

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 : January 20, 2016

** 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	16 108811 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	25-Feb-16	25-OCT-16	100.00%
2	Property Standards	16 108870 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	25-Feb-16	24-JUN-16	100.00%
3	Property Standards	16 108894 PRS 00 IV	Window Safety	Closed	25-Feb-16	25-MAR-16	100.00%
4	Property Standards	16 109093 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	25-Feb-16	25-APR-16	100.00%
5	Waste	16 106716 WST 00 IV	LITTER DUMPING/REFUSE INVESTIGATION	Closed	25-Jan-16	01-FEB-16	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
3	Property Standards	16 108894 PRS 00 IV	Window Safety	Closed	25-Feb-16	25-MAR-16	2-May-16

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The balcony, and/or the supporting structural member(s) is not being maintained free from defects and/or hazards. Namely A/C units and satellite dish; included but not limited to 208, 506, 508, 406, 906, 908, 804, 704, 604, 602, 402, 410, 510, 312, 314, 514, 614, 814, 914 316, 218, 518, 918, 220, 620, 820. bicycles overhang on 316, 219, 313 611 & 713.	Exterior	Closed
2	The balconies, and/or the supporting structural member(s) is not being maintained free from defects and/or hazards. Namely undue storage and enclosures including but not limited to units 411,511, 611, 602	Exterior	Closed
3	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.		Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
2	Property Standards	16 108870 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	25-Feb-16	24-JUN-16	17-Aug-16

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The supporting member(s) of equipment/attachments appurtenant to the building are not being maintained in good repair, namely; missing fascia on canopy	Exterior	Closed
2	The surface of a glazed door is not kept reasonably clean. Namely graffiti on door	Exterior	Closed
3	The protective/decorative finish on the exterior surfaces is not being maintained in good repair. Namely peeling paint on ceiling and pillars at	Exterior	Closed
4	Immediate action has not been taken to eliminate an unsafe condition. Namely missing tiles	Exterior	Closed
5	Exterior yard surface and/or similar areas not maintained. Namely cracked asphalt	Exterior	Closed
6	Exterior walkway not maintained. Namely damaged and cracked slabs	Exterior	Closed
7	The balconies and/or the supporting structural member is not maintained in good repair. Namely peeling paint and deteriorating balcony slabs	Exterior	Closed
8	The yard does not have suitable ground cover to prevent unstable soil conditions or erosion. Namely missing grass	Exterior	Closed
9	Exterior steps, not maintained. Namely cracked concrete	Exterior Of Building	Closed
10	Immediate action has not been taken to eliminate an unsafe condition. Namely missing tiles at front entrance		Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
1	Property Standards	16 108811 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	25-Feb-16	25-OCT-16	26-Oct-16

No. of defects contained within the Order : **13**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	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. Namely refinishing of green paint on stairwell doors	Underground Parking Area	Closed
2	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. Namely but not limited to system near spot123	Underground Parking Area	Closed
3	The parking or storage garage walls painted surface is not maintained in a state of good repair; Namely deteriorated paint	Underground Parking Area	Closed
4	The parking or storage garage walls painted surface is not maintained reasonably clean. Namely graffiti near stairwell exit doors anf walls	Underground Parking Area	Closed
5	The plumbing system is not kept free from leaks or defects. Namely leaking pipe by spot 81	Underground Parking Area	Closed
6	The floors in the parking or storage garage are not maintained free of holes, breaks or cracks; Namely but not limited to hole near spot 138	Underground Parking Area	Closed
7	The electrical receptacle are not maintained in good working order. Namely missing cover	Underground Parking Area	Closed
8	The parking or storage garage pedestrian exit door does not have a reliable self-closing mechanism. Namely missing closures on stairwell door	Underground Parking Area	Closed
9	The parking or storage garage columns from floor level to a height of sixty (60) centimeters are not painted black. Namely; refinishing of bkack paint where required	Underground Parking Area	Closed
10	The parking or storage garage ceiling painted surface is not maintained reasonably clean. Namely; refinishing if stained and water damaged areas including but not limited from #98 to 147	Underground Parking Area	Closed
11	The parking or storage garage ceiling painted surface is not maintained in a state of good repair. Namely refinishing of areas where light fixture have been removed	Underground Parking Area	Closed
12	Interior lighting fixtures or lamps have not been installed. Namely missing exit light fixture	Underground Parking Area	Closed
13	The ceilings in the parking or storage garage are not maintained free of holes, breaks or cracks. Namely; cracks on ledgebeam and wall near spot #2	Underground Parking Area	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
4	Property Standards	16 109093 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	25-Feb-16	25-APR-16	26-Oct-16

