

**MLS Building Audit Program - Details**

**Property Address :** 160 JAMESON AVE

Legal Description: PLAN 454 LOTS 37 & 39 PT LOTS 38, 40 TO 43 PLAN 1176 PT LOT 5

Roll No. : 1904021240010000000

**Building :** 160 JAMESON AVE -- NO FURTHER ACTION REQUIRED

**Report Date :** May 11, 2012

**Building Audit Date :** June 09, 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 193526 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	23-Jun-10	29-SEP-10	100.00%
2	Property Standards	10 202749 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	23-Jun-10	21-SEP-10	100.00%
3	Property Standards	10 204401 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Expiry Date Extended	23-Jun-10	21-SEP-10	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
2	Property Standards	10 202749 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	23-Jun-10	21-SEP-10	3-Aug-11

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The parking or storage garage ceiling painted surface is not maintained in a state of good repair. Namely; touch up white painted surfaces where required.	Garage	Closed
2	The parking or storage garage columns from floor level to a height of sixty (60) centimeters are not painted black.	Garage	Closed
3	The parking or storage garage is used to keep junk or rubbish.	Garage	Closed
4	The parking or storage garage pedestrian exit door is not designed and/or installed to open in the direction of exit travel.	Garage	Closed
5	The parking or storage garage exit door, which does not open directly to the outside of the building, does not incorporate wired glass panels over fifty (50%) of its surface or the maximum coverage of wired glass panels allowed by the Ontario Building Code. (2 doors affected)	Garage	Closed
6	Interior door(s), frames(s), and/or hardware not maintained in good repair. Namely; door is jammed. closed.	Garage	Closed
7	The garage floor is not kept clean and free from debris and oil.	Garage	Closed
8	The garage storage room not kept neat and clean. Namely; stored materials to be organized.	Garage	Closed
9	The garage is used to store materials and personal property other than motor vehicles.	Garage	Closed
10	Small safe-exit arrows are not prominently displayed on columns or walls 1.5 metres above the floor, measured from the center of the arrow to the floor; at least every ten (10) metres along the safe-exit route; at all safe-exit route decision points along the safe-exit route; and wherever a safe-exit route crosses a traffic aisle.	Garage	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.	Garage	Closed
12	The mechanical ventilation system in the parking or storage garage is not on at all times or otherwise controlled automatically by a carbon monoxide detection system that is located so as to provide full protection.	Garage	Closed
13	The walls in the parking or storage garage are not impervious to water.	Garage	Closed
14	The parking or storage garage walls painted surface is not maintained in a state of good repair. Namely; touch up white painted surfaces where required.	Garage	Closed
15	The parking or storage garage walls from floor level to a height of sixty (60) centimeters are not painted black.	Garage	Closed
16	Exterior door not maintained in good repair. Namely door rusted and deteriorated near the bottom.	Garage	Closed
17	The ceilings in the parking or storage garage are not impervious to water.	Garage	Closed
18	The ceilings in the parking or storage garage are not maintained free of holes, breaks or cracks.	Garage	Closed
19	The ceilings in the parking or storage garage are not maintained free of holes, breaks or cracks.	Garage	Closed
20	The electrical connections are not maintained in good working order. Namely; uncovered box	Garage	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 193526 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	23-Jun-10	29-SEP-10	3-Aug-11

No. of defects contained within the Order : **53**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Previously finished surface(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance.	1st Floor	Closed
2	The storage room is not clean and tidy and free from junk.	2nd Floor	Closed
3	Previously finished surface(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance.	2nd Floor	Closed
4	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	3rd Floor	Closed
5	The storage room is not kept clean and tidy and free from junk.	3rd Floor	Closed
6	Previously finished surface(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance.	3rd Floor	Closed
7	The electrical fixtures are not maintained in good working order.	3rd Floor	Closed
8	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	4th Floor	Closed
9	The storage room is not kept clean and tidy and free from junk.	4th Floor	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.	5th Floor	Closed
11	Storage room not kept clean and tidy and free from junk.	5th Floor	Closed
12	Floor and/or floor covering not kept in a clean and sanitary condition and free from rubbish and debris.	6th Floor	Closed
13	Stairway exit door does not latch shut.	6th Floor	Closed
14	Previously finished surface(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance.	6th Floor	Closed
15	Previously finished surface(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance.	6th Floor	Closed
16	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	7th Floor	Closed
17	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	7th Floor	Closed
18	Previously finished surface(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance.	7th Floor	Closed
19	The room is not kept clean and tidy and free of junk.	7th Floor	Closed
20	Interior door(s), frames(s), and/or hardware not maintained in good repair. Namely; cage doors	Basement	Closed
21	Exterior door, window, skylight or basement hatchway not maintained in good repair.	Basement	Closed
22	Ceiling not maintained free of damaged materials. Namely; hatch no cover.	Basement	Closed
23	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	Basement	Closed
24	The property is not maintained accordance with the standards. Namely; storage of materials.	Basement	Closed
25	The property is not maintained accordance with the standards. Namely; storage of materials.	Basement	Closed
26	Storage room not kept clean and free from junk and debris.	Basement	Closed
27	Boiler room not kept clean and free from junk and debris.	Basement	Closed
28	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	Basement	Closed
29	Lighting in a service room is provided at less than 200 lux.	Basement	Closed
30	The property is not maintained neat and orderly accordance with the standards. Namely: items are stored on the floor instead of on shelves.	Basement	Closed

31	The electrical connections are not maintained in good working order. Namely; uncovered box.	Basement	Closed
32	The electrical connections are not maintained in good working order. namely; box missing cover.	Boiler Room	Closed
33	An emergency contact sign is not posted and maintained in a prominent place in the front lobby or entrance to the building.	Ground Floor	Closed
34	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition. Namely; door mats.	Hall	Closed
35	Floor not kept in clean.	Hall	Closed
36	The ventilation grill not regularly cleaned.	Hall	Closed
37	Hallway lighting is provided at less than 50 lux.	Hall	Closed
38	Previously finished surface(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance.	Laundry Room	Closed
39	The ventilation system or unit is not regularly cleaned. Namely; fan grill.	Laundry Room	Closed
40	The washroom sink is not in good repair.	Laundry Room	Closed
41	Exterior door has deteriorated/ineffective weather-proofing.	Laundry Room	Closed
42	The electrical receptacle are not maintained in good working order. Namely; duplex is recessed into wall.	Laundry Room	Closed
43	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	Laundry Room	Closed
44	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Lobby	Closed
45	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.	Stairway	Closed
46	Height of the guard for the exit stairs are less than 1,070 millimetres around landings.	Stairway	Closed
47	Required guard does not prevent the passage of a sphere having a diameter more than 100 millimetres.	Stairway	Closed
48	The guard is designed that a member, attachment or opening located between 140 millimetres and 900 millimetres above the level being protected facilitates climbing.	Stairway	Closed
49	Previously finished surface(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance.	Stairway	Closed
50	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	Stairway	Closed
51	The property is not maintained free of junk and/or kept clean in accordance with the standards.		Closed
52	Previously finished surface(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance.		Closed
53	Ceiling not maintained free of holes, cracks.		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.**