

## 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 18, 2019

**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 18, 2019

### 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 :

|  |          |
|--|----------|
| <b>Active apartment unit related investigation matters (Property Standards only) :</b> | <b>0</b> |
| 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.**