

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 : May 29, 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 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 | 15 171185 PRS 00 IV | EXTERIOR COMMON ELEMENTS - DEFECTS | Closed | 18-Jun-15 | 30-SEP-15 | 100.00% |
| 2 | Property Standards | 15 171188 PRS 00 IV | INTERIOR COMMON ELEMENTS - DEFECTS | Prosecution Initiated | 18-Jun-15 | 30-SEP-15 | 94.44% |
| 3 | Waste | 15 171166 WST 00 IV | LITTER DUMPING/REFUSE INVESTIGATION | Closed | 12-Jun-15 | 26-JUN-15 | 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 171185 PRS 00 IV | EXTERIOR COMMON ELEMENTS - DEFECTS | Closed | 18-Jun-15 | 30-SEP-15 | 22-Jul-17 |

No. of defects contained within the Order :

No. of defects that remain outstanding :

| Deficiency Details | | | |
|--------------------|--|---|--------|
| No. | Violation/Defect | Location | Status |
| 1 | Equipment/attachment appurtenant to the building is not being maintained in good repair. Namely, the Flashing surrounding Roof damaged in multiple areas. | 001 Roof surround | Closed |
| 2 | The exterior walls and their components are not being maintained in good repair. Namely, missing/damaged bricks/mortar/concrete in exterior building envelope. | 002 Exterior Walls | Closed |
| 3 | The electrical fixtures are not maintained in a safe and complete condition. Namely, external lighting fixtures over rear exits on all levels, broken, not operational and wires exposed. Requires Repair/Replacement. | 003 Exterior rear exit points on all floors | Closed |
| 4 | Equipment/attachment appurtenant to the building is not properly anchored. Namely, air conditioner in apt # 305 not secured appropriately. | 004 Apt #305 | Closed |
| 5 | Driveway(s) and/or similar areas not maintained. Namely, Driveway attached to property has Potholes that require repair. | 005 Driveway | Closed |
| 6 | Equipment/attachment appurtenant to the building is not being maintained in good repair, Namely, Window Grille Broken/Missing Parts. Requires Repair/Replacement. | 006 South Side Ground Floor | Closed |
| 7 | Equipment/attachment appurtenant to the building is not being maintained in good repair. Namely, Rusty Bracket protruding at face height on Ground level South Side. | 007 Ground Level South Side of Building | Closed |
| 8 | Equipment/attachment appurtenant to the building is not being maintained in good repair. Namely, plastic vent cover missing on top floor South Side affording access to birds. | 008 Top Floor South Side of Building | Closed |
| 9 | Ancillary roof structure or supporting member is defective. Namely, Rotted Face Boards on Roof East Side. | 009 East Side Roof area | Closed |
| 10 | Above ground discharge from downpipe or pipe is directed to discharge in a manner that is likely to cause a hazard on a stairway, walkway, street and/or boulevard. Namely, two downspouts at Front Entrance expel directly onto front walkway. Downspout to the right of the front doorway is not secured properly. | 010 Front Entrance | Closed |
| 11 | The transparent surface is not kept reasonably clean. Glass Panels on Front Entrance are dirty and require cleaning. | 011 Front Entrance | 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 171188 PRS 00 IV | INTERIOR COMMON ELEMENTS - DEFECTS | Prosecution Initi | 18-Jun-15 | 30-SEP-15 | 4-Dec-18 |

No. of defects contained within the Order : **18**

No. of defects that remain outstanding : **1**

| Deficiency Details | | | |
|--------------------|--|---|--------|
| No. | Violation/Defect | Location | Status |
| 1 | Interior lighting fixtures or lamps are not maintained. Namely, no working light in service room area before Boiler Room. | 001 Service Room adjacent to Basement Boiler Room | Closed |
| 2 | The property is not being kept free of conditions which may encourage infestation. Namely, accumulated garbage/debris in and around the property, lack of sanitary conditions in the boiler room area, cockroaches observed. | 002 Outside/Inside property including Boiler/Service Room areas | Closed |
| 3 | The floor drain is not maintained in good repair. Namely, cover is wedged in the drain sideways creating a tripping hazard and not performing its function. | 003 Boiler Room | Closed |
| 4 | The plumbing system is not kept free from leaks or defects. Namely, apparent water penetration in corner and mould observed on ceiling and walls. | 004 Boiler/Service Room | Closed |
| 5 | Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely, ceiling tiles rotted/holes/mouldy, requires repair/replace. | 005 Boiler/Service Room | Closed |
| 6 | Door(s), passageway(s) and/or exit(s), not maintained free from hazardous condition, obstruction and impediments. Namely, Fridges and Furniture stored in corridor leading to boiler room but also partially blocking ground floor exit to the rear of the building. | 006 Rear Exit | Closed |
| 7 | The electrical receptacle are not maintained in a safe and complete condition. Electrical outlet in wall near Apt # 304 has faulted electrical wiring, requires professional correction. | 008 3rd Floor near Apt # 304 | Closed |
| 8 | Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair. Namely, Doors throughout the building interior and apartment doors have damaged hinges, holes, sharp protrusions and missing self closing devices, locks, strike plates, etc. Require replacement/repair. | 009 Throughout Building | Closed |
| 9 | All repairs shall be made in a good workmanlike manner. Namely, handrails on main Stairwell that were previously repaired have fallen off and have exposed hardware presenting a hazard. | 010 Main Stairwell | Closed |
| 10 | Lighting in a service stairway is provided at less than 50 lux. Namely, lighting throughout corridors on all floors is inadequate. | 011 All Corridors in building | Closed |
| 11 | The lighting fixture is not maintained in a clean condition. Namely, all light fixtures throughout the building are dirty and/or full of dead insects. Require cleaning. | 012 Throughout Building | Closed |
| 12 | Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely, holes and damage to wall surfaces throughout building. Requires plaster/paint repairs. | 012 Walls Throughout Building | Closed |
| 13 | The electrical fixtures are not maintained in good working order. Namely, Electrical outlet near Apt # 204 has been painted over. | 013 Near Apt # 204 | Closed |
| 14 | Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition. Namely, Broken/Cracked Floor Tiles on Ground and 2nd Floor Corridor. Requires Repair/Replacement. | 014 Ground and 2nd Floor Corridor | Closed |
| 15 | The supplied facility in or on the property is not constructed, installed and/or maintained so that it will function safely and effectively. Namely, 2nd Floor Baseboard Heater dirty and front panel bent. | 015 2nd Floor Corridor | Closed |
| 16 | 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, damaged/missing screens throughout building. | 016 Windows throughout building | Closed |
| 17 | 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. | 017 Dwelling Units | Open |
| 18 | Broken Windows in Units #203 and # 201 | 2nd Floor Apts # 203 and # 201. | 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.**