

MLS Building Audit Program - Details

Property Address : 2775 JANE ST

Legal Description: PLAN M988 PT BLK K RP R3238 PART 2

Roll No. : 1908011410002000000

Building : 2775 JANE ST

Report Date : May 11, 2012

Building Audit Date : March 24, 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 142005 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Rescheduled	3-May-10	05-AUG-10	57.14%
2	Property Standards	10 157878 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	3-May-10	05-AUG-10	100.00%
3	Property Standards	10 165190 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Order Issued	3-May-10	05-AUG-10	0.00%
4	Property Standards	10 165852 PRS 00 IV	REPORT ORDERS garage	Closed	3-May-10	02-JUN-10	100.00%
5	Property Standards	10 165857 PRS 00 IV	REPORT ORDERS Window locking device	Order Issued	3-May-10	02-JUN-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
4	Property Standards	10 165852 PRS 00 IV	REPORT ORDERS garage	Closed	3-May-10	02-JUN-10	2-May-11

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Submit to this Department a Professional Engineer's Report on the structural integrity of the Underground Parking Garage and Stairways to Parking Garage. The Report shall clearly indicate the condition of the parking garage and repairs required to prevent further deterioration. The Report shall also clearly indicate the methods to be taken to waterproof the parking garage and stairways.	Underground Parking Level	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
1	Property Standards	10 142005 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Rescheduled	3-May-10	05-AUG-10	30-Dec-11

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Driveway curbs not maintained. (Namely: Broken, cracked and/or damaged curbs)	Exterior	Open
2	Exterior garbage containment area not screened.	Exterior	Open
3	Openings in exterior wall not protected with suitable materials (Namely: Missing vent covers from laundry exhaust units)	Exterior Of Building	Closed
4	The balcony (panels and guards) are not maintained in good repair. (Namely: defective paint and rust on panel guards)	Exterior Of Building	Closed
5	The exterior walls and their components are not being maintained in good repair. (Namely: Defective paint finish)	Exterior Of Garage	Closed
6	The exterior walls and their components are not being maintained in a weather tight condition. (Namely: Water leaks coming through stairway walls)	Exterior Of Garage	Closed
7	The yard does not have suitable ground cover to prevent unstable soil conditions or erosion. (Namely: Eroded ground cover near fence line)	Yard	Open

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
3	Property Standards	10 165190 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Order Issued	3-May-10	05-AUG-10	30-Dec-11

No. of defects contained within the Order : **21**

No. of defects that remain outstanding : **21**

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The parking or storage garage ceiling painted surface is not maintained in a state of good repair.	Underground Parking Area	Open
2	The parking or storage garage columns painted surface is not maintained in a state of good repair.	Underground Parking Area	Open
3	The parking or storage garage columns from floor level to a height of sixty (60) centimeters are not painted black.	Underground Parking Area	Open
4	The parking or storage garage is used to keep vehicles and parts of them that are in a wrecked, discarded, dismantled, inoperative or abandoned condition. (Namely: Unusable or inoperative vehicles)	Underground Parking Area	Open
5	The ceilings in the parking or storage garage are not impervious to water.	Underground Parking Area	Open
6	The ceilings in the parking or storage garage are not maintained free of holes, breaks or cracks.	Underground Parking Area	Open
7	Lighting in a garage is provided at less than 50 lux.	Underground Parking Area	Open
8	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Underground Parking Area	Open
9	Location of pedestrian exit door within the parking or storage garage is not clearly indicated.	Underground Parking Area	Open
10	The electrical fixtures are not maintained in good working order. (Namely: Loose or incomplete fixtures)	Underground Parking Area	Open
11	The electrical connections are not maintained in good working order. (Namely: Insecure or unfinished or unprotected electrical connections)	Underground Parking Area	Open
12	The property has not been repaired in accordance with the standards. (Specific to: Damaged fence enclosure around water pump system and damaged screen protection around ventilation fans)	Underground Parking Area	Open
13	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.	Underground Parking Area	Open
14	The parking or storage garage does not have a designated safe-exit route.	Underground Parking Area	Open
15	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	Open
16	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. (NOTE: shall be coloured green to match the colour indicated by number 14193 in Federal Standard 595B COLORS, dated July 1994, 7690-01-162-2210 Fan Deck.)	Underground Parking Area	Open
17	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	Open
18	The walls in the parking or storage garage are not maintained free of holes, breaks or cracks.	Underground Parking Area	Open
19	The parking or storage garage walls from floor level to a height of sixty (60) centimeters are not painted black.	Underground Parking Area	Open
20	The parking or storage garage walls painted surface is not maintained in a state of good repair.	Underground Parking Area	Open
21	The walls in the parking or storage garage are not impervious to water.	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	10 157878 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	3-May-10	05-AUG-10	1-Jun-10

