

**MLS Building Audit Program - Details**

**Property Address :** 157 JAMESON AVE

Legal Description: PLAN 370 PT LOT 4

Roll No. : 1904021270002000000

Building : 157 JAMESON AVE -- NO FURTHER ACTION REQUIRED

**Report Date :** May 11, 2012

**Building Audit Date :** March 04, 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 May 11, 2012

**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 126937 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	9-Mar-10	10-MAY-10	100.00%
4	Property Standards	10 129444 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	11-Mar-10	31-MAY-11	100.00%
5	Property Standards	10 128443 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	12-Mar-10	14-MAR-11	100.00%
6	Property Standards	10 130161 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS - SERVICE ROOMS, ROOF AND LAUDRY ROOM	Closed	12-Mar-10	31-MAY-11	100.00%
7	Property Standards	10 134222 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS - UNUSED LOCKER ROOM	Closed	12-Mar-10	31-MAR-11	100.00%
8	Waste	10 126948 WST 00 IV	LITTER DUMPING/REFUSE INVESTIGATION	Closed	9-Mar-10	22-MAR-10	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
7	Property Standards	10 134222 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS - UNUSED LOCKER ROOM	Closed	12-Mar-10	31-MAR-11	13-Apr-10

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Wall(s) constructed for the purpose of separation is not maintained in a good state of repair. Specifically fire stop missing by entrance door	Locker Room	Closed
2	The plumbing system is not kept in good working order. Specifically leak in drain pipe and water of the floor.	Locker Room	Closed
3	The plumbing system is not protected from freezing. Specifically missing/damaged insulation on service pipes	Locker Room	Closed
4	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Specifically hiole in ceiling by gas meter	Locker Room	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
1	Property Standards	10 126937 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	9-Mar-10	10-MAY-10	10-Dec-10

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Concrete surface damaged in areas.	Driveway	Closed
2	The exterior surface of the building shall be maintained free of graffiti and/or painted slogans.	East Side of Building	Closed
3	Loose cable hanging from wall.	East Side of Building	Closed
4	Walk(s), ramp(s) and/or similar areas does not afford safe passage. Namely; Concrete patio tiles are loose, lifting and a trip hazard.	East Side of Building	Closed
5	Light fixture has no bulb.	East Side of Building	Closed
6	Brick walls at sides of steps. Both walls have cracked, broken and missing bricks. South side wall collapsing.	Side Of Building	Closed
7	Two dead and damaged trees not removed from property.	South Side of Building	Closed
8	Walk(s), ramp(s) and/or similar areas does not afford safe passage. Namely; Concrete patio tiles loose, lifting and a trip hazard.	South Side of Building	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
6	Property Standards	10 130161 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS - SERVICE ROOMS, ROOF AND LAUDRY ROOM	Closed	12-Mar-10	31-MAY-11	13-Apr-10

No. of defects contained within the Order : **14**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Previously finished surface in the public area of the property is not maintained in good repair. Specifically ceiling paint is deteriorated	Boiler Room	Closed
2	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Specifically hole in wall by light switch	Boiler Room	Closed
3	The electrical fixtures are not maintained in good working order. Specifically cover on junction box is missing	Electrical Room	Closed
4	Wall(s) constructed for the purpose of separation is not of a gas tight construction. Specifically fire-stop missing where cables penetrate the wall	Electrical Room	Closed
5	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Specifically small holes in the ceiling	Electrical Room	Closed
6	Previously finished surface(s) in the public area of the property is not maintained in good repair. Specifically damaged ceiling paint and plaster	Electrical Room	Closed
7	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Specifically hole in wall	Elevator	Closed
8	Previously finished surface(s) in the public area of the property is not maintained in good repair. Specifically ceiling paint is peeling by door	Laundry Room	Closed
9	The electrical fixtures are not maintained in good working order. Specifically unused outlet box does not have a cover	Laundry Room	Closed
10	Lighting in a laundry room is provided at less than 200 lux.	Laundry Room	Closed
11	The plumbing system is not kept in good working order. specifically faucet in laundry room is defective	Laundry Room	Closed
12	Previously finished surface(s) in the public area of the property is not maintained in good repair Specifically door to elevator room and ventilation hoods require the finish to be renewed.	Roof Of Building	Closed
13	Previously finished surface(s) in the public area of the property is not maintained in good repair. specifically wall paint and plaster to be refurbished at stariway to roof	Stairway	Closed
14	The floor and every appurtenance, surface cover and finish is not maintained. Specifically floor tiles in stairway to roof are damaged/missing	Stairway	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
4	Property Standards	10 129444 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	11-Mar-10	31-MAY-11	13-Apr-10

