

MLS Building Audit Program - Details

Property Address : 20 GODSTONE RD

Legal Description: PLAN M993 PT BLK N

Roll No. : 1908112750004000000

Building : 20 GODSTONE RD

Report Date : January 17, 2020

Building Audit Date : May 18, 2017

**** 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	17 162211 PRS 00 IV		Closed	8-Jun-17	31-MAY-18	100.00%
2	Property Standards	17 164162 PRS 00 IV		Closed	8-Jun-17	10-JUL-17	100.00%
3	Property Standards	17 164203 PRS 00 IV		Closed	8-Jun-17	01-OCT-18	100.00%
4	Property Standards	17 167921 PRS 00 IV		Closed	8-Jun-17	18-SEP-18	100.00%
5	Property Standards	17 170929 PRS 00 IV		Closed	8-Jun-17	02-JAN-18	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
2	Property Standards	17 164162 PRS 00 IV		Closed	8-Jun-17	10-JUL-17	11-Jul-17

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	A window(s) which is capable of being opened, and is located in excess of two (2) metres from the finished grade, is not equipped with safety devices which would prevent any opening greater than one hundred (100) millimeters. A report is required to be submitted to the Officer for evaluation and approval by Owner/Property Manager, confirming that acceptable safety devices have been installed on all subject windows in an acceptable manner, and that the subject windows are not capable of being opened in excess of one hundred (100) millimeters.	Throughout Building	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
1	Property Standards	17 162211 PRS 00 IV		Closed	8-Jun-17	31-MAY-18	1-Apr-19

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Previously finished surface(s) in the public area of the property is not maintained in good repair.	Laundry Room	Closed
2	Previously finished wall(s) in the public area of the property is not maintained in good repair.	Sauna	Closed
3	Previously finished surface(s) in the public area of the property is not maintained in good repair.	Swimming Pool Room	Closed
4	Previously ceiling finished surface in the public area of the property is not maintained in good repair.	Swimming Pool Room	Closed
5	Previously finished wall(s) in the public area of the property is not maintained in good repair.	Swimming Pool Room	Closed
6	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	Throughout Building	Closed
7	Previously ceiling finished surface in the public area of the property is not maintained in good repair.	Throughout Building	Closed
8	Previously ceiling finished surface in the public area of the property is not maintained in good repair.	Throughout Building	Closed
9	Previously finished surface(s) in the public area of the property is not maintained in good repair. Namely; floors and stairs where refinishing required.	Throughout Building	Closed
10	Previously finished surface(s) in the public area of the property is not maintained in good repair where required.	Throughout Building	Closed
11	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	Throughout Building	Closed
12	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	Throughout Building	Closed
13	Previously finished wall(s) in the public area of the property is not maintained in good repair.	Throughout Building	Closed
14	Previously finished wall(s) in the public area of the property is not maintained in good repair.	Throughout Building	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
4	Property Standards	17 167921 PRS 00 IV		Closed	8-Jun-17	18-SEP-18	5-Sep-19

No. of defects contained within the Order : **18**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The guards and/or other appurtenant attachments and/or their supporting structural members are not maintained in good repair.	Exterior	Closed
2	Exterior yard that is used for the parking or storage of vehicles or surfaced with a material impervious to water is not maintained in good repair, free from cracks, holes and ruts.	Exterior	Closed
3	Exterior steps not maintained.	Exterior	Closed
4	Exterior yard surface and/or similar areas not maintained. Namely; damaged curbing	Exterior	Closed
5	Exterior garbage containment area not screened.	Exterior	Closed
6	The protective/decorative finish on the exterior surfaces is not being maintained in good repair. Namely; walls of the Underground Exit Stairwells	Exterior	Substantially Co
7	The protective/decorative finish on the exterior surfaces is not being maintained in good repair.	Exterior	Closed
8	The floor drain is not maintained in good repair. Namely; missing drain cover.	Exterior	Closed
9	The walls in the parking or storage garage are not maintained free of holes, breaks or cracks.	Exterior	Closed
10	The protective/decorative finish on the exterior surfaces is not being maintained in good repair.	Exterior Of Building	Closed
11	Exterior window not maintained in good repair. Namely; damage ledges	Exterior Of Building	Closed
12	The ventilation system or unit is not kept in good repair and maintained in good working condition at all times. Namely; damaged or missing vent covers	Exterior Of Building	Closed
13	The ventilation system or unit is not regularly cleaned.	Exterior Of Building	Closed
14	The protective/decorative finish on the exterior surfaces is not being maintained in good repair.	Exterior Of Building	Closed
15	The electrical connections are not maintained in a safe and complete condition. Namely; loose wires.	Exterior Of Building	Closed
16	The roof or one of it's components is not free from loose, unsecured or unsafe objects and/or materials. Namely; remove all loose items to include but not limited to debris.	Roof Of Building	Closed
17	The exterior surface of the building shall be maintained free of graffiti and/or painted slogans.	Roof Of Building	Closed
18	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
3	Property Standards	17 164203 PRS 00 IV		Closed	8-Jun-17	01-OCT-18	23-Feb-19

