

**MLS Building Audit Program - Details**

**Property Address : 230 OAK ST**

Legal Description: PLAN D93 LOTS 43 44 60 TO 68 PT LOTS 37 TO 41 45 46 58 59 AND {  
 Roll No. : 1904072240054600000

Building : **230 OAK ST -- NO FURTHER ACTION REQUIRED**

Report Date : **May 11, 2012**

Building Audit Date : **June 10, 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	Long Grass and Weeds	10 198412 LGW 00 IV	LONG GRASS/WEEDS	Closed	18-Jun-10	05-JUL-10	N/A**
5	Property Standards	10 194849 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	18-Jun-10	18-OCT-10	100.00%
6	Property Standards	10 195088 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	18-Jun-10	18-OCT-10	100.00%
7	Property Standards	10 195393 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	18-Jun-10	18-OCT-10	100.00%
8	Waste	10 194787 WST 00 IV	LITTER DUMPING/REFUSE INVESTIGATION	Closed	18-Jun-10	05-JUL-10	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
6	Property Standards	10 195088 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	18-Jun-10	18-OCT-10	11-Jan-12

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	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.	Exterior Of Building	Closed
2	The exterior surface has not been restored and/or resurfacedn where necessary. Namely all handrails are rusty.	Exterior Of Building	Substantially Com
3	The exterior surface of the building shall be maintained free of graffiti and/or painted slogans.	Exterior Of Building	Closed
4	Aerial, satellite dish, or other similar structure and/or its supporting member is not maintained in a safe condition.	Exterior Of Building	Closed
5	The (verandah, porch, deck, loading dock, ramp, balcony, fire escape or other similar structure, and/or other appurtenant attachment) and/or the supporting structural member(s) is not maintained in good repair. Namley balcony panels are rusty.	Exterior Of Building	Closed
6	Exterior window(s) with broken/cracked glass.	Exterior Of Building	Closed
7	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.	Exterior Of Building	Closed
8	Exterior steps not maintained. Namely missing concrete at stairwell exits.	Exterior Of Building	Closed
9	The yard is not being maintained free of heavy undergrowth.	Exterior Of Building	Closed
10	Exterior walkway not maintained. Namely holes, cracks and ruts.	Exterior Of Building	Closed
11	Window well(s) are not protected so as to afford safe passage. Namely window wells protective covering in secured and safe.	Exterior Of Building	Closed
12	Guard with a minimum height of 1,070 millimetres has not been provided at a raised floor where the difference in level is more than 600 millimetres.	Exterior Of Building	Closed
13	Roof decks, catwalks and/or related guards are not maintained in good repair.	Roof Of Building	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
5	Property Standards	10 194849 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	18-Jun-10	18-OCT-10	30-Jun-11

No. of defects contained within the Order : **21**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Lighting in a garage is provided at less than 50 lux.	Underground Parking Area	Closed
2	The ventilation system or unit is not kept in good repair and maintained in good working condition at all times. Namely; broken screens.	Underground Parking Area	Substantially Com
3	Exit facility does not have a wall or a well-secured guard on each side.	Underground Parking Area	Closed
4	The electrical connections are not maintained in a safe and complete condition. Namely; loose wires.	Underground Parking Area	Closed
5	The electrical connections are not maintained in a safe and complete condition. Namely; missing cover plates.	Underground Parking Area	Closed
6	The parking or storage garage is used to keep junk or rubbish.	Underground Parking Area	Closed
7	The parking or storage garage columns from floor level to a height of sixty (60) centimeters are not painted black.	Underground Parking Area	Closed
8	The parking or storage garage columns are not painted white from sixty (60) centimeters above floor level.	Underground Parking Area	Closed
9	The parking or storage garage ceiling are not painted white.	Underground Parking Area	Closed
10	The ceilings in the parking or storage garage are not maintained free of holes, breaks or cracks.	Underground Parking Area	Substantially Com
11	The ceilings in the parking or storage garage are not impervious to water.	Underground Parking Area	Closed
12	The floors in the parking or storage garage are not maintained free of holes, breaks or cracks	Underground Parking Area	Substantially Com
13	The floors in the parking or storage garage are not impervious to water.	Underground Parking Area	Substantially Com
14	The sign(s) is not being maintained in a good state of repair.	Underground Parking Area	Substantially Com
15	The safe-exit door, the frame of a safe-exit door and the wall adjacent to the safe-exit door to a distance of one (1) metre on both sides of the frame, and to a height of three (3) metres above the floor or to the soffit above the bulkhead over the door is not the required coloured green.	Underground Parking Area	Closed
16	The mechanical ventilation system in the parking or storage garage is not on at all times or otherwise controlled automatically by a carbon monoxide detection system that is located so as to provide full protection.	Underground Parking Area	Closed
17	The walls in the parking or storage garage are not maintained free of holes, breaks or cracks.	Underground Parking Area	Closed
18	The walls in the parking or storage garage are not impervious to water.	Underground Parking Area	Closed
19	The parking or storage garage walls are not painted white from sixty (60) centimeters above floor level.	Underground Parking Area	Closed
20	The parking or storage garage walls from floor level to a height of sixty (60) centimeters are not painted black.	Underground Parking Area	Closed
21	Handrails on one side of stair or ramp less than 1,100mm in width not provided	Underground Parking Area	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
7	Property Standards	10 195393 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	18-Jun-10	18-OCT-10	29-Sep-11

