

**MLS Building Audit Program - Details**

**Property Address :** 165 JAMESON AVE

Legal Description: PLAN 370 PT LOTS 3 & 4 RP 63R3444 PART 1

Roll No. : 1904021270003000000

Building : 165 JAMESON AVE

**Report Date :** May 11, 2012

**Building Audit Date :** March 04, 2009

**\*\* 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	09 115280 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	13-Mar-09	14-APR-09	100.00%
4	Property Standards	09 129189 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	27-Apr-09	27-MAY-09	100.00%
5	Property Standards	09 136077 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	21-May-09	22-JUN-09	100.00%
6	Property Standards	11 108739 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS elevator	Prosecution Initiated	20-Jan-11	21-FEB-11	0.00%
7	Waste	09 115172 WST 00 IV	LITTER DUMPING AND REFUSE INVESTIGATION	Closed	9-Mar-09	19-MAR-09	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
6	Property Standards	11 108739 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS elevator	Prosecution Initial	20-Jan-11	21-FEB-11	21-Jun-12

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Elevator part(s) and appendages are not maintained in good repair and operational. Namely ; The elevator car is not level with the floor.	Elevator	Open

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
5	Property Standards	09 136077 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	21-May-09	22-JUN-09	31-May-11

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The ceilings in the parking or storage garage are not maintained free of holes, breaks or cracks.	Underground Parking Area	Closed
2	Floor and/or floor covering not kept free from rubbish and debris.	Underground Parking Area	Closed
3	The parking or storage garage ceiling painted surface is not maintained in a state of good repair.	Underground Parking Area	Closed
4	The parking or storage garage ceiling painted surface is not maintained reasonably clean.	Underground Parking Area	Closed
5	The parking or storage garage columns painted surface is not maintained in a state of good repair.	Underground Parking Area	Closed
6	The parking or storage garage columns painted surface is not maintained reasonably clean.	Underground Parking Area	Closed
7	The parking or storage garage columns from floor level to a height of sixty (60) centimeters are not painted black. (Namely but not limited to: 60 cm measurement not consistent throughout)	Underground Parking Area	Closed
8	The parking or storage garage is used to keep machinery, boats, vehicles, trailers and/or parts of them that are in a wrecked, discarded, dismantled, inoperative or abandoned condition. (Namely but not limited to: inoperative or abandoned vehicles)	Underground Parking Area	Closed
9	The parking or storage garage is used to keep junk or rubbish. (Namely but not limited to: waste, debris in parking area and garbage in pedestrian exits)	Underground Parking Area	Closed
10	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
11	The parking or storage garage pedestrian exit door is in an open position. (Namely but not limited to: defective latching device)	Underground Parking Area	Closed
12	The electrical connections are not maintained in a safe and complete condition. (Namely but not limited to: Unsafe connections and loose hanging wires throughout)	Underground Parking Area	Closed
13	The minimum level of 50 lux (4.6 foot candles) is not being provided to all driving aisles.	Underground Parking Area	Closed
14	The minimum level of 50 lux (4.6 foot candles) is not being provided to all designated parking spaces.	Underground Parking Area	Closed

15	Interior lighting fixtures and lamps are not maintained. (Namely but not limited to: Inoperable lights and fixtures, loose and hanging fixtures )	Underground Parking Area	Closed
16	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Underground Parking Area	Closed
17	The lighting fixture is not maintained in a clean condition.	Underground Parking Area	Closed
18	The property is not maintained and kept clean in accordance with the standards. (Namely but not limited to: general cleanliness of garage floor)	Underground Parking Area	Closed
19	The plumbing system is not kept free from leaks or defects. (Namely but not limited to: Various leaks throughout)	Underground Parking Area	Closed
20	The floor drain is not maintained in good repair. (Namely but not limited to: Floor drains not draining causing water pooling)	Underground Parking Area	Closed
21	The trapped floor drain is not screened with a metal grill or other suitable material so as to effectively exclude rodents.	Underground Parking Area	Closed
22	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.	Underground Parking Area	Closed
23	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.	Underground Parking Area	Closed
24	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.	Underground Parking Area	Closed
25	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.	Underground Parking Area	Closed
26	The walls in the parking or storage garage are not impervious to water.	Underground Parking Area	Closed
27	The parking or storage garage walls painted surface is not maintained in a state of good repair.	Underground Parking Area	Closed
28	The parking or storage garage walls painted surface is not maintained reasonably clean.	Underground Parking Area	Closed
29	The parking or storage garage walls from floor level to a height of sixty (60) centimeters are not painted black. (Namely but not limited to: 60 cm measurement not consistent throughout)	Underground Parking Area	Closed
30	The ceilings in the parking or storage garage are not impervious to water.	Underground Parking Area	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
1	Property Standards	09 115280 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	13-Mar-09	14-APR-09	31-Aug-11

