

MLS Building Audit Program - Details

Property Address : 2755 JANE ST

Legal Description: CON 4 WY LOT 18

Roll No. : 1908011410001000000

Building : 2755 JANE ST -- N0805

Report Date : May 11, 2012

Building Audit Date : October 14, 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 293442 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	21-Oct-11	18-JUN-12	100.00%
4	Property Standards	11 293454 PRS 00 IV	REPORT ORDERS ELEVATOR	Expiry Date Extended	21-Oct-11	15-OCT-12	N/A**
5	Property Standards	11 293519 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	21-Oct-11	15-OCT-12	100.00%
6	Property Standards	11 293440 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Expiry Date Extended	20-Apr-12	19-JUL-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 293442 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	21-Oct-11	18-JUN-12	31-May-12

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Lighting in a garage is provided at less than 50 lux.	Underground Parking Area	Closed
2	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair. Specifically the doors to the locked private parking areas are required to be painted and the door from the parking garage to the lower lobby area is required to be painted other than green colour	Underground Parking Area	Closed
3	The parking or storage garage ceiling painted surface is not maintained in a state of good repair. Specifically by south exit; by parking stall 5 - 8; by light fixture in parking stalls 5 - 8 and general refreshing of the ceiling white paint	Underground Parking Area	Closed
4	The parking or storage garage columns painted surface is not maintained in a state of good repair. Specifically the column paint - both white & black requires refreshing	Underground Parking Area	Closed
5	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. Specifically green paint on South exit door requires refreshing	Underground Parking Area	Closed
6	The parking or storage garage walls painted surface is not maintained in a state of good repair. Specifically the white and black paint on the walls requires refreshing	Underground Parking Area	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
6	Property Standards	11 293440 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Expiry Date Exten	20-Apr-12	19-JUL-12	23-Jul-12

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The retaining wall is not being maintained in good repair.	East	Open
2	Driveway(s) and/or similar areas not maintained.	East	Open
3	Exterior garbage containment area not screened.	East	Open
4	The (verandah, porch, deck, balcony, or other similar structure, and/or other appurtenant attachment) and/or the supporting structural member is not maintained in good repair. Namely: Concrete balcony slabs are damaged, paint is peeling.	Exterior Of Building	Open
5	The exterior columns and their components are not being maintained in good repair.	Exterior Of Building	Open
6	Driveway(s) and/or similar areas not maintained. Namely: Pot holes, car ruts.	West	Open
7	Exterior landing not maintained. Namely: Front entrance concrete, landing, walkway is damaged.	West	Open
8	The (verandah, porch, deck, canopy or other similar structure, and/or other appurtenant attachment) and/or the supporting structural member is not maintained in good repair.	West	Open
9	Driveway(s) and/or similar areas does not afford safe passage. Namely: Curb stops are damaged, cracked and broken.	West	Open

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
5	Property Standards	11 293519 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	21-Oct-11	15-OCT-12	31-May-12

