

MLS Building Audit Program - Details

Property Address : 20 BROADOAKS DR

Legal Description: PLAN M968 BLK C

Roll No. : 1908033290003000000

Building : 20 BROADOAKS DR -- NO FURTHER ACTION REQUIRED

Report Date : May 11, 2012

Building Audit Date : February 11, 2010

**** 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 May 11, 2012

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	10 117919 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	18-Feb-10	22-APR-10	100.00%
2	Property Standards	10 119666 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	19-Feb-10	20-APR-10	100.00%
3	Property Standards	10 120459 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	19-Feb-10	20-APR-10	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
3	Property Standards	10 120459 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	19-Feb-10	20-APR-10	21-Apr-10

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Lighting in a garage is provided at less than 50 lux.	Garage	Closed
2	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. Namely; exit stairways throughout 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	10 119666 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	19-Feb-10	20-APR-10	25-Oct-10

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The protective/decorative finish on the exterior surfaces is not being maintained in good repair.	Balcony	Closed
2	The protective/decorative finish on the exterior surfaces is not being maintained in good repair. Namely; columns near entrance to building.	North	Closed
3	Exterior garbage containment area not screened.	North	Closed
4	Guard with a minimum height of 1,070 millimetres has not been provided at a vehicular ramp where the difference in level is more than 600 millimetres..	North	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
1	Property Standards	10 117919 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	18-Feb-10	22-APR-10	20-Apr-10

No. of defects contained within the Order : 28

No. of defects that remain outstanding : 0

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The electrical switches are not maintained in good working order. Namely; switch cover missing.	2nd Floor	Closed
2	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition. Namely; loose carpet seam.	3rd Floor	Closed
3	Floor free from holes.	3rd Floor	Closed
4	Wall(s) not maintained free of damaged materials. Namely; box door bent	4th Floor	Closed
5	Wall(s) not maintained free of damaged and deteriorated materials. Namely; box cover damaged.	4th Floor	Closed
6	Previously finished surface(s) have marks and/or other defacements.	4th Floor	Closed
7	Previously finished surface(s) have marks and/or other defacements.	4th Floor	Closed
8	Floor not kept free from holes.	4th Floor	Closed
9	Previously finished surfaces have marks.	4th Floor	Closed
10	Door hardware/devices are not maintained in good repair. Namely; Door closer broken.	6th Floor	Closed
11	Previously finished wall(s) have marks.	6th Floor	Closed
12	Previously finished surface(s) have marks/graffiti and/or other defacements.	7th Floor	Closed
13	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	9th Floor	Closed
14	The electrical connections are not maintained in a safe and complete condition. Namely; junction box cover missing.	1st floor	Closed
15	Exterior door has deteriorated/ineffective weather-proofing.	1st floor	Closed
16	The electrical connections are not maintained in a safe and complete condition. Namely; junction box cover missing.	1st floor	Closed
17	Previously finished surface graffiti, and/or other defacements.	5th Floor	Closed
18	Ceiling not maintained free of holes.	Basement	Closed
19	Lighting in a storage room is provided at less than 50 lux.	Basement	Closed
20	The electrical connections are not maintained in a safe and complete condition. Namely; no cover on junction box.	Basement	Closed
21	Floor not free from holes.	Basement	Closed
22	Elevator part(s) and appendages are not maintained in good repair and operational. Namely : ventilation fan is noisy.	Elevator	Closed
23	Exterior door has deteriorated/ineffective weather-proofing.	Garage	Closed
24	The electrical connections are not maintained in good working order. Namely; electrical box no lid.	Garage	Closed
25	Floor and/or floor covering not kept free from defects. Namely 2 floor ties damaged near washing machines.	Laundry Room	Closed
26	An exterior door has a defective locking mechanism. Namely; strike plate missing from door frame.	garage	Closed
27	The heating system or unit is not in good repair and maintained in good working condition. Namely; thermostat cover missing.		Closed
28	The heating system or unit is not in good repair and maintained in good working condition. Namely; Cover missing wall rad unit.		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.**