

MLS Building Audit Program - Details

Property Address : 215-235 GOSFORD BLVD

Legal Description: PLAN 8831 PT BLK A RP 64R3822 PARTS 1 TO 15

Roll No. : 1908013173001000000

Building : **4750 JANE ST**

Report Date : January 17, 2020

Building Audit Date : May 07, 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 173857 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	14-May-10	14-JUL-10	100.00%
2	Property Standards	10 173876 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	14-May-10	14-JUL-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
1	Property Standards	10 173857 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	14-May-10	14-JUL-10	22-Jun-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.	balconies	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 173876 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	14-May-10	14-JUL-10	16-Aug-10

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Mailbox or mail receptacle is not maintained in good repair.	1st Floor	Closed
2	Exterior door has deteriorated/ineffective weather-proofing.	1st Floor	Closed
3	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely broken tiles.	6th Floor	Closed
4	Floor and/or floor covering not kept in a clean and sanitary condition and free from rubbish and debris.	7th Floor	Closed
5	Floor and/or floor covering not kept free from holes.	7th Floor	Closed
6	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely; vent grate not flush mounted.	9th Floor	Closed
7	Previously finished surface(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance. Namely; wall scuffed.	12th Floor	Closed
8	The electrical connections are not maintained in a safe and complete condition. Namely; light fixture not secured and loose wiring.	16th Floor	Closed
9	Floor and/or floor covering not kept in a clean and sanitary condition and free from rubbish and debris.	16th Floor	Closed
10	Ceiling(s) constructed for the purpose of separation is not of a gas tight construction.	16th Floor	Closed
11	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely; i ceiling tile damaged.	16th Floor	Closed
12	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely; some missing wall tiles.	16th Floor	Closed
13	Previously finished surface(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance.	16th Floor	Closed
14	Floor tiles worn out.	Basement	Closed
15	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. including baseboards.	Basement	Closed

16	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair. Namely; door does not slam shut.	Garbage Room	Closed
17	Previously finished surface(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance. Namely; wall & ceiling - paint and plaster deteriorated.	Stairway	Closed
18	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely; section of baseboard broken.	Stairway	Closed
19	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	Stairway	Closed
20	Lighting in a is provided at less than 50 lux.	Stairway	Closed
21	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Stairway	Closed
22	Previously finished surface(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance. Namely; paint deteriorated on steps and landings.	Stairway	Closed
23	The ventilation system or unit is not regularly cleaned. Namely; dirty vent grills.	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.**