilation system or unit is not kept in good repair and maintained in good working condition at all times, namely damaged vent cover.	Exterior Of Building	Closed
6	The electrical connections are not maintained in a safe and complete condition, namely loose wires.	Exterior Of Building	Substantially Co
7	The risers and/or other appurtenant attachments and/or their supporting structural members are not maintained in a safe condition, namely the space is greater than 100 millimetres.	Exterior Of Building	Closed
8	Required guard does not prevent the passage of a sphere having a diameter more than 100 millimetres.	Exterior Of Building	Closed
9	Height of the guard for the exit stairs are less than 1,070 millimetres around landings.	Exterior Of Building	Closed
10	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.	Exterior Of Building	Closed
11	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
12	Walk(s), ramp(s) and/or similar areas does not afford safe passage. Namely; interlocking.	Exterior Of Building	Closed
13	The retaining wall is not being maintained in good repair.	Exterior Of Building	Closed
14	Driveway(s) and/or similar areas not maintained.	Exterior Of Building	Substantially Co
15	Exterior garbage containment area not screened.	Exterior Of Building	Closed
16	The fence, screen and/or other enclosure around or on the property is not being maintained in good repair.	Exterior Of Building	Closed
17	The exterior walls and their components are not being maintained in good repair, namely loose or missing siding.	Exterior Of Building	Closed
18	Eavestrough, roof gutter, flashing and/or down pipe not maintained in good repair.	Exterior Of Building	Closed
19	Exterior door is not maintained in good repair, namely door frame.	Exterior Of Building	Closed
20	Eavestrough or roof gutter does not discharge in to a downpipe to drain roof surfaces.	Exterior Of Building	Closed
21	Required guard does not prevent the passage of a sphere having a diameter more than 100 millimetres.	Fire Exit	Closed
22	In a dwelling unit, a window located more than 2,000 millimetres above grade opens within 1,500 millimetres of the floor not leading to a balcony does not employ a controlled sash operation to restrict, when engaged, the opening of the operable sash to not more than 100 millimetres.	Throughout Building	Closed
23	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.	Throughout Building	Closed
24	The roof or one of its components is not weather tight, namely soffits.	Throughout Building	Substantially Co
25	Eavestrough, roof gutter, flashing and/or down pipe has a deteriorated protective finish .	Throughout Building	Closed
26	Dwelling unit window that is capable of being opened has no screen.	Throughout Building	Closed

27	The fence, screen, fence door and/or other enclosure around or on the property is not being maintained in good repair.	Yard Area	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
4	Property Standards	09 189288 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	31-Jul-13	06-OCT-14	30-Sep-14

No. of defects contained within the Order : **56**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	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.	1st Floor	Closed
2	Interior lighting fixtures or lamps are not maintained.	1st Floor	Closed
3	All repairs shall be made in a good workmanlike manner. (Namely but not limited to: Ceiling repair)	1st Floor	Closed
4	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	1st Floor	Closed
5	Floor not kept in a clean and sanitary condition and free from rubbish and debris.	1st Floor	Substantially Co
6	Exterior door has deteriorated/ineffective weather-proofing.	1st Floor	Closed
7	Door does not prevent entry of draughts.	1st Floor	Closed
8	Previously finished walls have marks, stains, graffiti, painted slogans and other defacements.	1st Floor	Closed
9	Wall not maintained free of holes, cracks, damaged and deteriorated materials.	1st Floor	Closed
10	Floor not kept in a clean and sanitary condition	1st Floor	Closed
11	The electrical connections are not maintained in a safe and complete condition. (Namely but not limited to: Connection to light fixture)	1st Floor	Closed
12	The electrical switches are not maintained in a safe and complete condition.	1st Floor	Closed
13	Door hardware/devices are not maintained in good repair.	1st Floor	Closed
14	Exterior door not maintained in good repair.	1st Floor	Closed
15	Interior door, hardware not maintained in good repair.	3rd Floor	Closed
16	Exterior window with broken/cracked glass.	3rd Floor	Closed
17	Previously finished wall(s) in the public area of the property is not maintained in good repair. (Namely but not limited to: defective or unfinished plaster)	3rd Floor	Closed
18	Door, passageway not maintained free from hazardous condition, obstruction and impediments. (Namely but not limited to: broken tile threshold)	3rd Floor	Closed
19	The supplied facility in or on the property is not kept in a satisfactory working condition.	Basement	Substantially Co
20	The electrical fixtures are not maintained in a safe and complete condition.	Basement	Closed
21	The supplied pieces of equipment and appliances in the property is not maintained so that it will function safely and effectively. (Namely but not limited to: Washing Machine and Dryer)	Basement	Closed
22	Lighting in a laundry room is provided at less than 200 lux.	Basement	Substantially Co
23	Walls not maintained free of holes, cracks, damaged and deteriorated materials. (Namely but not limited to: Broken and damaged drywall)	Basement	Closed
24	The plumbing system is not kept free from leaks or defects. (Namely but not limited: existing plumbing throughout basement exhibiting evidence of leaks)	Basement	Closed
25	The supporting members of the building are not maintained structurally sound. (Namely but not limited to: Deteriorated floor joist)	Basement	Closed
26	The electrical switches are not maintained in a safe and complete condition.	Basement	Closed
27	The electrical receptacle are not maintained in a safe and complete condition.	Basement	Substantially Co
28	The electrical connections are not maintained in a safe and complete condition.	Basement	Substantially Co
29	The floor surface cover and finish is not maintained.	Basement	Substantially Co