No. of defects contained within the Order : **26**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Lighting in a service room is provided at less than 200 lux.	Underground Parking Area	Closed
2	Previously finished surface(s) have marks, stains, graffiti, smoke damage, painted slogans and/or other defacements.	Underground Parking Area	Closed
3	The ceilings in the parking or storage garage are not maintained free of holes, breaks or cracks.	Underground Parking Area	Closed
4	The ceilings in the parking or storage garage are not impervious to water.	Underground Parking Area	Closed
5	The parking or storage garage ceiling are not painted white.	Underground Parking Area	Closed
6	The parking or storage garage ceiling are not painted white.	Underground Parking Area	Closed
7	The parking or storage garage columns are not painted white from sixty (60) centimeters above floor level.	Underground Parking Area	Closed
8	The parking or storage garage columns from floor level to a height of sixty (60) centimeters are not painted black.	Underground Parking Area	Closed
9	The parking or storage garage is used to keep junk or rubbish.	Underground Parking Area	Closed
10	The parking or storage garage is used to keep junk or rubbish.	Underground Parking Area	Closed
11	The parking or storage garage is used to keep junk or rubbish.	Underground Parking Area	Closed
12	Extension cords or other extensions are used as a permanent wiring system.	Underground Parking Area	Closed
13	The electrical connections are not maintained in a safe and complete condition. Namely; missing cover plate.	Underground Parking Area	Closed
14	The electrical connections are not maintained in a safe and complete condition. Namely; loose wires.	Underground Parking Area	Closed
15	The electrical receptacle are not maintained in good working order. Namely; missing cover plate	Underground Parking Area	Closed
16	The electrical connections are not maintained in good working order. Namely; loose wires.	Underground Parking Area	Closed
17	The parking or storage garage does not have a designated safe-exit route.	Underground Parking Area	Closed
18	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.	Underground Parking Area	Closed
19	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
20	Alert signs are not prominently displayed on columns or walls 2.1 metres above the floor, measured from the top of the sign to the floor, so that there is 1 alert sign for every 25 parking stalls in the parking or storage garage, with the alert signs being evenly distributed in the parking or storage garage, but located no more than 30 metres apart.	Underground Parking Area	Closed
21	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
22	The walls in the parking or storage garage are not maintained free of holes, breaks or cracks.	Underground Parking Area	Closed
23	The walls in the parking or storage garage are not impervious to water.	Underground Parking Area	Closed
24	The parking or storage garage walls are not painted white from sixty (60) centimeters above floor level.	Underground Parking Area	Closed
25	The parking or storage garage walls from floor level to a height of sixty (60) centimeters are not painted black.	Underground Parking Area	Closed
26	Lighting in a garage is provided at less than 50 lux.	Underground Parking Area	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
5	Property Standards	17 170929 PRS 00 IV		Closed	8-Jun-17	02-JAN-18	20-Mar-19

