

**MLS Building Audit Program - Details**

**Property Address :** 2233 JANE ST

Legal Description: PLAN 3982 BLK C

Roll No. : 1908032190007000000

Building : 2233 JANE ST -- NO FURTHER ACTION REQUIRED

**Report Date :** May 11, 2012

**Building Audit Date :** January 22, 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 109277 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	27-Jan-10	25-NOV-11	100.00%
2	Property Standards	10 108930 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	29-Jan-10	25-NOV-11	100.00%
3	Waste	10 108439 WST 00 IV	LITTER DUMPING/REFUSE INVESTIGATION	Closed	28-Jan-10	01-MAR-10	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
1	Property Standards	10 109277 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	27-Jan-10	25-NOV-11	25-Nov-11

No. of defects contained within the Order : **24**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The retaining wall is not being maintained in good repair. Mortar is missing between concrete blocks.	East Side of Property	Closed
2	Exterior window(s) with broken/cracked glass.	Exterior Of Building	Closed
3	The handrails and/or other appurtenant attachments and/or their supporting structural members are not being maintained free from defects/hazards.	Exterior Of Building	Closed
4	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
5	The property is not being kept free of rodents, vermin, insects or other pests. Observed a hives / nests attached to the side of the building.	Exterior Of Building	Closed
6	Repair(s) does not reasonably match existing ceiling(s).	Exterior Of Building	Closed
7	Exterior window(s) with broken/cracked glass.	Exterior Of Building	Closed
8	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.	Exterior Of Building	Closed
9	Dwelling unit window that is capable of being opened has no screen.	Exterior Of Building	Closed
10	The ( balcony, or other similar structure, and/or other appurtenant attachment) and/or the supporting structural member(s) is not being maintained free from defects and/or hazards. Concrete re-bars are exposed	Exterior Of Building	Closed
11	The (verandah, porch, deck, loading dock, ramp, balcony, fire escape or other similar structure, and/or other appurtenant attachment) and/or the supporting structural member(s) is not maintained in good repair. Glass pane on balcony guard is cracked.	Exterior Of Building	Closed
12	The ( balcony, or other similar structure, and/or other appurtenant attachment) and/or the supporting structural member(s) is not maintained in good repair. Plaster paint is peeling.	Exterior Of Building	Closed
13	The (stairs, treads, risers, guards, handrails, and/or other appurtenant attachments) and/or their supporting structural members are not being maintained free from defects/hazards. Steps and risers are cracked.	Exterior Of Building	Closed
14	The exterior surface has not been restored and/or resurfacedn where necessary. Paint on window frames is chipped and peeling.	Exterior Of Building	Closed
15	The exterior surface has not been restored and/or resurfacedn where necessary. Window caulking is cracked and missing in sections	Exterior Of Building	Closed
16	The protective/decorative finish on the exterior surfaces is not being maintained in good repair. Brickwork over window and A/C screen lintel not maintained.	Exterior Of Building	Closed
17	Roof drainage discharging at more than one hundred and fifty (150) millimeters above grade.	Exterior Of Building	Closed
18	The protective/decorative finish on the exterior surfaces is not being maintained in good repair. North entrance,, flashing, paint is peeling..	Exterior Of Building	Closed
19	Equipment/attachment appurtenant to the building is not properly anchored, namely, the (canopy, marquee, sign, awning, screen, grille, stairway, pipe, duct, standpipe, air conditioner. Etc.).	Exterior Of Building	Closed
20	The protective/decorative finish on the exterior surfaces is not being maintained in good repair.	Exterior Of Building	Closed
21	The foundation wall(s) of the building or structure are not being maintained in good repair. Paint and plaster are peeling.	Exterior Of Building	Closed
22	Exterior window(s) with broken/cracked glass.	Exterior Of Building	Closed

23	The tree, plant, limb or branch, which is located on the property is diseased, decayed or damaged and has not been removed or otherwise pruned to remove the diseased, decayed or damaged portion.	North Side of Building	Closed
24	Chimney, smoke stack or supporting member is not maintained in good repair and/or free from defects.	Roof Of Building	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 108930 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	29-Jan-10	25-NOV-11	30-Dec-11

No. of defects contained within the Order : **32**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Lighting in a service room is provided at less than 200 lux.	Boiler Room	Closed
2	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Electrical Room	Closed
3	Lighting in a service room is provided at less than 200 lux.	Electrical Room	Closed
4	Elevator is not maintained in a clean condition.	Elevator	Closed
5	Previously finished wall(s) have marks, stains, graffiti, painted slogans and/or other defacements.	Elevator	Closed
6	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely: wall plaster defective.	Hall	Closed
7	The ventilation grille is not regularly cleaned.	Hall	Closed
8	Adequate ventilation has not been provided.	Hall	Closed
9	Floor and/or floor covering not kept in a clean and sanitary condition	Hall	Closed
10	Floor and/or floor covering not kept in a clean and sanitary condition	Hall	Closed
11	Floor and/or floor covering not kept in a clean and sanitary condition	Hall	Closed
12	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition. Namely: carpet ripped and not secured.	Hall	Closed
13	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition. Namely: carpet ripped and not secured.	Hall	Closed
14	Previously finished wall(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance.	Hall	Closed
15	Previously finished wall(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance.	Hall	Closed
16	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Hall	Closed
17	The protective material for the lighting fixture is not maintained in good repair.	Hall	Closed
18	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely: ceiling tiles damaged.	Hall	Closed
19	Previously finished wall(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance.	Hall	Closed
20	Previously finished wall(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance.	Laundry Room	Closed
21	Condition of floor does not permit easy cleaning.	Laundry Room	Closed
22	Exterior door is not maintained in good repair. Namely: door not a good fit in its frame.	Lobby	Closed
23	Entrance door hardware/devices are not maintained in good repair.	Lobby	Closed
24	Communication system identifies the tenant by unit number.	Lobby	Closed
25	The emergency contact sign is not in lettering of not less than 12.7 millimetres in height.	Lobby	Closed
26	Previously finished wall(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance.	Lobby	Closed
27	The guards and/or other appurtenant attachments and/or their supporting structural members are not maintained in good repair. Namely: picket missing.	Stairway	Closed
28	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Stairway	Closed

29	The surface of a window is not kept reasonably clean	Stairway	Closed
30	Exterior window(s) with broken/cracked glass.	Stairway	Closed
31	Previously finished wall(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance.	Stairway	Closed
32	The risers and/or other appurtenant attachments and/or their supporting structural members are not maintained in good repair. Namely: paint missing in sections.	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.**