

MLS Building Audit Program - Details

Property Address : 890 JANE ST

Legal Description: CON 3 FTB PT LOT 8

Roll No. : 1914073020052000000

Building : 890 JANE ST -- W1106

Report Date : May 11, 2012

Building Audit Date : August 29, 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 265548 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Order Issued	2-Sep-11	10-FEB-12	51.16%
3	Property Standards	11 267424 PRS 00 IV	REPORT ORDERS - SATELITE DISHES	Order Issued	7-Sep-11	07-OCT-11	N/A**
5	Property Standards	11 267429 PRS 00 IV	REPORT ORDERS - WINDOW LIMITING DEVICES	Order Issued	7-Sep-11	07-OCT-11	N/A**
7	Property Standards	11 267493 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Order Issued	7-Sep-11	10-FEB-12	33.33%
8	Property Standards	11 267687 PRS 00 IV	PARKING GARAGE/SERVICE ROOMS	Order Issued	7-Sep-11	10-FEB-12	75.00%
9	Property Standards	11 267759 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Order Issued	15-Dec-11	15-MAR-12	50.00%

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
9	Property Standards	11 267759 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Order Issued	15-Dec-11	15-MAR-12	25-May-12

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The electrical fixtures are not maintained in a safe and complete condition. Specifically protective covers on light fixtures by entrance ramp to underground parking garage	Exterior	Closed
2	The exterior walls and their components are not being maintained in good repair. Specifically brick deterioration between sheer walls and concrete damage on Sheer walls at the south/east corner of the building	Exterior	Open
3	The guards and/or other appurtenant attachments and/or their supporting structural members are not maintained in good repair. Specifically guards at west perimeter of parking area are not secured	Exterior	Open
4	The exterior columns and their components are not being maintained in good repair. Specifically paint deterioration on sheer walls	Exterior Of Building	Closed
5		Exterior Of Building	Closed
6	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. Specifically paint deteriorated and damaged at entrance canopy and by undererground parking garage entrance ramp	Exterior Of Building	Open

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
8	Property Standards	11 267687 PRS 00 IV	PARKING GARAGE/SERVICE ROOMS	Order Issued	7-Sep-11	10-FEB-12	30-Apr-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 service room is provided at less than 200 lux. Specifically - boiler room, elevator room, compactor room, and storage room	Boiler Room	Closed
2	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Specifically cover plates missing on floor drain	Boiler Room	Closed
3	The electrical fixtures are not maintained in good working order. Specifically cover plate missing on junction box in boiler room and cover plate missing on junction box in storage rooms	Boiler Room	Closed
4	The electrical connections are not maintained in a safe and complete condition. Specifically no cover on Rogers cable box	Boiler Room	Closed
5	Floor and/or floor covering not kept in a clean and sanitary condition and free from rubbish and debris. Specifically waste material in compactor room	Compactor Room	Closed
6	Wall(s) constructed for the purpose of separation is not of a gas tight construction. Specifically fire-stopping missing compactor room and electrical room	Compactor Room	Open
7	The guards and/or other appurtenant attachments and/or their supporting structural members are not maintained in good repair. Specifically hand-rail to elevator room on room not secured	Elevator Room	Open
8	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Specifically concrete damage on floor in boiler room	Furnace Room	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 267493 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Order Issued	7-Sep-11	10-FEB-12	30-May-12