No. of defects contained within the Order : **35**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The required guard(s) are not installed securely or maintained in good repair; Namely but not limited to guard panels broken and protective finish not maintained.	East Side of Building	Closed
2	The exterior walls and their components are not being maintained in good repair; Namely bricks deteriorated.	East Side of Building	Closed
3	The required guard(s) are not installed securely or maintained in good repair; Namely but not limited to protective finish not maintained.	East Side of Property	Closed
4	The retaining wall is not being maintained in good repair.	East Side of Property	Closed
5	The required guard(s) are not installed/maintained to comply with the Ontario Building Code; Namely; The required guard is designed so that a member, attachment or opening between 100 mm (4 inches) and 900mm (35 inches) above the floor of the structure, which it is protecting, facilitates climbing.	Exterior Of Building	Closed
6	The required guard(s) are not installed/maintained to comply with the Ontario Building Code; Namely; The openings through the guard do not prevent the passage of a spherical object having a diameter of more than 100mm (4 inches).	Exterior Of Building	Closed
7	Equipment/attachment appurtenant to the building is not being maintained in good repair; Namely the surface mount utility boxes.	Exterior Of Building	Closed
8	The required guard(s) are not installed/maintained to comply with the Ontario Building Code; Namely; The required guard on the balcony is less than 1070 mm (42 inches) in height.	Exterior Of Building	Closed
9	The protective/decorative finish on the exterior surfaces (balcony ceiling/slab) is not being maintained in good repair.	North Side of Building	Closed
10	Immediate action has not been taken to eliminate an unsafe condition; Namely balcony storage represents a climbing hazard.	North Side of Building	Closed
11	The required guard(s) are not maintained in good repair; Namely but not limited to guard panels broken and protective finish not maintained.	North Side of Building	Closed
12	Equipment/attachment appurtenant to the building is not being maintained in good repair; Namely the conduit cover and vent grilles are defective.	North Side of Building	Closed
13	The exterior walls and their components are not being maintained in good repair; Namely bricks deteriorated.	North Side of Building	Closed
14	The foundation wall(s) of the building are not being maintained in good repair; Namely damp-proofing material defective.	North Side of Building	Closed
15	Exterior window(s) with broken/cracked glass.	North Side of Building	Closed
16	The yard is not graded to prevent recurrent ponding of water.	North Side of Property	Closed
17	Exterior walkway not maintained; Namely the concrete is broken.	North Side of Property	Closed
18	Immediate action has not been taken to eliminate an unsafe condition; Namely balcony storage represents a climbing hazard.	South Side of Building	Closed
19	The required guard(s) are not maintained in good repair; Namely but not limited to guard panels are broken.	South Side of Building	Closed
20	The retaining wall is not being maintained in good repair.	South Side of Property	Closed
21	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	South Side of Property	Closed
22	Driveway, ramp and/or similar areas not maintained in good repair.	South Side of Property	Closed
23	Exterior garbage bin loaded beyond the top of the container.	South Side of Property	Closed
24	Exterior garbage containment area not fully screened.	South Side of Property	Closed
25	Exterior lighting fixtures or lamps are not maintained.	South Side of Property	Closed
26	Driveway is not maintained in good repair.	South Side of Property	Closed

27	The required guard(s) are not installed securely or maintained in good repair. Namely but not limited to protective finish not maintained.	South Side of Property	Closed
28	The exterior components are not being maintained free from loose or unsecured objects or materials; Namely the decorative siding at the front entrance.	West Side of Building	Closed
29	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	West Side of Property	Closed
30	The handrails are not maintained in good repair; Namely the handrail is not securely attached.	West Side of Property	Closed
31	Exterior lighting fixtures or lamps are not maintained in good repair.	West Side of Property	Closed
32	The stair treads are not maintained in good repair.	West Side of Property	Closed
33	The stair risers are not maintained in good repair.	West Side of Property	Closed
34	The retaining wall is not being maintained in good repair.	West Side of Property	Closed
35	Exterior walkway not maintained; Namely concrete is cracked.	West Side of Property	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
4	Property Standards	09 129189 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	27-Apr-09	27-MAY-09	31-May-11

