

MLS Building Audit Program - Details

Property Address : 182 JAMESON AVE

Legal Description: PLAN 746 LOTS 9 & 10 PLUS PART LOT 11

Roll No. : 1904021250015000000

Building : 182 JAMESON AVE -- S1406

Report Date : May 11, 2012

Building Audit Date : April 07, 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
2	Property Standards	11 170720 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS reg mail rtned resent by 1st class mail	Expiry Date Extended	18-Apr-11	18-APR-13	0.00%
3	Property Standards	11 170721 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS reg mail rtned resent by 1st class mail	Prosecution Initiated	18-Apr-11	18-AUG-11	70.37%
4	Property Standards	11 170722 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS reg mail rtned resent by 1st class mail	Order Issued	18-Apr-11	18-APR-13	0.00%
5	Property Standards	11 170723 PRS 00 IV	REPORT ORDERS Garage concrete rtned by post office resent by 1st class mail	Closed	18-Apr-11	20-JUN-11	0.00%
6	Property Standards	12 136593 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS repair garage order as per peng report	Order Issued	16-Mar-12	29-JUN-12	0.00%
7	Property Standards	12 136653 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS BALCONY RESTORATION	Order Issued	16-Mar-12	29-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
7	Property Standards	12 136653 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS BALCONY RESTORATION	Order Issued	16-Mar-12	29-JUN-12	3-Jul-12

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The balconies or other similar structure, and/or other appurtenant attachment) and/or the supporting structural member(s) are not maintained in good repair. Namely; the floor slabs show de lamination and spall. The metal post/glass rail system show corrosion at the base plates and rusted posts. The glass panels at several location are broken.	Exterior Of Building	Open
2	The balconies and/or other appurtenant attachment and/or the supporting structural member(s) are not maintained in good repair. Namely; concrete floor slabs show de lamination and spall. The metal post/glass railing system show corrosion at the base plates and rusted posts. The glass panels at several locations are broken.	Exterior Of Building	Open

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
6	Property Standards	12 136593 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS repair garage order as per peng report	Order Issued	16-Mar-12	29-JUN-12	3-Jul-12

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The building, structure and/or parts thereof are not being maintained in a structurally sound condition so as to prevent the entry of moisture that would contribute to damage, decay or deterioration.	Garage	Open
2	The building, structure and/or parts thereof are not being maintained in a structurally sound condition.	Garage	Open
3	The building, structure and/or parts thereof are not being maintained in good repair.	Garage	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 170720 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS reg mail rtned resent by 1st class mail	Expiry Date Exten	18-Apr-11	18-APR-13	18-Apr-13

No. of defects contained within the Order : **13**

No. of defects that remain outstanding : **13**

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The exterior walls and their components are not being maintained in good repair. Namely; spalling brick on upper floors, all sides of building.	Exterior	Open
2	The protective/decorative finish on the exterior surfaces is not being maintained in good repair.	Exterior	Open
3	Satellite dish, or other similar structure and/or its supporting member is not maintained in a safe condition Namely; satellite dishes are fastened to the balcony balustrades.	Exterior	Open
4	The opening in an exterior wall is not protected by suitable materials to prevent the entry of rodents, vermin and/or insects.	South	Open
5	Guard with a minimum height of 1,070 millimetres has not been provided at a vehicular ramp where the difference in level is more than 600 millimetres..		Open
6	Required guard does not prevent the passage of a spherical object having a diameter more than 100 millimetres		Open
7	Required guard does not prevent the passage of a sphere having a diameter more than 100 millimetres.		Open
8	The guard is designed that a member, attachment or opening located between 140 millimetres and 900 millimetres above the level being protected facilitates climbing.		Open
9	The retaining wall is not being maintained in good repair. Namely; broken concrete at East side.		Open
10	The guard is designed that a member, attachment or opening located between 140 millimetres and 900 millimetres above the level being protected facilitates climbing.		Open
11	Driveway(s) and/or similar areas not maintained free of hole, ruts and cracks.		Open
12	The garbage screen and/or other enclosure is not being maintained in good repair.		Open
13	Yard area(s) used for vehicular traffic or the parking or storage of vehicles are not paved with either asphalt, concrete, interlocking stone, or other approved environmentally safe and dust-free equivalent.		Open

