

MLS Building Audit Program - Details

Property Address : 235 BROOKBANKS DR

Legal Description: PLAN 5439 BLK K

Roll No. : 1908122340083000000

Building : **235 BROOKBANKS DR**

Report Date : January 17, 2020

Building Audit Date : August 21, 2013

**** 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	13 224167 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	28-Aug-13	24-FEB-14	100.00%
2	Property Standards	13 224647 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	28-Aug-13	24-FEB-14	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	13 224647 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	28-Aug-13	24-FEB-14	14-Aug-14

No. of defects contained within the Order : **11**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Exterior walkway not maintained.		Closed
2	Immediate action has not been taken to eliminate an unsafe condition. Where the installation of window air-conditioners prevent a safety device from being installed, a report is required to be submitted to the Officer for evaluation and approval by a professional or other certified person confirming that the installation of the air-conditioner has been done safe and securely; that there are no openings greater than one hundred (100) millimetres adjacent to the air conditioning unit and that the electrical supply and distribution in the suite is capable of safely operating the air conditioning unit. Also it must address any remedial action that must be taken in order to maintain its safe manner.		Closed
3	The electrical connections are not maintained in good working order, namely loose wires.		Substantially Co
4	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 a professional or other certified person 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.		Closed
5	The ventilation system or unit is not kept in good repair and maintained in good working condition at all times, namely damaged grills.		Closed
6	The balcony canopy and/or supporting structural member are not maintained in good repair, namely concrete delamination and paint finish.		Closed
7	Exterior yard that is used for the parking or storage of vehicles or surfaced with a material impervious to water is not maintained so as parking space marking are to be clearly visible.		Closed
8	Exterior garbage containment area not screened.		Closed
9	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, namely missing and/or damaged screens.		Substantially Co
10	Exterior window(s) with broken/cracked glass.		Substantially Co
11	The exterior walls and their components are not being maintained in good repair, namely spalling brick.		Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
1	Property Standards	13 224167 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	28-Aug-13	24-FEB-14	25-Aug-14

No. of defects contained within the Order : **20**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Garbage chute system originally installed in the multiple-dwelling is not maintained operative. Namely chute not secured to wall.	1st Floor	Closed
2	The electrical connections are not maintained in a safe and complete condition. Namely loose wires.	Boiler Room	Closed
3	Height of the guard for the exit stairs are less than 1,070 millimetres around landings.	Boiler Room	Closed
4	Exit facility does not have a wall or a well-secured guard on each side.	Boiler Room	Closed
5	The location and size of openings present a hazard as they are designed with members or attachments between 140 millimetres and 900 millimetres above the level protected by the guard which facilitate climbing.	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.	Building	Closed
7	Garbage chute is not maintained in a clean and odour free condition.	Compactor Room	Closed
8	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	Compactor Room	Closed
9	Guard has openings of a size that does not prevent the passage of a sphere having a diameter more than 100 millimetres	Elevator	Closed
10	The location and size of openings present a hazard as they are designed with members or attachments between 140 millimetres and 900 millimetres above the level protected by the guard which facilitate climbing.	Elevator	Closed
11	Height of the guard for the exit stairs are less than 1,070 millimetres around landings.	Elevator	Closed
12	Required handrails on stairs or ramps are less than 865mm or more than 965mm high	Elevator	Closed
13	Communication system identifies the tenant by unit number.	Lobby	Closed
14	Lighting in a service stairway is provided at less than 50 lux.	Throughout Building	Closed
15	Lighting in a service room is provided at less than 200 lux. Namely all service rooms.	Throughout Building	Substantially Co
16	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
17	The ventilation system or unit is not regularly cleaned.	Throughout Building	Closed
18	Previously finished wall(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance. Namely paint plastered areas to match.	Throughout Building	Closed
19	Previously finished surface(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance.	Throughout Building	Closed
20	Interior door is not a good fit in its frame.	Throughout Building	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.**