

MLS Building Audit Program - Details

Property Address : 91 JAMESON AVE

Legal Description: PLAN 717 PT LOT 19 LOT 20 PLAN 370 PT LOT 11

Roll No. : 1904021140004000000

Building : **91 JAMESON AVE -- S1407**

Report Date : **May 11, 2012**

Building Audit Date : **February 28, 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 135187 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Order Issued	4-Mar-11	07-AUG-12	52.63%
2	Property Standards	11 135572 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Order Issued	4-Mar-11	18-MAY-12	0.00%
3	Property Standards	11 136251 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Order Issued	7-Mar-11	22-AUG-11	18.18%
4	Waste	11 135489 WST 00 IV	LITTER DUMPING/REFUSE INVESTIGATION	Closed	4-Mar-11	10-MAR-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
2	Property Standards	11 135572 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Order Issued	4-Mar-11	18-MAY-12	21-May-12

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	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.	Garage	Open
2	The parking or storage garage ceiling painted surface is not maintained in a state of good repair. The ceiling has paint peeling throughout.	Garage	Open
3	The ceilings in the parking or storage garage are not impervious to water. The ceiling is leaking near space 24	Garage	Open
4	The plumbing system is not kept free from leaks or defects. Pipe near space 22 is leaking.	Garage	Open
5	Lighting in parking garage is provided at less than 50 lux.	Garage	Open
6	Parking garage ceiling has broken concrete in areas.	Garage	Open
7	The parking or storage garage walls painted surface is not maintained in a state of good repair. Paint on walls is worn, missing and dirty.	Garage	Open
8	The walls in the parking or storage garage are not impervious to water. The wall near space 10 and 12 is leaking.	Garage	Open

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
3	Property Standards	11 136251 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Order Issued	7-Mar-11	22-AUG-11	6-Apr-12

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Balcony guards have rusted metal and rusted panels.	Exterior Of Building	Open
2	Vent covers beside ramp to underground parking garage have deteriorated paint.	Exterior Of Building	Open
3	The exterior walls and their components are not being maintained in a weather tight condition. The exterior basement wall at north and west side is leaking into locker room 2	Exterior Of Building	Open
4	The underside of the canopy at main entrance has missing tiles	Exterior Of Building	Open
5	Surface of ramp to parking garage has pot holes.	Exterior Of Building	Closed
6	The wall above ramp to underground garage has spalling bricks and broken concrete	Exterior Of Building	Open
7	The retaining wall is not being maintained in good repair. The concrete wall at north entrance to parking garage has broken concrete.	Exterior Of Building	Open
8	The exterior walls and their components are not being maintained in a weather tight condition. The exterior wall is leaking where the awning above main entrance meets the main wall	Exterior Of Building	Open
9	Balcony slabs have broken concrete.	Exterior Of Building	Open
10	The exterior wall on roof top of building is missing a vent cover.	Exterior Of Building	Open
11	Wall at ramp to parking garage has missing and damaged vent covers	Exterior Of Building	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 135187 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Order Issued	4-Mar-11	07-AUG-12	10-Aug-12

No. of defects contained within the Order : **19**

No. of defects that remain outstanding : **9**

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Electrical connection box in ceiling has no cover.	Basement	Closed
2	Electrical connection box in ceiling. Water penetration of box. Interior of box rusted.	Basement	Closed
3	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.	Boiler Room	Closed
4	Guard has openings of a size that does not prevent the passage of a sphere having a diameter more than 100 millimetres	Boiler Room	Closed
5	Damaged floor tiles.	Elevator	Open
6	Ventilation grilles dirty.	Hall	Closed
7	Carpeting worn, damaged and loose.	Hall	Open
8	Gap around electrical outlet cover.	Hall	Closed
9	Service cabinets and closets not kept locked.	Hall	Closed
10	Plaster on ceiling cracked, loose.	Hall	Closed
11	Wall mirror cracked, broken.	Hall	Closed
12	Service panel door on rear wall not locked.	Laundry Room	Closed
13	Handrail missing.	Rear	Open
14	Ventilation unit housing damaged.	Rear	Open
15	Guard has openings of a size that does not prevent the passage of a sphere having a diameter more than 100 millimetres	Stairway	Open
16	Guard has openings of a size that does not prevent the passage of a sphere having a diameter more than 100 millimetres	Stairway	Open
17	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
18	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
19	Height of the guard for the exit stairs are less than 1,070 millimetres around landings.	Stairway	Open

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.**