

MLS Building Audit Program - Details

Property Address : 40 GODSTONE RD

Legal Description: PLAN M993 PT BLK N RP R2384 PART 1 PART 2

Roll No. : 1908112750002000000

Building : **40 GODSTONE RD**

Report Date : **January 17, 2020**

Building Audit Date : **December 15, 2008**

**** 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
2	Property Standards	08 229821 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	22-Dec-08	21-JAN-09	100.00%
3	Property Standards	08 229857 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	22-Dec-08	21-JAN-09	100.00%
4	Property Standards	08 230099 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	22-Dec-08	23-DEC-08	100.00%
8	Waste	08 229876 WST 00 IV	LITTER DUMPING AND REFUSE INVESTIGATION	Closed	22-Dec-08	29-DEC-08	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	08 229857 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	22-Dec-08	21-JAN-09	5-Nov-10

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The exterior walls and their components are not being maintained in a weather tight condition. Namely underground exit stairwell near the screened garbage area.	Exterior Of Building	Substantially Co
2	The (verandah, porch, deck, loading dock, ramp, balcony, fire escape or other similar structure, and/or other appurtenant attachment) and/or the supporting structural member(s) is not maintained in good repair. Namely paint rusty balcony panels.	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	08 229821 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	22-Dec-08	21-JAN-09	30-Jul-09

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Recreation or other ancillary room and the facilities, amenities and associated equipment is not maintained in good repair. Namely boiler room has boxing punching bag, bikes, rebounder that must be removed.	Boiler Room	Closed
2	The floor drain is not maintained in good repair. Namely missing drain cover.	Boiler Room	Closed
3	Recreation or other ancillary room and the facilities, amenities and associated equipment is not maintained in a clean condition.	Locker Room	Closed
4	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition. Namely any floor covering in building that is fraying or taped.	Throughout Building	Closed
5	The minimum level of 50 lux (4.6 foot candles) is not being provided to all passage and stairways when in use.	Throughout Building	Closed
6	Previously finished wall(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance.	Throughout Building	Closed
7	The average level of 50 lux (4.6 foot candles) is not being provided to the corridor(s).	Throughout Building	Closed
8	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	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	08 230099 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	22-Dec-08	23-DEC-08	5-Nov-10

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

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The parking or storage garage walls from floor level to a height of sixty (60) centimeters are not painted black.	Underground Parking Area	Closed
2	The ceilings in the parking or storage garage are not impervious to water.	Underground Parking Area	Closed
3	The parking or storage garage columns painted surface is not maintained in a state of good repair.	Underground Parking Area	Closed
4	The parking or storage garage columns from floor level to a height of sixty (60) centimeters are not painted black.	Underground Parking Area	Closed
5	Location of pedestrian exit door within the parking or storage garage is not clearly indicated.	Underground Parking Area	Closed
6	The minimum level of 50 lux (4.6 foot candles) is not being provided to all driving aisles.	Underground Parking Area	Closed
7	The minimum level of 50 lux (4.6 foot candles) is not being provided to all designated parking spaces.	Underground Parking Area	Closed
8	Large safe-exit arrows are not displayed on safe-exit doors 1.5 metres above the floor, measured from the center of the arrow to the floor, with the arrow pointing down.	Underground Parking Area	Closed
9	The parking or storage garage does not have a designated safe-exit route.	Underground Parking Area	Closed
10	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
11	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
12	The walls in the parking or storage garage are not impervious to water.	Underground Parking Area	Closed
13	The parking or storage garage columns painted surface is not maintained in a state of good repair.	Underground Parking Level	Closed

**Part III - Apartment Unit Activity Summary for Property Standards Orders :40
GODSTONE RD**

Active apartment unit related investigation matters (Property Standards only) :	1
Number of investigation-related Orders issued to Property owner :	1
Number of investigation-related Orders issued to tenants :	0

*** Note: The number of unit related orders relate to all buildings on the above property.**