

MLS Building Audit Program - Details

Property Address : 1607 JANE ST

Legal Description: PLAN 5391 PT BLK A

Roll No. : 1908022270004000000

Building : 1607 JANE ST

Report Date : May 11, 2012

Building Audit Date : February 01, 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 112399 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	4-Feb-10	02-SEP-11	100.00%
2	Property Standards	10 112242 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	5-Feb-10	05-APR-12	100.00%
3	Property Standards	10 113358 PRS 00 IV	REPORT ORDERS	Expiry Date Extended	5-Feb-10	05-APR-12	0.00%

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 112399 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	4-Feb-10	02-SEP-11	2-Sep-11

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Lighting in a service room is provided at less than 200 lux.	Boiler Room	Closed
2	Exterior window(s) with broken/cracked/missing glass.	Boiler Room	Closed
3	Communication system is not maintained in good repair and in operative condition. Glass pane is cracked.	Entranceway	Closed
4	Exterior door, not maintained in good repair. Glasspane is cracked.	Entranceway	Closed
5	Repair(s) does not reasonably match existing wall(s) . Near Apt # 109.	Hall	Closed
6	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Hall	Closed
7	Repair(s) does not reasonably match existing wall(s)	Hall	Closed
8	Exit, public corridor or corridor is not equipped to provide illumination to an average level of not less than 50 lux at floor or tread level.	Hall	Closed
9	Immediate action has not been taken to eliminate an unsafe condition. Fire cabinet hose and fire extinguisher have no inspection tags.	Hall	Closed
10	Guard with a minimum height of 1,070 millimetres has not been provided at a raised floor where the difference in level is more than 600 millimetres.	Interior	Closed
11	Repair(s) does not reasonably match existing wall(s)	Interior	Closed
12	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Laundry Area	Closed
13	The emergency contact sign is not in lettering of not less than 12.7 millimetres in height.	Lobby	Closed
14	An emergency contact sign is not posted and maintained in a prominent place in the front lobby or entrance to the building.	Lobby	Closed
15	Repair(s) does not reasonably match existing wall(s)	South West	Closed
16	Exterior window or skylight not maintained in good repair. Window sill is not clean.	Stairway	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 112242 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	5-Feb-10	05-APR-12	27-Apr-12

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

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Equipment/attachment appurtenant to the building is not being maintained in good repair. Namely: vent grille missing.	East Side of Building	Closed
2	The exterior walls and their components are not being maintained in good repair.	East Side of Building	Closed
3	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.	East Side of Building	Closed
4	The exterior walls and their components are not being maintained in good repair. Namely: masonry adjacent to window sills not in good repair.	East Side of Building	Closed
5	Exterior yard that is used for the parking or storage of vehicles or surfaced with a material impervious to water is not maintained in good repair, free from cracks, holes and ruts.	Exterior	Closed
6	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.	Exterior	Closed
7	Curb stops or restraining devices are not positioned to prevent vehicles from causing injury, damage or encroaching on to property.	Exterior	Closed
8	Dwelling unit window that is capable of being opened has no screen.	Exterior Of Building	Closed
9	The balcony and/or the supporting structural member(s) is not being maintained free from defects and/or hazards. Namely: concrete ceiling/floor slabs broken, re-bars exposed.	Exterior Of Building	Closed
10	The protective/decorative finish on the exterior surfaces is not being maintained in good repair. Namely: balcony ceiling/floor slabs paint is missing/peeling.	Exterior Of Building	Closed
11	The protective/decorative finish on the exterior surfaces is not being maintained in good repair. Namely: paint is chipped/peeling on handrails, balcony guards, etc.	Exterior Of Building	Closed
12	In a dwelling unit, a window located more than 2,000 millimetres above grade opens within 1,500 millimetres of the floor not leading to a balcony does not employ a controlled sash operation to restrict, when engaged, the opening of the operable sash to not more than 100 millimetres.	Exterior Of Building	Closed
13	Roof drainage discharging at more than one hundred and fifty (150) millimeters above grade.	North Side of Building	Closed
14	The stairs and/or other appurtenant attachments and/or their supporting structural members are not maintained in good repair. Namely: stairs are off plumb and broken.	North Side of Building	Closed
15	Height of the guard for the exit stairs are less than 920 millimetres measured vertically to the top of the guard from a line drawn through the outside edges of the stair nosings.	North Side of Building	Closed
16	The exterior walls and their components are not being maintained in good repair. Namely: stair landing masonry not in good repair.	North Side of Building	Closed
17	The fence, screen and/or other enclosure around or on the property is not being maintained in good repair.	North Side of Property	Closed
18	Exterior window(s) with broken/cracked glass.	South Side of Building	Closed
19	Exterior garbage bin(s) covers left open.	South Side of Property	Closed
20	Exterior garbage containment area not screened.	South Side of Property	Closed
21	The stairs and/or their supporting structural members are not maintained in good repair.	West Side of Building	Closed
22	The handrails are not maintained in good repair. Namely: handrail not secured.	West Side of Building	Closed
23	Exterior walkway not maintained in good repair.	West Side of Property	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.**