

## MLS Building Audit Program - Details

**Property Address :** 166 JAMESON AVE

Legal Description: PLAN 454 PT LOTS 33,35

Roll No. : 1904021240009000000

Building : 166 JAMESON AVE -- S1406

**Report Date :** May 11, 2012

**Building Audit Date :** August 11, 2011

**\*\* 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	11 255586 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Order Issued	16-Aug-11	17-FEB-12	27.27%
2	Property Standards	11 255812 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Order Issued	17-Aug-11	01-JUN-12	0.00%
3	Property Standards	11 256015 PRS 00 IV	REPORT ORDERS WINDOW AIR CONDITIONERS	Order Issued	17-Aug-11	11-OCT-11	N/A**
4	Property Standards	11 256016 PRS 00 IV	REPORT ORDERS - SATELITE DISHES	Order Issued	17-Aug-11	11-OCT-11	N/A**
5	Property Standards	11 256017 PRS 00 IV	REPORT ORDERS - BALCONY SLAB/GUARDS	Order Issued	17-Aug-11	11-OCT-11	N/A**
6	Property Standards	11 256019 PRS 00 IV	REPORT ORDERS - ELEVATOR	Order Issued	17-Aug-11	11-OCT-11	N/A**
7	Property Standards	11 256021 PRS 00 IV	REPORT ORDERS	Order Issued	17-Aug-11	11-OCT-11	N/A**
8	Property Standards	11 256575 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Order Issued	17-Aug-11	01-JUN-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	11 255586 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Order Issued	16-Aug-11	17-FEB-12	15-Jun-12

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Dwelling unit window that is capable of being opened has no screen.	Building	Closed
2	The location and size of openings present a hazard as they are designed with members or attachments between 140 millimetres and 900 millimetres above the level protected by the guard which facilitate climbing.	North	Open
3	The location and size of openings present a hazard as they are designed with members or attachments between 140 millimetres and 900 millimetres above the level protected by the guard which facilitate climbing.	North	Open
4	Guard on retaining wall by ramp on adjacent property. Guard has openings of a size that does not prevent the passage of a sphere having a diameter more than 100 millimetres	North	Open
5	Guard has openings of a size that does not prevent the passage of a sphere having a diameter more than 100 millimetres	North	Open
6	Guard on retaining wall by ramp on adjacent property. The location and size of openings present a hazard as they are designed with members or attachments between 140 millimetres and 900 millimetres above the level protected by the guard which facilitate climbing.	North	Open
7	Guard has openings of a size that does not prevent the passage of a sphere having a diameter more than 100 millimetres	North	Open
8	Improper repair to brickwork.	North	Open
9	Housing units for garage ventilation fans. Fan blades are accessible. Present covering is insufficient protection.	Rear	Closed
10	Hole in ceiling of overhang.	South	Closed
11	Exterior garbage containment area not screened.	South	Open

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
8	Property Standards	11 256575 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Order Issued	17-Aug-11	01-JUN-12	4-Jun-12

No. of defects contained within the Order : **17**

No. of defects that remain outstanding : **17**

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Garage ceiling at space 14 has a hole and is exposing the reinforcement rods.	Underground Parking Area	Open
2	The parking or storage garage walls from floor level to a height of sixty (60) centimeters are not painted black.	Underground Parking Area	Open
3	Paint on ceiling is worn and missing in areas.	Underground Parking Area	Open
4	Columns require new paint	Underground Parking Area	Open
5	The parking or storage garage columns from floor level to a height of sixty (60) centimeters are not painted black.	Underground Parking Area	Open
6	The parking or storage garage is used to keep junk or rubbish. Boxes, pails, vehicle seats, Chev van with flat tires stored in garage	Underground Parking Area	Open
7	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	Open
8	Areas of garage have cut and loose wires.	Underground Parking Area	Open
9	Electrical box at rear exit not provided with a cover.	Underground Parking Area	Open
10	The light at space 4 is not working.	Underground Parking Area	Open
11	Walls require new paint	Underground Parking Area	Open
12	The parking or storage garage is not equipped with a mechanical ventilation system capable of providing a supply of fresh air at all times.	Underground Parking Area	Open
13	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	Open
14	Floor drain covers are not provided	Underground Parking Area	Open
15	Emergency lighting in rear stairwell exit from garage is broken	Underground Parking Area	Open
16	Light fixture at space 25 is not working	Underground Parking Area	Open
17	Ceiling in rear exit stairwell from garage has a large hole.	Underground Parking Area	Open

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
2	Property Standards	11 255812 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Order Issued	17-Aug-11	01-JUN-12	4-Jun-12

No. of defects contained within the Order : **18**

No. of defects that remain outstanding : **18**

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The breaker box in the boiler room has no cover.	Interior of Building	Open
2	The electrical receptacle opposite the 6th floor elevator is not provided with a cover	Interior of Building	Open
3	The 4th floor outlet opposite elevator is not provided with a cover.	Interior of Building	Open
4	Roof access door has broken self closer.	Interior of Building	Open
5	Numerous stairwell doors will not latch	Interior of Building	Open
6	Ventilation covers in corridors not kept clean.	Interior of Building	Open
7	The ventilation system or unit is not kept in good repair and maintained in good working condition at all times.	Interior of Building	Open
8	Lighting in stairwells is less than 50 lux.	Interior of Building	Open
9	Lighting in corridors is not provided with covers.	Interior of Building	Open
10	The handrail in the stairwell to basement is loose.	Interior of Building	Open
11	Height of the guard for the exit stairs are less than 1,070 millimetres around landings.	Interior of Building	Open
12	The electrical conduit in stairwell to basement is loose.	Interior of Building	Open
13	The wall opposite elevator on several floors is missing some tiles	Interior of Building	Open
14	Wall at apt 107 has damaged finish	Interior of Building	Open
15	Boiler room floor is missing floor drain covers	Interior of Building	Open
16	An emergency contact sign is not posted and maintained in a prominent place in the front lobby or entrance to the building.	Interior of Building	Open
17	Light fixture in elevator room is not working	Interior of Building	Open
18	Electrical junction box in elevator room is not provided with a cover.	Interior of Building	Open

**Part III - Apartment Unit Activity Summary for Property Standards Orders :166  
JAMESON AVE**

<b>Active apartment unit related investigation matters (Property Standards only) :</b>	<b>1</b>
Number of investigation-related Orders issued to Property owner :	1
Number of investigation-related Orders issued to tenants :	0

**\* Note: The number of unit related orders relate to all buildings on the above property.**