

MLS Building Audit Program - Details

Property Address : 87 JAMESON AVE

Legal Description: PLAN 717 LOT 18 PT LOTS 17 & 19

Roll No. : 1904021140003000000

Building : 87 JAMESON AVE -- S1407

Report Date : May 11, 2012

Building Audit Date : May 17, 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 197446 PRS 00 IV | EXTERIOR COMMON ELEMENTS - DEFECTS | Expiry Date Extended | 27-May-11 | 23-OCT-12 | 60.00% |
| 2 | Property Standards | 11 197447 PRS 00 IV | INTERIOR COMMON ELEMENTS - DEFECTS | Rescheduled | 27-May-11 | 02-DEC-13 | 66.67% |
| 3 | Property Standards | 11 197448 PRS 00 IV | PARKING GARAGE/STRUCTURE - DEFECTS | Expiry Date Extended | 27-May-11 | 26-NOV-12 | 33.33% |

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 |
|-----|-----------------------|-----------------------------|------------------------------------|----------------------|------------------|-----------------|--------------------------------|
| 3 | Property Standards | 11 197448 PRS 00 IV | PARKING GARAGE/STRUCTURE - DEFECTS | Expiry Date Exten | 27-May-11 | 26-NOV-12 | 3-Dec-12 |

No. of defects contained within the Order :

No. of defects that remain outstanding :

| Deficiency Details | | | |
|--------------------|---|----------|--------|
| No. | Violation/Defect | Location | Status |
| 1 | The property is not maintained and/or kept clean in accordance with the standards. Namely; Garage is used to store junk and tenants belongings. | Garage | Closed |
| 2 | 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. | Garage | Closed |
| 3 | 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 |
| 4 | 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. | Garage | Closed |
| 5 | The electrical connections are not maintained in good working order. Namely; junction box no cover. | Garage | Open |
| 6 | Lighting in a garage is provided at less than 50 lux. | Garage | Open |
| 7 | Lighting in a garage is provided at less than 50 lux. | Garage | Open |
| 8 | Door not maintained in good repair. | Garage | Open |
| 9 | The parking or storage garage ceiling painted surface is not maintained in a state of 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 197447 PRS 00 IV | INTERIOR COMMON ELEMENTS - DEFECTS | Rescheduled | 27-May-11 | 02-DEC-13 | 2-Dec-13 |

No. of defects contained within the Order : **12**

No. of defects that remain outstanding : **4**

| Deficiency Details | | | |
|--------------------|---|----------|--------|
| No. | Violation/Defect | Location | Status |
| 1 | Communication system identifies the tenant by unit number. | Lobby | Closed |
| 2 | 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. | Stairway | Closed |
| 3 | A window in a stairway that extends to less than 1,070 millimetres above the landing is protected by a guard that is less than 1,070 millimetres high measured to the top of the guard from the surface of the landing. | Stairway | Closed |
| 4 | A window in a stairway for which the distance measured vertically between the bottom of the window and a line drawn through the outside edges of the stair nosings is less than 900 millimetres is not protected by a guard that is located approximately 900 millimetres high. | Stairway | Closed |
| 5 | Height of the guard for the exit stairs are less than 1,070 millimetres around landings. | Stairway | Open |
| 6 | 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 | Open |
| 7 | Required guard does not prevent the passage of a spherical object having a diameter more than 100 millimetres | Stairway | Open |
| 8 | 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 |
| 9 | The treads and/or other appurtenant attachments and/or their supporting structural members are not being maintained free from defects/hazards. | | Closed |
| 10 | 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 |
| 11 | Previously finished surface(s) in the public area of the property is not maintained in good repair. | | Closed |
| 12 | Interior door(s), frames(s), and/or hardware not maintained in good repair. Namely; door does not close shut. | | Closed |

| No. | Type of Investigation | Investigation Reference No. | Investigation Description | Investigation Status | Date of Issuance | Expiration Date | Next Scheduled Inspection Date |
|-----|-----------------------|-----------------------------|------------------------------------|----------------------|------------------|-----------------|--------------------------------|
| 1 | Property Standards | 11 197446 PRS 00 IV | EXTERIOR COMMON ELEMENTS - DEFECTS | Expiry Date Exten | 27-May-11 | 23-OCT-12 | 1-Nov-12 |

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

No. of defects that remain outstanding : **6**

| Deficiency Details | | | |
|--------------------|--|--------------|--------|
| No. | Violation/Defect | Location | Status |
| 1 | Immediate action has not been taken to eliminate an unsafe condition. Namely; storage on balconies represent a climbing hazard. | Balcony | Closed |
| 2 | Guard with a minimum height of 1,070 millimetres has not been provided at a balcony where the difference in level is more than 600 millimetres.. | Balcony | Open |
| 3 | Required guard does not prevent the passage of a sphere having a diameter more than 100 millimetres. | Balcony | Open |
| 4 | Required guard does not prevent the passage of a spherical object having a diameter more than 100 millimetres | Front | Open |
| 5 | The guard is designed that a member, attachment or opening located between 140 millimetres and 900 millimetres above the level being protected facilitates climbing. | Front West | Open |
| 6 | The exterior walls and their components are not being maintained in good repair. | Laundry Room | Closed |
| 7 | The yards and /or other part of property is not being kept clean and free from accumulation of junk, rubbish, brush, refuse, litter, garbage and/or other debris. | North | Closed |
| 8 | The cables and wires are not properly anchored. | North | Closed |
| 9 | The opening in an exterior wall is not protected by suitable materials to prevent the entry of rodents, vermin and/or insects. | North | Closed |
| 10 | 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. | Stairway | Closed |
| 11 | 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. | Stairway | Closed |
| 12 | The stairs are not being kept clean and free from accumulation of rubbish, brush, refuse, litter, garbage and/or other debris. | Stairways | Closed |
| 13 | The exterior surface has not been restored and/or resurfaced where necessary. | | Open |
| 14 | The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection. | | Closed |
| 15 | Satellite dish, and/or its supporting member is not maintained in a safe condition. Namely; satellite dishes attached to balcony balustrade system. | | Open |

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

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| 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.**