30	The floor finish is not reasonably smooth and level.	Basement	Closed
31	The plumbing system is not kept in a clean and sanitary condition. (Namely but not limited to: Hot water tanks)	Basement	Closed
32	Floor not kept in a clean and sanitary condition (Namely but not limited to: Debris, broken concrete, discarded construction debris, and unusable construction material)	Basement	Closed
33	Mailbox or mail receptacle is not maintained in good repair.	Entranceway	Closed
34	The surface of a glazed door, is not kept reasonably clean. Namely: No glass surface in door frame, plastic is deteriorate.	Front Entrance	Closed
35	The transparent surface, is not kept reasonably clean. Namely: No glass surface in door frame, plastic is deteriorate.	Front Entrance	Closed
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.	Lobby	Closed
37	The emergency contact sign is not in lettering of not less than 12.7 millimetres in height.	Lobby	Closed
38	An emergency contact sign is not posted and maintained in a prominent place in the front lobby or entrance to the building.	Lobby	Closed
39	The stair guard when measured vertically from the stair nosing is less than 900 millimetres high.	Stairway	Substantially Co
40	Height of handrail on stairs is more than the maximum 965mm	Stairway	Substantially Co
41	Handrail not provided on two sides of stairs that are 1,100mm or greater	Stairway	Closed
42	The handrails and their supporting structural members are not maintained in good repair. (Namely but not limited to: Handrail not securely affixed to wall)	Stairway	Closed
43	The stairs are not maintained in good repair. (Namely but not limited to: worn and defective paint finish)	Stairway	Substantially Co
44	The stairs are not being maintained free from defects/hazards. (Namely but not limited to: broken nosing)	Stairway	Closed
45	The stairs and other appurtenant attachments and their supporting structural members are not maintained in a clean and sanitary condition. (Namely but not limited to: Dirty handrails and discarded condoms)	Stairway	Closed
46	Previously finished walls have marks, stains, graffiti, smoke damage, painted slogans and other defacements. (Namely but not limited to: Graffiti tag)	Stairway	Closed
47	Handrail not provided on at least one side of stairs less then 1,100mm in width	Stairway - 1st Floor to 2nd Floor - Front	Closed
48	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Throughout Building	Closed
49	Interior lighting fixtures or lamps are not maintained.	Throughout Building	Closed
50	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	Closed
51	Walls not maintained clean.	Throughout Building	Closed
52	The heating system or unit is not in good repair and maintained in good working condition. (Namely but not limited to: Missing or damaged covers on baseboard heaters)	Throughout Building	Closed
53	The property is not being kept free of rodents, vermin, insects or other pests. (Namely but not limited to: Cockroaches)	Throughout Building	Closed
54	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. (Namely but not limited to: damaged plaster)	Throughout Building	Closed
55	Previously finished surface(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: unfinished paint repairs specific to ceilings and walls throughout)	Throughout Building	Substantially Co
56	Ceiling not maintained clean.	Throughout Building	Closed

**Part III - Apartment Unit Activity Summary for Property Standards Orders :81
WILSON PARK RD**

Active apartment unit related investigation matters (Property Standards only) :	4
Number of investigation-related Orders issued to Property owner :	4
Number of investigation-related Orders issued to tenants :	0

*** Note: The number of unit related orders relate to all buildings on the above property.**