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The supplied piece(s) of equipment and/or appliance(s) in or on the property is not kept in a satisfactory working condition; Namely; open access panel	1st Floor	Closed
2	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials; Namely; paint and plaster peeling	1st Floor	Closed
3	Floor and/or floor covering not kept free from holes, stains, rubbish and debris;	1st Floor	Closed
4	Floor and/or floor covering not kept in a clean and sanitary condition; Namely; refinishing of Terrazzo flooring where required	1st Floor	Closed
5	Floor and/or floor covering not kept in a clean and sanitary condition	1st Floor	Closed
6	Floor and/or floor covering not kept in a clean and sanitary condition; Namely; cleaning of floor	1st Floor	Closed
7	Materials used for the repair, replacements or painting of the floor(s) and/or its attachments do not have a finish and facing similar to that of the original covering; Namely undue storage	1st Floor	Closed
8	Previously finished surface(s) in the public area of the property is not maintained in good repair; Namely; refinishing of unit doors where required and cleaning of door to electrical room.	1st Floor	Closed
9	Previously finished surface(s) in the public area of the property is not maintained in good repair; Namely; water stain on west stairwell door	1st Floor	Closed
10	Previously finished surface(s) in the public area of the property is not maintained in good repair; Namely; paint and plaster peeling	1st Floor	Closed
11	Previously finished surface(s) in the public area of the property is not maintained in good repair; Namely; repainting of door leading from lobby to compactor area	1st Floor	Closed
12	Previously finished surface(s) in the public area of the property is not maintained in good repair. Namely peeling paint on door	1st Floor	Closed
13	Door hardware/devices are not maintained in good repair; Namely; door closure damaged on stairwell door	1st Floor	Closed
14	An exterior door has a defective locking mechanism.	1st Floor	Closed
15	Exterior door has deteriorated/ineffective weather-proofing.	1st Floor	Closed
16	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials; Namely holes in ceiling near 108 and 109	1st Floor	Closed
17	Interior door is not a good fit in its frame.	1st Floor	Closed
18	Lighting in a service hallway is provided at less than 50 lux.	1st Floor	Closed
19	Interior lighting fixtures or lamps are not maintained. Namely, missing lense cover	1st Floor	Closed
20	Interior lighting fixtures and lamps are not maintained so that opeartions or activities normally carried out in or about any part of the property can be undertaken in safety and without undue eye strain.	1st Floor	Closed
21	The light standard(s) supporting artificial light is not kept in a safe and clean condition.	1st Floor	Closed
22	The light standard(s) supporting artificial light is not kept in good repair and in good working order. Namely dirty light fixture	1st Floor	Closed
23	The light standard(s) supporting artificial light is not kept in good repair and in good working order.	1st Floor	Closed
24	The light standard(s) supporting artificial light is not kept in good repair and in good working order. Namely missing covers	1st Floor	Closed
25	The light standard(s) supporting artificial light is not kept in good repair and in good working order.	1st Floor	Closed
26	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	1st Floor	Closed

