

MLS Building Audit Program - Details

Property Address : 20 BROADOAKS DR

Legal Description: PLAN M968 BLK C

Roll No. : 1908033290003000000

Building : **20 BROADOAKS DR**

Report Date : January 17, 2020

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 January 17, 2020

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 :

No. of defects that remain outstanding :

| 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.**