

MLS Building Audit Program - Details

Property Address : 4500 JANE ST

Legal Description: PLAN 6530 BLK D

Roll No. : 1908013174003000000

Building : 4500 JANE ST -- NO FURTHER ACTION REQUIRED

Report Date : May 11, 2012

Building Audit Date : May 21, 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	Fence	10 183776 FEN 00 IV	FENCING INVESTIGATION	Closed	1-Jun-10	02-JUL-10	100.00%
2	Property Standards	10 182186 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	1-Jun-10	29-APR-11	100.00%
6	Property Standards	11 131941 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	1-Mar-11	24-JUN-11	100.00%
7	Property Standards	11 131949 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	1-Mar-11	24-JUN-11	100.00%
8	Waste	11 132163 WST 00 IV	LITTER DUMPING/REFUSE INVESTIGATION - Parking Area	Closed	1-Mar-11	24-JUN-11	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
6	Property Standards	11 131941 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	1-Mar-11	24-JUN-11	24-Jun-11

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Roof drainage discharging at more than one hundred and fifty (150) millimeters above grade. Namely: roof drainage from entrance canopy.	East Side of Building	Closed
2	The protective/decorative finish on the exterior surfaces is not being maintained in good repair. Namely: entrance canopy ceiling.	East Side of Building	Closed
3	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection. Namely: entrance canopy lights.	East Side of Building	Closed
4	Driveway(s) and/or similar areas do not afford safe passage. Namely: depression and cracks by catch basin.	East Side of Property	Closed
5	The retaining wall is not being maintained in good repair.	North Side of Property	Closed
6	The required guard on top of the retaining wall is not maintained in good repair.	North Side of Property	Closed
7	The retaining wall is not being maintained in good repair. Namely: protective/decorative finish defective.	South Side of Property	Closed
8	The light standard(s) supporting artificial light is not kept in good repair and in good working order.	South Side of Property	Closed
9	The guards and/or other appurtenant attachments and/or their supporting structural members are not maintained in good repair.	South Side of Property	Closed
10	Driveway/ramp and/or similar areas are not maintained in good repair.	South Side of Property	Closed
11	The light standard(s) supporting artificial light is not kept in good repair and in good working order.	West Side of Property	Closed
12	The yards and /or other part of property is not being kept clean and free from accumulation of junk, rubbish, litter, garbage and/or other debris.	West Side of Property	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
7	Property Standards	11 131949 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	1-Mar-11	24-JUN-11	24-Jun-11

No. of defects contained within the Order : **15**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The light standard(s) supporting artificial light is not kept in good repair and in good working order. Namely: near parking stalls #35, 72, 97, 98 and other locations.	Underground Parking Area	Closed
2	Door hardware/devices are not maintained in good repair.	Underground Parking Area	Closed
3	Lighting in a garage is provided at less than 50 lux.	Underground Parking Area	Closed
4	The parking or storage garage is used to keep machinery, vehicles, and/or parts of them that are in a wrecked, discarded, dismantled, inoperative or abandoned condition. Namely: vehicle in parking stalls #25, 26, 68, 69 and 86.	Underground Parking Area	Closed
5	The parking or storage garage is used to keep junk or rubbish. Namely: near parking stall #70.	Underground Parking Area	Closed
6	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	Closed
7	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	Closed
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.	Underground Parking Area	Closed
9	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	Closed
10	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	Closed
11	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	Closed
12	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	Closed
13	The walls in the parking or storage garage are not impervious to water. Namely: near parking stall #28 and other locations.	Underground Parking Area	Closed
14	Door hardware/devices are not maintained in good repair.	Underground Parking Area	Closed
15	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Underground Parking Area	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 182186 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	1-Jun-10	29-APR-11	29-Apr-11