27	The lighting fixture is not maintained in a clean condition.	1st Floor	Closed
28	Electrical equipment room is not equipped to provide illumination to an average level of not less than 50 lux at floor or tread level.	1st Floor	Closed
29	Lighting in a storage room is provided at less than 50 lux.	1st Floor	Closed
30	Lighting in a service room is provided at less than 200 lux.	1st Floor	Closed
31	Door hardware/devices are not maintained in good repair; Namely; garbage chute door on 2nd floor and where required	2nd Floor	Closed
32	The electrical connections are not maintained in a safe and complete condition; Namely missing lightbox cover	2nd Floor	Closed
33	Floor and/or floor covering not kept in a clean and sanitary condition; Namely; debris on floor	2nd Floor	Closed
34	Namely; refinishing of centre stairwell door by elevator lobby area Previously finished surface(s) in the public area of the property is not maintained in good repair.	2nd Floor	Closed
35	Previously finished surface(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance; Namely deteriorating paint on handrails in centre stairwell and other stairwell where required	2nd Floor	Closed
36	An exterior door has a defective locking mechanism; Namely; stairwell door near 208	2nd Floor	Closed
37	The electrical connections are not maintained in a safe and complete condition; Namely; damaged wiring and exposed conduit	3rd Floor	Closed
38	Previously finished surface(s) where marks, stains, graffiti, and/or other defacements have been removed have not been refinished; Namely; cleaning of walls and ceiling near ventilation area	3rd Floor	Closed
39	Previously finished surface(s) in the public area of the property is not maintained in good repair; Namely; repairing of stairwell door	3rd Floor	Closed
40	Previously finished surface(s) in the public area of the property is not maintained in good repair; Namely; repainting of #302 unit door and where required	3rd Floor	Closed
41	Floor and/or floor covering not kept free from holes, stains, rubbish and debris; Namely; repainting where required	4th Floor	Closed
42	Floor and/or floor covering not kept in a clean and sanitary condition; Namely dirty floor	4th Floor	Closed
43	Interior door is not a good fit in its frame.	5th Floor	Closed
44	The floor and every appurtenance, surface cover and finish is not maintained; Namely; worn out carpet	5th Floor	Closed
45	Floor and/or floor covering not kept free from holes, stains, rubbish and debris.	5th Floor	Closed
46	Previously finished wall(s) in the public area of the property is not maintained in good repair; Namely paint and plaster peeling	5th Floor	Closed
47	Interior door is not a good fit in its frame; Namely; damaged frame at bottom of door	5th Floor	Closed
48	The supplied facility in or on the property is not kept in a satisfactory working condition; Namely missing self closure	7th Floor	Closed
49	The supplied piece(s) of equipment and/or appliance(s) in or on the property is not kept in a satisfactory working condition; Namely loose access panel cover	9th Floor	Closed
50	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair; Namely; refinishing of unit door #918	9th Floor	Closed
51	Lighting in a storage room is provided at less than 50 lux.	Basement	Closed
52	Previously finished surface(s) in the public area of the property is not maintained in good repair; Namely; repainting of elevator	Basement	Closed
53	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials; Namely water damage on walls	Basement	Closed
54	Floor and/or floor covering not kept free from holes, stains, rubbish and debris; Namely; undue storage of television on floor	Basement	Closed
55	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials; Namely water damage	Basement	Closed
56	Lighting in a storage room is provided at less than 50 lux	Basement	Closed
57	Floor and/or floor covering not kept in a clean and sanitary condition	Laundry Room	Closed
58	The supplied piece(s) of equipment and/or appliance(s) in or on the property is not constructed, installed and/or maintained so that it will function safely and effectively; Namely; dirty fan	Laundry Room	Closed
59	Previously finished surface(s) in the public area of the property is not maintained in good repair; Namely; paint and plaster where required	Laundry Room	Closed
60	The surface of a window is not kept reasonably clean	Laundry Room	Closed

61	The electrical receptacle are not maintained in a safe and complete condition; Namely missing conduit	Laundry Room	Closed
62	The electrical receptacle are not maintained in a safe and complete condition. Namely loose wiring	Roof Of Building	Closed
63	The electrical switches are not maintained in a safe and complete condition. Namely switch missing cover	Roof Of Building	Closed
64	The electrical fixtures are not maintained in a safe and complete condition. Namely missing lens cover	Roof Of Building	Closed
65	Lighting in a service room is provided at less than 200 lux.	Roof Of Building	Closed
66	The protective/decorative finish on the exterior surfaces is not being maintained in good repair. Namely repainting of rust	Roof Of Building	Closed
67	Extension cords or other extensions are used as a permanent wiring system.	Roof Of Building	Closed
68	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely chairs, mattress, siding abd other debris	Roof Of Building	Closed
69	Door hardware/devices are not maintained in good repair. Namely damaged door closure	Stairway	Closed
70	Previously finished surface(s) in the public area of the property is not maintained in good repair; Namely; cleaning of stairwell floors and baseboard from floor three to floor two in stairwells where required	Stairway	Closed
71	Lighting in a storage room is provided at less than 50 lux.	Throughout	Closed
72	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials; Namely holes and paint and plaster peeling	Throughout	Closed
73	Door hardware/devices are not maintained in good repair; Namely; repair closure on riser doors	Throughout	Closed
74	Floor and/or floor covering not kept in a clean and sanitary condition; Namely; cleaning tiles near elevator lobby area	Throughout	Closed
75	Garbage chute is not maintained in a clean and odour free condition.	Throughout	Closed
76	The surface of a window is not kept reasonably clean; Namely; cleaning of windows in hallway	Throughout	Closed
77	Previously finished surface(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance; Namely repainting of elevator doors and frames	Throughout Building	Closed
78	The ventilation system or unit is not kept in good repair and maintained in good working condition at all times.	Throughout Building	Closed
79	Exit, public corridor or corridor is not equipped to provide illumination to an average level of not less than 50 lux at all points such as angles and intersections at changes of level where there are stairs or ramps.	Throughout Building	Closed
80	Floor and/or floor covering not kept in a clean and sanitary condition; Namely dirty stairwell	Throughout Building	Closed
81	Floor and/or floor covering not kept free from holes, stains, rubbish and debris; Namely dirty/wornout carpets	Throughout Building	Closed
82	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials; Namely paint and plaster peeling	Throughout Building	Closed
83	Previously finished wall(s) have marks, stains, graffiti, smoke damage, painted slogans and/or other defacements; Namely Graffiti, markings and discolouration	Throughout Building	Closed
84	Electrical equipment room is not equipped to provide illumination to an average level of not less than 50 lux at floor or tread level.		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.**