No. of defects contained within the Order : **15**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The walls in the parking or storage garage are not maintained free of holes, breaks or cracks. Specifically parking on beam by 8, 35 and 14 is damaged	1st Parking Level	Closed
2	The walls in the parking or storage garage are not maintained free of holes, breaks or cracks. specifically damaged concret block by 3	1st Parking Level	Closed
3	The garage door that is equipped with an automatic closing mechanism is not equipped with a sensing device that does not allow the door to close when any person, animal or object is crossing its path.	Underground Parking Area	Closed
4	The electrical fixtures are not maintained in a safe and complete condition. Specifically cover on Bell Telephone box is not secured	Underground Parking Area	Closed
5	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. Specifically green paint does not extend 1 metre past door frame on wall	Underground Parking Area	Closed
6	The parking or storage garage walls from floor level to a height of sixty (60) centimeters are not painted black. Specifically black paint does not extent to floor	Underground Parking Area	Closed
7	Exterior door, window, skylight or basement hatchway not maintained in good repair. Specifically damaged door frame by 3	Underground Parking Area	Closed
8	The electrical connections are not maintained in good working order. Specifically defective light bulb by 1, 16 and fixture by 16 is not secured	Underground Parking Area	Closed
9	Previously finished surface(s) in the public area of the property is not maintained in good repair. Specifically paint is required on door 17	Underground Parking Area	Closed
10	Previously finished surface(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance. Specifically behicular door requires paint	Underground Parking Area	Closed
11	The floor drain is not maintained in good repair. Specifically floor drain covers are missing and/or damaged/secured by 23 and at base of vehicular door	Underground Parking Area	Closed
12	The ceilings in the parking or storage garage are not maintained free of holes, breaks or cracks. Specifically damaged ceiling plaster by 31-33, 20 and other locations	Underground Parking Area	Closed
13	The parking or storage garage ceiling painted surface is not maintained in a state of good repair. Specifically damaged, flaking and peeling paint by 31-33,20, and drive isle	Underground Parking Area	Closed
14	Lighting in a garage is provided at less than 50 lux. Specifically in parking stalls	Underground Parking Area	Closed
15	The floor and every appurtenance, surface cover and finish is not maintained. Specifically concrete floor damage by vehicular door.	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	10 128443 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	12-Mar-10	14-MAR-11	15-Mar-11

No. of defects contained within the Order : **23**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	2nd floor hydro closet room light fixture removed.	Interior of Building	Closed
2	South stairwell door contains graffiti	Interior of Building	Closed
3	Areas of the corridor walls require paint where repairs were made, repair must match existing finish.	Interior of Building	Closed
4	Doors, door frames and elevator doors are scratched.	Interior of Building	Closed
5	Storage rooms throughout the building have damaged walls, ceilings and efflorescence.	Interior of Building	Closed
6	Wall beside main floor elevator has missing tiles.	Interior of Building	Closed
7	The walls and ceiling in the 4th floor superintendents room are cracked, repairs not made in good workmanship manner.	Interior of Building	Closed
8	Communication system identifies the tenant by unit number.	Interior of Building	Closed
9	The radiator cover in the 4th floor north stairwell is not attached to the rad.	Interior of Building	Closed
10	Floor at apt door 508 is missing the threshold creating a trip hazard.	Interior of Building	Closed
11	6th floor south stairwell contains a trip hazard.	Interior of Building	Closed
12	6th floor corridor has a trip hazard, short piece of pipe sticking out of the floor.	Interior of Building	Closed
13	The 4th floor carpet is loose.	Interior of Building	Closed
14	Storage room floors throughout building are missing floor tiles and are not clean.	Interior of Building	Closed
15	North stairwell main floor light is not working.	Interior of Building	Closed
16	Utility closet doors in corridors have holes, are loose in their frames and do not have locks.	Interior of Building	Closed
17	Doors in corridors have damaged louvers.	Interior of Building	Closed
18	North rear exit door will not latch.	Interior of Building	Closed
19	Ceilings not painted where light fixtures were changed.	Interior of Building	Closed
20	Corridors are not equipped to provide illumination to an average level of not less than 50 lux at all points.	Interior of Building	Closed
21	The 5th floor locker room light removed.	Interior of Building	Closed
22	3rd floor north stairwell handrail has been removed.	Interior of Building	Closed
23	The guard in the north stairwell on the top floor is not secured to the wall.	Interior of 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.**