No. of defects contained within the Order : **96**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Previously finished wall(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance.	1/F	Closed
2	Laundry room and the facilities, amenities and associated equipment is not maintained in good repair. Namely: exhaust vent not sealed.	1/F	Closed
3	Condition of floor does not permit easy cleaning.	1/F	Closed
4	Floor and/or floor covering not kept in a clean and sanitary condition	1/F	Closed
5	The electrical receptacle is not maintained in a safe and complete condition. Namely: cover plate broken.	1/F	Closed
6	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	1/F	Closed
7	Lighting in a laundry room is provided at less than 200 lux.	1/F	Closed
8	Wall(s) not maintained clean.	1/F	Closed
9	The electrical connections are not maintained in a safe and complete condition. Namely: junction box cover missing.	1/F	Closed
10	The property has not been repaired in accordance with the standards. Namely: improper storage and retention of materials.	1/F	Closed
11	Entrance/exit door does not prevent entry of draughts.	1/F	Closed
12	Previously finished wall(s) in the public area of the property is not maintained in good repair.	1/F	Closed
13	Entrance/exit door does not prevent entry of draughts.	1/F	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.	1/F	Closed
15	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition. Namely: door mat at Apt 102, 105 and 107.	1/F	Closed
16	Window that is capable of being opened has no screen.	1/F	Closed
17	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	1/F	Closed
18	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	1/F	Closed
19	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.	1/F	Closed
20	Lighting in a storage room is provided at less than 50 lux.	1/F	Closed
21	Previously finished wall(s) in the public area of the property is not maintained in good repair. Namely: near Apt 1002.	10/F	Closed
22	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	10/F	Closed
23	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection. Namely: light cover broken.	11/F	Closed
24	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection. Namely: near Apt 1104.	11/F	Closed
25	Interior door is not maintained in good repair.	11/F	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.	11/F to 12/F	Closed

27	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	12/F	Closed
28	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	12/F to 14/F	Closed
29	Previously finished wall(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance.	12/F to 14/F	Closed
30	The floor and every appurtenance, surface cover and finish is not maintained.	12/F to 14/F	Closed
31	Previously finished surface(s) have marks, stains, graffiti, and/or other defacements. Namely: closet door near Apt 1408.	14/F	Closed
32	Door hardware/devices are not maintained in good repair. Namely: closet door locking device defective near Apt 1408.	14/F	Closed
33	Door hardware/devices are not maintained in good repair. Namely: door hardware not latching.	14/F	Closed
34	Floor and/or floor covering not kept in a clean and sanitary condition	14/F to 15/F	Closed
35	The floor and every appurtenance, surface cover and finish is not maintained. Namely: floor tiles broken.	15/F	Closed
36	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely: near garbage room.	15/F	Closed
37	Wall(s) not maintained clean.	15/F to Roof	Closed
38	Previously finished wall(s) in the public area of the property is not maintained in good repair.	15/F to Roof	Closed
39	Floor and/or floor covering not kept in a clean and sanitary condition	15/F to Roof	Closed
40	The floor and every appurtenance, surface cover and finish is not maintained.	2/F to 3/F	Closed
41	Ceiling not maintained clean.	3/F	Closed
42	Exit door, and/or hardware not maintained in good repair.	3/F	Closed
43	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	3/F	Closed
44	The floor and every appurtenance, surface cover and finish is not maintained.	3/F to 4/F	Closed
45	Previously finished wall(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance.	3/F to 4/F	Closed
46	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	4/F	Closed
47	The floor and every appurtenance, surface cover and finish is not maintained.	4/F to 5/F	Closed
48	Previously finished surface (ceiling) has marks, stains, and/or other defacements.	4/F to 5/F	Closed
49	Previously finished wall(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance.	4/F to 5/F	Closed
50	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	5/F	Closed
51	Door not maintained in good repair. Namely: closet door near Apt 608.	6/F	Closed
52	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	6/F	Closed
53	The floor and every appurtenance, surface cover and finish is not maintained.	6/F to 7/F	Closed
54	Ceiling not maintained clean.	6/F to 7/F	Closed
55	Floor and/or floor covering not kept free from holes, stains, rubbish and debris.	7/F	Closed
56	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	7/F	Closed
57	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	7/F	Closed
58	The floor and every appurtenance, surface cover and finish is not maintained. Namely: floor tiles missing.	7/F	Closed
59	Exit door is defective and not a good fit in its frame.	7/F	Closed
60	Previously finished surface(s) have marks, stains, graffiti, and/or other defacements. Namely: closet door (inside) near Apt 709.	7/F	Closed
61	Interior door is not maintained in good repair.	7/F	Closed
62	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	8/F	Closed