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

No. of defects that remain outstanding : **8**

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Lighting in a garage is provided at less than 50 lux.	1st Underground Parking Level	Open
2	Exterior door, window, skylight or basement hatchway not maintained in good repair. Specifically the exit door by parking stall 45 is not securely fitted into the opening - frame pulled away from the concrete wall	1st Underground Parking Level	Closed
3	The parking or storage garage walls painted surface is not maintained in a state of good repair. Specifically white and black paint is required to be refurbished	1st Underground Parking Level	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. Specifically additional alert signs required	1st Underground Parking Level	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 the green paint is required to be wxtended to 1 metre each side of the doors	1st Underground Parking Level	Open
6	The floors in the parking or storage garage are not maintained free of holes, breaks or cracks. Specifically minor concrete spalling and deterioration is present and drain covers are missing in various locations	1st Underground Parking Level	Open
7	The electrical fixtures are not maintained in good working order. Specifically light bulbs are defective in various locations	1st Underground Parking Level	Open
8	The electrical connections are not maintained in a safe and complete condition. Specifically guards are missing on the light fixtures in various locations	1st Underground Parking Level	Open
9	The parking or storage garage ceiling painted surface is not maintained in a state of good repair. Specifically the white paint is required to be refurbished	1st Underground Parking Level	Open
10	The parking or storage garage columns painted surface is not maintained in a state of good repair. Specifically the white and black paint is required to be refurbished	1st Underground Parking Level	Open
11	The garage door that is equipped with an automatic closing mechanism is not equipped with a sensing device that does not allow the door to close when any person, animal or object is crossing its path. Specifically a sasfety device to prevent the door from closing on a vehicle or pedestrian is not present	1st Underground Parking Level	Closed
12	The electrical fixtures are not maintained in a safe and complete condition. Specifically junction box by parking stall 48 is missing a cover	1st 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	11 265548 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Order Issued	2-Sep-11	10-FEB-12	30-Apr-12

No. of defects contained within the Order : **43**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Area of room that is wood paneled. Sections missing from wall and ceiling.	1st Floor	Open
2	Plaster damage on wall.	1st Floor	Closed
3	Plaster on ceiling damaged.	2nd Floor	Closed
4	Hallway door does not close properly.	3rd Floor	Open
5	Light fixture not secured to ceiling.	5th Floor	Closed
6	Plaster damage on wall.	5th Floor	Open
7	Plaster damage on walls.	7th Floor	Open
8	Paint peeling on walls and ceiling.	9th Floor	Open
9	Plaster damaged on walls and ceiling.	9th Floor	Open
10	Light not operating.	9th Floor	Closed
11	Hallway firehose cabinet. Glass panel missing.	10th Floor	Closed
12	Door not painted.	10th Floor	Closed
13	Not a proper repair to door in area of lock.	11th Floor	Closed
14	Door has holes and dents.	15th Floor	Closed
15	Plaster on wall damaged.	16th Floor	Closed
16	Light cover broken.	16th Floor	Closed
17	Several push buttons for floors are broken off or damaged.	Elevator	Closed
18	Garbage chute doors do not retract automatically.	Garbage Room	Closed
19	Plaster on walls damaged and deteriorated.	Hall	Closed
20	Ceiling light fixture covers broken and missing.	Hall	Open
21	Holes in floors and ceilings.	Hall	Open
22	Walls marked, marred and stained.	Hall	Closed
23	Ventillation grilles dirty and dusty.	Hall	Closed
24	Carpeting stained.	Hall	Open
25	Carpet torn, loose.	Hall	Closed
26	Electrical receptacles damaged and loose.	Hall	Open
27	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.	Hall	Open
28	Several floor tiles are broken and missing pieces.	Laundry Room	Open
29	Electrical receptacle box not secured to wall.	Laundry Room	Open
30	One ceiling light fixture not operating.	Laundry Room	Closed
31	Mailbox or mail receptacle is not maintained in good repair.	Lobby	Open
32	An emergency contact sign is not posted and maintained in a prominent place in the front lobby or entrance to the building.	Lobby	Open
33	An exterior door has a defective locking mechanism.	Lobby	Closed

34	Section of wall has damaged plaster.	North	Closed
35	Plaster damaged on walls.	Office	Closed
36	Plaster damage on wall.	South	Closed
37	Doors to halls do not close properly.	Stairway	Open
38	Plaster damage on ceilings.	Stairway	Open
39	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	Open
40	Guard has openings of a size that does not prevent the passage of a sphere having a diameter more than 100 millimetres	Stairway	Open
41	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
42	Walls marked, marred and stained.	Stairway	Open
43	Extension cords or other extensions are used as a permanent wiring system.	Storage Room	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.**