No. of defects contained within the Order : **34**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Interior lighting fixtures or lamps are not maintained.	Basement	Closed
2	The electrical connections are not maintained in a safe and complete condition.	Basement	Closed
3	The property is not maintained and kept clean in accordance with the standards. (Namely: Improper storage and retention of materials)	Basement	Closed
4	The electrical connections are not maintained in a safe and complete condition.	Basement	Closed
5	The plumbing system is not kept free from leaks or defects. (Namely: Leaking drain pipe in locker room)	Basement	Closed
6	The trapped floor drain is not screened with a metal grill or other suitable material so as to effectively exclude rodents. (Namely: Missing floor drain cover)	Basement	Closed
7	The electrical connections are not maintained in a safe and complete condition. (Namely: Incomplete junction cover)	Basement	Closed
8	Ceiling constructed for the purpose of separation is not of a gas tight construction. (Namely: Perforations located throughout ceiling)	Basement	Closed
9	Ceiling not maintained clean.	Garbage Room	Closed
10	Wall(s) not maintained clean.	Garbage Room	Closed
11	Exterior door not maintained in good repair.	Garbage Room	Closed
12	Garbage storage area is not maintained in a litter free and odour free condition.	Garbage Room	Closed
13	The electrical connections are not maintained in a safe and complete condition.	Garbage Room	Closed
14	Lighting in a service room is provided at less than 200 lux.	Garbage Room	Closed
15	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Garbage Room	Closed
16	The property is not kept clean in accordance with the standards. (Namely: Dust and debris located in utility closets throughout)	Interior	Closed
17	The property is not kept clean in accordance with the standards. (Namely: Improper storage and retention of materials)	Interior	Closed
18	The property has not been repaired in accordance with the standards. (Namely: Garbage chute doors not self closing or self latching, repair as required)	Interior	Closed
19	Floor coverings not maintained free from trip or other hazardous condition. (Namely: 4th floor east stairway entrance)	Interior	Closed
20	Previously finished surfaces in the public area of the property is not maintained in good repair. (Namely: Stairway doors that require refinishing (repair as required))	Interior	Closed
21	Interior doors, and/or hardware not maintained in good repair. (Namely: Stairway doors that fail to self latch and close securely, repair as required)	Interior	Closed
22	Interior doors or hardware not maintained in good repair. (Namely: Garbage Chute room doors fail to close and latch, repair as required)	Interior	Closed
23	Lighting in a service stairway is provided at less than 50 lux.	Interior	Closed
24	Exterior door is not maintained in good repair.	Interior	Closed
25	Exterior door not maintained weather-tight	Interior	Closed
26	Exterior door not maintained weather-tight	Interior	Closed
27	Immediate action has not been taken to eliminate an unsafe condition. (Namely: Door mats located throughout)	Interior	Closed
28	The ventilation system or unit is not regularly cleaned. (Namely: Dirty vent covers)	Interior	Closed

29	The ventilation system or unit is not kept in good repair. (Namely: Broken vent covers)	Interior	Closed
30	The stair is not maintained. (Namely: Stair tread and nosing is not in good repair- 16th floor)	Interior	Closed
31	The property is not kept clean in accordance with the standards. (Namely: Unused material and debris on floor)	Roof Of Building	Closed
32	Exterior door not maintained in good repair. (Namely: door is bent)	Roof Of Building	Closed
33	Exterior door has deteriorated/ineffective weather-proofing. (Namely: weather stripping)	Roof Of Building	Closed
34	The electrical fixtures are not maintained in good working order. (Namely: Missing light fixture on exterior entrance to penthouse)	Roof Of Building	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.**