No. of defects contained within the Order : **72**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	1st Floor	Closed
2	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	1st Floor	Closed
3	Interior lighting fixture cover missing.	1st Floor	Closed
4	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	1st Floor	Closed
5	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	1st Floor	Closed
6	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	1st Floor	Closed
7	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	1st Floor	Closed
8	Floor and not kept free from rubbish and debris.	1st Floor	Closed
9	Laundry room sinks not maintained in a clean and sanitary condition.	1st Floor	Closed
10	Laundry room floor is not maintained in a clean and sanitary condition.	1st Floor	Closed
11	Interior lighting fixtures or lamps are not maintained. namely; light not working.	1st Floor	Closed
12	The trapped floor drain is not screened with a metal grill or other suitable material so as to effectively exclude rodents.	1st Floor	Closed
13	Floor not kept in a clean condition	1st Floor	Closed
14	The ventilation system or unit is not kept in good repair and maintained in good working condition at all times. namely; dryer vent pipe not sealed.	1st Floor	Closed
15	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	1st Floor	Closed
16	Mailboxes are not maintained in good repair.	1st Floor	Closed
17	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	1st Floor	Closed
18	Ceiling not maintained free of holes.	1st Floor	Closed
19	Side exit door door not maintained in good repair. namely; the door does not latch shut.	1st Floor	Closed
20	The electrical connections are not maintained in good working order. namely; light switch hanging loose.	1st Floor	Closed
21	Communication system identifies the tenant by unit number.	1st Floor	Closed
22	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition. namely doormat #103	1st Floor	Closed
23	Previously finished wall(s) in the public area of the property is not maintained in good repair.	1st Floor	Closed
24	The ventilation system or unit is not regularly cleaned. namely; vent grill.	2nd Floor	Closed
25	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition.	2nd Floor	Closed
26	Previously finished wall(s) have marks and/or other defacements.	2nd Floor	Closed
27	Previously finished wall(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance.	2nd Floor	Closed
28	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition. Namely; carpet and carpet seams not secure.	3rd Floor	Closed

29	Previously finished surface(s) in the public area of the property is not maintained in good repair. Namely; paint peeling from door.	3rd Floor	Closed
30	The ventilation system or unit is not regularly cleaned. namely; vent grill.	3rd Floor	Closed
31	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	3rd Floor	Closed
32	Wall(s) not maintained clean.	3rd Floor	Closed
33	Interior lighting fixtures missing cover.	4th Floor	Closed
34	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition. namely door mat.	4th Floor	Closed
35	The ventilation system or unit is not regularly cleaned.	4th Floor	Closed
36	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition. namely; carpet not secure.	4th Floor	Closed
37	Wall(s) not maintained clean.	5th Floor	Closed
38	Interior lighting fixture missing cover.	5th Floor	Closed
39	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition. namely; door mats	5th Floor	Closed
40	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition. namely; carpet seams not secure.	5th Floor	Closed
41	The ventilation system or unit is not regularly cleaned.	5th Floor	Closed
42	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	6th Floor	Closed
43	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	6th Floor	Closed
44	Door hardware/devices are not maintained in good repair.	6th Floor	Closed
45	Floor and/or floor covering not kept free from holes, stains, rubbish and debris.	6th Floor	Closed
46	Interior lighting fixture missing cover.	6th Floor	Closed
47	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	6th Floor	Closed
48	Wall(s) not maintained clean.	6th Floor	Closed
49	The electrical receptacle has no cover plate.	7th Floor	Closed
50	Wall(s) not maintained clean.	7th Floor	Closed
51	Interior door not maintained in good repair.	7th Floor	Closed
52	Ceiling not free from marks and other defacements.	7th Floor	Closed
53	The ventilation system or unit is not regularly cleaned.	7th Floor	Closed
54	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition. namely carpet creased.	7th Floor	Closed
55	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	7th Floor	Closed
56	Elevator part(s) and appendages are not maintained in good repair and operational. Namely : lighting fixtures, lamps, and floor indicators not working properly.	Elevator	Closed
57	Wall(s) not maintained clean.	Laundry Room	Closed
58	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	South West	Closed
59	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Stairway	Closed
60	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Stairway	Closed
61	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Stairway	Closed
62	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Stairway	Closed
63	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Stairway	Closed
64	Previously finished surface(s) in the public area of the property is not maintained in good repair. Namely; Paint deteriorated on stairs and landings.	Stairway	Closed

65	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Stairway	Closed
66	The stairs and/or other appurtenant attachments and/or their supporting structural members are not maintained in good repair. Namely; stair nosing defective.	Stairway	Closed
67	The required handrail(s) are not installed to comply with the Ontario Building Code, namely; The required handrail is missing (height between 865mm (34 inches) and 965mm (38 inches) on the stairs.	Stairway	Closed
68	The required guard(s) are not installed/maintained to comply with the Ontario Building Code, namely; The open side of the interior/exterior stairs is protected by a guard that is less than 920 mm (36 inches) in height.	Stairway	Closed
69	The required guard(s) on the stairs and landings are not installed/maintained to comply with the Ontario Building Code, namely; The openings through the guard do not prevent the passage of a spherical object having a diameter of more than 100mm (4 inches).	Stairway	Closed
70	The required guard(s) are not installed to comply with the Ontario Building Code, namely; The required guard on the landing is less than 1070 mm (42 inches) in height.	Stairway	Closed
71	The required guard(s) are not installed securely or maintained in good repair. Namely; guard picket missing.	Stairway	Closed
72	Interior door(s), frames(s), and/or hardware not maintained in good repair. Namely; exit stairs doors do not close shut.	Stairway	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.**