63	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection. Namely: light cover broken.	9/F	Closed
64	Door hardware/devices are not maintained in good repair. Namely: self-closing device defective.	9/F	Closed
65	Previously finished wall(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance.	9/F to 10/F	Closed
66	The floor and every appurtenance, surface cover and finish is not maintained.	Basement	Closed
67	The property has not been repaired in accordance with the standards. Namely: improper storage and retention of materials.	Basement	Closed
68	The property has not been repaired in accordance with the standards. Namely: sump pump cover is not anchored properly.	Basement	Closed
69	The property has not been repaired in accordance with the standards. Namely: improper storage and retention of materials.	Basement	Closed
70	The trapped floor drain is not screened with a metal grill or other suitable material so as to effectively exclude rodents.	Basement	Closed
71	The trapped floor drain is not screened with a metal grill or other suitable material so as to effectively exclude rodents.	Basement	Closed
72	Previously finished wall(s) in the public area of the property is not maintained in good repair.	Basement	Closed
73	Previously finished wall(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance.	Basement	Closed
74	Wall(s) have marks, graffiti, painted slogans and/or other defacements.	Basement	Closed
75	Interior lighting fixtures or lamps are not maintained. Namely: ceiling light not secured.	Basement	Closed
76	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Basement	Closed
77	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Basement	Closed
78	Lighting in a storage room is provided at less than 50 lux.	Basement	Closed
79	Floor and/or floor covering not kept in a clean and sanitary condition and free from rubbish and debris.	Basement	Closed
80	Aisle floor not kept in a clean and sanitary condition and free from rubbish and debris.	Basement	Closed
81	Aisle floor not kept in a clean and sanitary condition and free from rubbish and debris.	Basement	Closed
82	Interior door, and/or hardware not maintained in good repair.	Basement	Closed
83	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	Basement	Closed
84	Entrance/exit door does not prevent entry of draughts.	Basement	Closed
85	The electrical connections are not maintained in a safe and complete condition. Namely: junction box cover missing.	Basement	Closed
86	The floor and every appurtenance, surface cover and finish is not maintained. Namely: landing slab broken.	Basement to 1/F	Closed
87	Previously finished wall(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance.	Basement to 1/F	Closed
88	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Basement to 1/F	Closed
89	Previously finished surface(s) in the public area of the property is not maintained in good repair. Namely: stairway - tread, riser, nosing, etc.	Basement to 1/F	Closed
90	Wall(s) not maintained clean.	Basement to 1/F	Closed
91	Floor and/or floor covering not kept free from rubbish and debris.	Electrical Closet	Closed
92	The ventilation grille is not regularly cleaned.	Garbage Room	Closed
93	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.	Hallway	Closed
94	Handrails on both sides of stair or ramp 1,100mm in width or more not provided.	North and South Stairway	Closed
95	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.	North and South Stairway	Closed
96	Previously finished surface(s) in the public area of the property is not maintained in good repair. Namely: protective finish on stairway landing, guardrail, etc.	North and South Stairway	Closed

Part III - Apartment Unit Activity Summary for Property Standards Orders :4500 JANE ST

Active apartment unit related investigation matters (Property Standards only) :	2
Number of investigation-related Orders issued to Property owner :	2
Number of investigation-related Orders issued to tenants :	0

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