

MLS Building Audit Program - Details

Property Address : 25 BROADOAKS DR

Legal Description: PLAN M968 PT BLK A

Roll No. : 1908033050027000000

Building : 25 BROADOAKS DR -- N0806

Report Date : May 11, 2012

Building Audit Date : September 03, 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
2	Property Standards	10 253322 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	10-Sep-10	31-JAN-11	100.00%
3	Property Standards	10 254441 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	10-Sep-10	09-SEP-11	100.00%
4	Property Standards	10 255105 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Expiry Date Extended	10-Sep-10	07-AUG-12	83.33%

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	10 253322 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	10-Sep-10	31-JAN-11	18-Feb-11

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Small safe-exit arrows are not prominently displayed on columns or walls 1.5 metres above the floor, measured from the center of the arrow to the floor; at least every ten (10) metres along the safe-exit route; at all safe-exit route decision points along the safe-exit route; and wherever a safe-exit route crosses a traffic aisle. Specifically extra safe exit arrow signs are required.	1st Parking Level	Closed
2	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. Specifically the door leading from the parking garage to the basement of the building is painted green - this should not be painted green as it is not part of the the safe exit route.	1st Parking Level	Closed
3	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.	1st Parking Level	Closed
4	The floors in the parking or storage garage are not maintained free of holes, breaks or cracks. specifically minor cracking of concrete floor is present at base of vehicular ramp where overhead door is located.	1st Parking Level	Closed
5	The electrical receptacle are not maintained in a safe and complete condition. Specifically guards are missing on light fixtures.	1st Parking Level	Closed
6	Lighting in a garage is provided at less than 50 lux.	1st Parking Level	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
4	Property Standards	10 255105 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Expiry Date Exten	10-Sep-10	07-AUG-12	27-Jul-12

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The balcony is not maintained in good repair. Namely: balcony slab cracked.	Exterior Of Building	Closed
2	The guards and/or other appurtenant attachments and/or their supporting structural members are not maintained in good repair. Namely: the protective or decorative finish of balcony guards are not maintained in good repair and the balcony guard anchor plates are rusted and defective.	Exterior Of Building	Open
3	Exterior walkway not maintained. Namely: pavement deteriorated, walkway curb stones broken.	North Side of Property	Closed
4	Walk(s), and/or similar areas do not afford safe passage. Namely: paving stones broken and not level.	North Side of Property	Closed
5	The exterior walls and their components are not being maintained in good repair. Namely: masonry wall on sides of balconies and masonry wall at south-east corner of building.	South Side of Building	Closed
6	The balcony is not maintained in good repair. Namely: balcony slab broken.	West Side of Building	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
3	Property Standards	10 254441 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	10-Sep-10	09-SEP-11	28-Oct-11

No. of defects contained within the Order : 17

No. of defects that remain outstanding : 0

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	1/F	Closed
2	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	1/F	Closed
3	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	1/F	Closed
4	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	1/F	Closed
5	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	1/F	Closed
6	Lighting in a storage room is provided at less than 50 lux.	1/F	Closed
7	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.	1/F	Closed
8	Door hardware/devices are not maintained in good repair.	1/F	Closed
9	Lighting in a service room is provided at less than 200 lux.	1/F	Closed
10	Lighting in a service room is provided at less than 200 lux.	1/F	Closed
11	Lighting in a storage room is provided at less than 50 lux.	1/F	Closed
12	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	1/F Laundry Room	Closed
13	Floor and/or floor covering not kept in a clean and sanitary condition and not free from stains.	7/F Hall	Closed
14	Lighting in a service room is provided at less than 200 lux.	Roof	Closed
15	The trapped floor drain is not screened with a metal grill or other suitable material so as to effectively exclude rodents.	Roof	Closed
16	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Roof	Closed
17	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Roof	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.**