No. of defects contained within the Order : **51**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Exterior door has defective hardware. Namely: Push bar is damaged..	1st Floor	Closed
2	Exterior door has defective hardware. Namely: Push bar is damaged..	1st Floor	Closed
3	Exterior door, window, skylight or basement hatchway not maintained in good repair. Namely: Transom window is cracked.	1st Floor	Closed
4	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. Namely: Treads and nosing is damaged.	1st Floor	Closed
5	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. Namely: Treads and nosing is damaged.	1st Floor	Closed
6	Interior door is not a good fit in its frame. Namely: Garbage room door not closing.	2nd Floor	Closed
7	Previously finished surface(s) where marks, stains, graffiti, and/or other defacements have been removed have not been refinished.	2nd Floor	Closed
8	Interior door is not a good fit in its frame. Namely: North hall door not closing.	2nd Floor	Closed
9	The handrails and/or other appurtenant attachments and/or their supporting structural members are not maintained in good repair. Namely: Handrail is not secure.	3rd - 2nd Floor	Closed
10	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely: Stains on carpet near unit # 305.	3rd Floor	Closed
11	Previously finished wall(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance.	4th - 3rd South Stairwell	Closed
12	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair. Namely: Garbage chute door not closing.	4th Floor	Closed
13	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely: Stains on carpet near unit # 410.	4th Floor	Closed
14	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely: Stained carpet near unit # 505, 501-502	5th Floor	Closed
15	The electrical receptacle are not maintained in good working order. Namely: Electrical cover plate is damaged.	5th Floor	Closed
16	Previously finished surface(s) have marks, stains, graffiti, smoke damage, painted slogans and/or other defacements. Namely: Graffiti on stairway ceiling.	6th - 7th	Closed
17	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair. Namely: Chute door is not closing.	6th Floor	Closed
18	Previously finished surface(s) have marks, stains, graffiti, smoke damage, painted slogans and/or other defacements. Namely: graffiti on door.	6th Floor	Closed
19	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely: stains on carpet near unit # 710-705	7th Floor	Closed
20	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair. Namely: Chute door is not closing.	7th Floor	Closed
21	The handrails and/or other appurtenant attachments and/or their supporting structural members are not maintained in good repair.	7th - 8th Floor	Closed
22	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair.	8th Floor	Closed
23	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair.	8th Floor	Closed
24	Previously finished surface(s) have marks, stains, graffiti, smoke damage, painted slogans and/or other defacements. Namely: Finger prints, stains on doors.	8th Floor	Closed
25	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely: Concrete is cracked and damaged.	8th Floor	Closed

26	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely: Carpet is stained, near unit # 1005, 909, 905 and various locations.	10th - 9th Floor	Closed
27	Repair(s) does not reasonably match existing ceiling(s).	12th Floor	Closed
28	Door(s) and/or hatch(es) providing access to roof is not kept locked at all times. Namely: No lock on roof hatch.	12th Floor	Closed
29	The light standard(s) supporting artificial light is not kept in good repair and in good working order. Namely: Light fixture is not secure	12th Floor	Closed
30	The property is not maintained and/or kept clean in accordance with the standards.	Apartment	Closed
31	Interior lighting fixtures or lamps are not maintained. Namely: Plastic protective light covers are damaged.	Basement	Closed
32	Garbage disposal room is not maintained in a clean and odour free condition.	Garbage Room	Closed
33	The ventilation system or unit is not kept in good repair and maintained in good working condition at all times. Namely: Ventilation grills are damaged.	Garbage Room	Closed
34	The ventilation system or unit is not regularly cleaned.	Garbage Room	Closed
35	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely : Garbage Room ceiling tiles are missing in sections.	Garbage Room	Closed
36	Lighting in a service room is provided at less than 200 lux.	Garbage Room	Closed
37	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely: Garbage Room wall tiles are missing in sections.	Garbage Room	Closed
38	The property is not maintained and/or kept clean in accordance with the standards.	Hall	Closed
39	Exit, public corridor or corridor is not equipped to provide illumination to an average level of not less than 50 lux at all points such as angles and intersections at changes of level where there are stairs or ramps.	Hall	Closed
40	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection. Namely: Light covers are missing and cracked.	Hall	Closed
41	The property is not maintained and/or kept clean in accordance with the standards.	Hall	Closed
42	The property is not maintained and/or kept clean in accordance with the standards. Namely: Hall baseboards are not maintained clean.	Hall	Closed
43	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Lobby	Closed
44	The property is not maintained and/or kept clean in accordance with the standards.	Lobby	Closed
45	Communication system identifies the tenant by unit number.	Lobby	Closed
46	Emergency contact sign does not indicate 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.	Lobby	Closed
47	The emergency contact sign is not in lettering of not less than 12.7 millimetres in height.	Lobby	Closed
48	An emergency contact sign is not posted and maintained in a prominent place in the front lobby or entrance to the building.	Lobby	Closed
49	Required guard does not prevent the passage of a sphere having a diameter more than 100 millimetres.	Stairway	Closed
50	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.	Stairway	Closed
51	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Stairway	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.**