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
4	Property Standards	11 170722 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS reg mail rtned resent by 1st class mail	Order Issued	18-Apr-11	18-APR-13	18-Apr-13

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

No. of defects that remain outstanding : **14**

Deficiency Details			
No.	Violation/Defect	Location	Status
1	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.	Garage	Open
2	Exterior door is not maintained in good repair.	Garage	Open
3	Lighting in a garage is provided at less than 50 lux. in parking stalls	Garage	Open
4	The parking or storage garage ceiling painted surface is not maintained in a state of good repair.	Garage	Open
5	The parking or storage garage columns from floor level to a height of sixty (60) centimeters are not painted black.	Garage	Open
6	The parking or storage garage is used to keep vehicles inoperative or abandoned condition.	Garage	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.	Garage	Open
8	Large safe-exit arrows are not displayed on safe-exit doors 1.5 metres above the floor, measured from the center of the arrow to the floor, with the arrow pointing down.	Garage	Open
9	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.	Garage	Open
10	The parking or storage garage is not equipped with a mechanical ventilation system capable of providing a supply of fresh air at all times.	Garage	Open
11	The parking or storage garage walls painted surface is not maintained in a state of good repair.	Garage	Open
12	The parking or storage garage walls from floor level to a height of sixty (60) centimeters are not painted black.	Garage	Open
13	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Garage	Open
14	Required guard does not prevent the passage of a spherical object having a diameter more than 100 millimetres	Garage	Open

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
3	Property Standards	11 170721 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS reg mail rtned resent by 1st class mail	Prosecution Initiat	18-Apr-11	18-AUG-11	19-Oct-12

No. of defects contained within the Order : **27**

No. of defects that remain outstanding : **8**

Deficiency Details			
No.	Violation/Defect	Location	Status
1	An emergency contact sign is not posted and maintained in a prominent place in the front lobby or entrance to the building.	1st Floor	Closed
2	The emergency contact sign is not displayed with lettering of not less than 12.7 millimetres in height.	1st Floor	Closed
3	The property is not maintained clean and free from junk, debris, and storage in the isles.	1st Floor	Closed
4	The ventilation system or unit is not regularly cleaned.	1st Floor	Closed
5	The property is not maintained clean and free from junk, debris and storage.	1st Floor	Closed
6	Emergency contact sign is not posted with current name, address and telephone number of the person responsible for the property and the name and telephone number of the authorized person to contact in case of an emergency on a 24 hour basis.	1st Floor	Closed
7	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection. Namely; 3 missing and one broken.	2nd Floor	Closed
8	The lighting fixture protection is damaged.	3rd Floor	Closed
9	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
10	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	11th Floor	Closed
11	Previously finished surface(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance.	Basement	Open
12	The electrical connections are not maintained in good working order. Namely; electrical boxes - no cover	Basement	Closed
13	Lighting in a service room is provided at less than 200 lux.	Basement	Closed
14	The property is not maintained clean and free of junk, debris and storage.	Basement	Closed
15	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely; broken ceiling tiles.	Laundry Room	Closed
16	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	Open
17	Required guard does not prevent the passage of a sphere having a diameter more than 100 millimetres.	Stairway	Open
18	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	Open
19	Height of the guard for the exit stairs are less than 1,070 millimetres around landings.	Stairway	Open
20	The ventilation system or unit is not regularly cleaned.		Open
21	Interior door(s), frames(s), and/or hardware not maintained in good repair. Namely; doors are not self closing.		Closed
22	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.		Closed
23	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.		Closed
24	The property is not maintained clean and free from junk, debris, and storage.		Closed
25	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.		Open
26	Floor not kept free from holes.		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.**