

MLS Building Audit Program - Details

Property Address : 90 JAMESON AVE

Legal Description: PLAN 710 PT LOTS 16 & 17

Roll No. : 1904021150035000000

Building : **90 JAMESON AVE -- S1407**

Report Date : May 11, 2012

Building Audit Date : August 19, 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 260906 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Order Issued	25-Aug-11	18-JUN-12	33.33%
2	Property Standards	11 266532 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Order Issued	7-Sep-11	31-JUL-12	25.00%
3	Property Standards	11 266600 PRS 00 IV	REPORT ORDERS - SATELITE DISHES	Order Issued	7-Sep-11	25-MAY-12	N/A**
6	Property Standards	11 266689 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	7-Sep-11	07-NOV-11	100.00%
7	Property Standards	11 266899 PRS 00 IV	PARKING GARAGE/SERVICE ROOMS	Order Issued	7-Sep-11	25-MAY-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
7	Property Standards	11 266899 PRS 00 IV	PARKING GARAGE/SERVICE ROOMS	Order Issued	7-Sep-11	25-MAY-12	10-Sep-12

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition. Specifically missing cover on sump pit	Boiler Room	Open
2	The electrical fixtures are not maintained in good working order. Specifically guards missing/defective on light fixtures in boiler and laundry rooms	Laundry Room	Closed
3	Previously finished wall(s) in the public area of the property is not maintained in good repair. Specifically damaged ceramic wall tiles by window	Laundry Room	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 266532 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Order Issued	7-Sep-11	31-JUL-12	10-Sep-12

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The protective/decorative finish on the exterior surfaces is not being maintained in good repair. Specifically paint on the undersides of the balcony slabs and guards is deteriorated/flaking/missing in various locations	Exterior Of Building	Open
2	A retaining wall exceeding 1,000 millimetres in exposed height is not protected by a guard on the open side where access is provided. Specifically guards surrounding the ramp to the underground parking garage and at the west side of the property are less than 42 inches in height and spacing of vertical members is more than 4 inches.	Exterior Of Garage	Open
3	Dwelling unit window that is capable of being opened has screen that is not maintained in good repair and free from defects or missing components. Specifically missing/damaged screen north side main floor	North Side of Building	Open
4	Driveway(s) and/or similar areas not maintained. Specifically minor concrete damage on north side concrete slab.	North Side of Property	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 266689 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	7-Sep-11	07-NOV-11	8-Nov-11

No. of defects contained within the Order : **4**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The parking or storage garage columns painted surface is not maintained in a state of good repair. Specifically the white and black paint on the columns requires refurbishing	Underground Parking Area	Closed
2	The parking or storage garage ceiling painted surface is not maintained in a state of good repair. Specifically the ceiling white paint required refurbishing	Underground Parking Area	Closed
3	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 refurbishing	Underground Parking Area	Closed
4	The electrical fixtures are not maintained in a safe and complete condition. Specifically the cover on the Bell Telephone service panel is defective/missing	Underground Parking Area	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 260906 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Order Issued	25-Aug-11	18-JUN-12	10-Sep-12

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

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Metal service panel door on ceiling has deteriorated and peeling paint.	1st Floor	Open
2	Carpet worn and torn.	2nd Floor	Open
3	Walls stained and dirty.	3rd Floor	Closed
4	Electrical service closets. Holes in walls near floor level.	6th Floor	Closed
5	Wallpaper peeling and missing in areas.	Hall	Open
6	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	Hall	Open
7	Finish scratched, scraped, marked and marred.	Hall	Open
8	Doors do not close and latch properly.	Hall	Closed
9	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
10	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	Hall	Open
11	Several mailboxes damaged or unable to lock.	Lobby	Open
12	Plaster damage on wall.	South	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.**