No. of defects contained within the Order : **23**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Exterior window(s) with broken/cracked glass.	Boiler Room	Closed
2	The ventilation system or unit is not kept in good repair and maintained in good working condition at all times. Namely damaged vent grill.	Boiler Room	Closed
3	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	Boiler Room	Closed
4	The electrical connections are not maintained in a safe and complete condition. Namely missing coverplates, duplex cover.	Boiler Room	Closed
5	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition. Namely missing draincover.	Boiler Room	Closed
6	Elevator machine room is not equipped to provide illumination to an average level of not less than 100 lux at floor level.	Elevator	Closed
7	The electrical connections are not maintained in a safe and complete condition. Namely panels on cabinets must be replaced.	Elevator	Substantially Com
8	Floor and/or floor covering not kept in a clean and sanitary condition Namely all garbage chute rooms.	Garbage Room	Substantially Com
9	Previously finished surface(s) in the public area of the property is not maintained in good repair. Namely repair and or replace all broken damaged tiles in all Garbage Chute Rooms.	Garbage Room	Substantially Com
10	The (stairs, treads, risers, guards, handrails, and/or other appurtenant attachments) and/or their supporting structural members are not maintained in a safe condition. Namely stair nosing not secured to stair.	Stairway	Closed
11	Handrails on both sides of stair or ramp 1,100mm in width or more not provided. Namely replace handrail in stairway(s).	Stairway	Closed
12	Previously finished surface(s) in the public area of the property is not maintained in good repair. Namely replace missing tile.	Stairway	Closed
13	Previously finished wall(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance.	Throughout Building	Closed
14	Wall(s) not maintained clean. To include baseboards, hallways, garbage chute rooms, service rooms, locker/storage rooms.	Throughout Building	Closed
15	The ventilation system or unit is not kept in good repair and maintained in good working condition at all times. To include garbage chute rooms, all service rooms, hallways.	Throughout Building	Closed
16	Garbage chute is not maintained in a clean and odour free condition.	Throughout Building	Substantially Com
17	Garbage chute system originally installed in the multiple-dwelling is not maintained operative.	Throughout Building	Substantially Com
18	Floor and/or floor covering not kept in a clean and sanitary condition Namely clean all floors in hallways , stairways, service rooms.	Throughout Building	Closed
19	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition. Namely floor mats, fraying carpet, lifting thresholds and bikes in hallways.	Throughout Building	Closed
20	Lighting in a service room is provided at less than 200 lux.	Throughout Building	Closed
21	Lighting in a storage room is provided at less than 50 lux.	Throughout Building	Closed
22	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
23	The lighting fixture is not maintained in a clean condition. Namely remove dead insects and clean light fixture.	Throughout Building	Substantially Com

### 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.**