No. of defects contained within the Order : **51**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Required handrails on stairs or ramps are less than 865mm or more than 965mm high	1st Floor	Closed
2	The floor and every appurtenance, surface cover and finish is not maintained. Namely; Damaged floor tiles	5th Floor	Closed
3	Previously finished surface(s) have marks, stains, graffiti, smoke damage, painted slogans and/or other defacements.	7th Floor	Closed
4	Repair(s) does not reasonably match existing ceiling(s).	7th Floor	Closed
5	The ventilation system or unit is not kept in good repair and maintained in good working condition at all times. Namely; damaged vent cover	12th Floor	Closed
6	Door hardware/devices are not maintained in good repair. Namely; loose door hardware.	15th Floor	Closed
7	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely; damaged or missing ceiling tiles.	16th Floor	Closed
8	The electrical connections are not maintained in a safe and complete condition. Namely; missing cover plate	16th Floor	Closed
9	Floor and/or floor covering not kept free from holes, stains, rubbish and debris.	Basement	Closed
10	The electrical switches are not maintained in good working order. Namely missing switch cover plate	Basement	Closed
11	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely; damage ceiling tiles	Basement	Closed
12	The floor drain is not maintained in good repair. Namely; missing drain cover	Boiler Room	Closed
13	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	Boiler Room	Closed
14	Garbage storage area is not maintained in a clean and odour free condition.	Compactor Room	Closed
15	Exterior window not maintained weather-tight.	Elevator	Closed
16	The electrical receptacle are not maintained in good working order. Namely; missing cover	Elevator	Closed
17	The electrical connections are not maintained in a safe and complete condition. Namely; secure elevator panels doors	Elevator	Closed
18	The electrical connections are not maintained in a safe and complete condition. Namely; missing cover plate.	Elevator	Closed
19	Exterior window(s) with broken/cracked glass.	Elevator	Closed
20	Extension cords or other extensions are used as a permanent wiring system.	Interior	Closed
21	The electrical connections are not maintained in a safe and complete condition. Namely; missing cover plates and not secured.	Interior	Closed
22	Floor and/or floor covering not kept free from holes, stains, rubbish and debris.	Interior	Closed
23	The electrical connections are not maintained in a safe and complete condition. Namely; loose wires.	Interior	Closed
24	Floor and/or floor covering not kept in a clean and sanitary condition. Namely; clean behind washers and dryers.	Laundry Room	Closed
25	Previously finished wall(s) in the public area of the property is not maintained in good repair. Namely; missing access door	Laundry Room	Closed
26	Lighting in a storage room is provided at less than 50 lux.	Locker Room	Closed
27	Extension cords or other extensions are used as a permanent wiring system.	Locker Room	Closed
28	Interior door(s), frames(s), and/or hardware not maintained in good repair.	Roof Of Building	Closed
29	Hatch(es) providing access to roof is not kept locked at all times.	Roof Of Building	Closed

30	Door hardware/devices have been removed and not replaced.	Roof Of Building	Closed
31	The supplied piece(s) of equipment and/or appliance(s) in or on the property is not kept in a satisfactory working condition.	Sauna	Closed
32	Extension cords or other extensions are used as a permanent wiring system.	Storage Room	Closed
33	The property is not maintained and/or kept clean in accordance with the standards. Namely; clear floor area.	Storage Room	Closed
34	Interior lighting fixtures or lamps are not maintained.	Storage Room	Closed
35	Floor and/or floor covering not kept free from holes, stains, rubbish and debris.	Storage Room	Closed
36	The electrical connections are not maintained in a safe and complete condition. Namely; loose conduit	Swimming Pool	Closed
37	The floor and every appurtenance, surface cover and finish is not maintained. Namely; damaged tiles.	Swimming Pool Room	Closed
38	Exterior window(s) with broken/cracked glass.	Swimming Pool Room	Closed
39	The electrical connections are not maintained in a safe and complete condition. Namely; loose wires.	Swimming Pool Room	Closed
40	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	Swimming Pool Room	Closed
41	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	Swimming Pool Room	Closed
42	Lighting in a service room is provided at less than 200 lux.	Throughout Building	Closed
43	The light fixtures supporting artificial light is not kept in a safe and clean condition. Namely; clean lens covers.	Throughout Building	Closed
44	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely; damaged or missing baseboards.	Throughout Building	Closed
45	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely; missing tiles in Elevator Area's throughout floors.	Throughout Building	Closed
46	Garbage chute is not maintained in a clean and odour free condition.	Throughout Building	Closed
47	Previously finished wall(s) in the public area of the property is not maintained in good repair. Namely; missing and / or damaged tiles where required.	Throughout Building	Closed
48	Floor and/or floor covering not kept free from holes, stains, rubbish and debris.	Throughout Building	Closed
49	The ventilation system or unit is not regularly cleaned.	Throughout Building	Closed
50	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely; damaged tiles	Washroom	Closed
51	Exterior window(s) with broken/cracked glass.	Washroom	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.**