

MLS Building Audit Program - Details
Property Address : 165 JAMESON AVE

Legal Description: PLAN 370 PT LOTS 3 & 4 RP 63R3444 PART 1

Roll No. : 1904021270003000000

Building : 165 JAMESON AVE
Report Date : January 04, 2019
Building Audit Date : August 25, 2017
**** 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 January 04, 2019

Part I - Building Audit Activity Summary :

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	% Complied
1	Graffiti	17 223675 GRA 00 IV		Closed	25-Aug-17	28-AUG-17	N/A**
2	Property Standards	17 223691 PRS 00 IV		Closed	1-Sep-17	02-OCT-17	100.00%
3	Property Standards	17 223710 PRS 00 IV		Closed	1-Sep-17	02-OCT-17	100.00%
4	Property Standards	17 223724 PRS 00 IV		Order Issued	1-Sep-17	29-APR-18	13.79%
5	Property Standards	17 223811 PRS 00 IV		Closed	1-Sep-17	29-JAN-18	100.00%
6	Property Standards	17 223973 PRS 00 IV		Prosecution Initiated	1-Sep-17	29-JAN-18	11.11%

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	17 223691 PRS 00 IV		Closed	1-Sep-17	02-OCT-17	3-Oct-17

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Aerial, satellite dish, or other similar structure and/or its supporting member is not maintained in a safe condition. Namely: Satellite dishes to be uninstalled from building and mounted on proper stands on each balcony throughout exterior.	Exterior	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
3	Property Standards	17 223710 PRS 00 IV		Closed	1-Sep-17	02-OCT-17	21-Feb-18

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	In a dwelling unit, a window located more than 2,000 millimetres above grade opens within 1,500 millimetres of the floor not leading to a balcony does not employ a controlled sash operation to restrict, when engaged, the opening of the operable sash to not more than 100 millimetres. Namely: A report is required to be submitted to the Officer for evaluation and approval by Owner/Property Manager, confirming that acceptable safety devices have been installed on all subject windows in an acceptable manner, and that the subject windows are not capable of being opened in excess of one hundred (100) millimeters.	Throughout Building	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
6	Property Standards	17 223973 PRS 00 IV		Prosecution Initi	1-Sep-17	29-JAN-18	1-May-19

No. of defects contained within the Order : **27**

No. of defects that remain outstanding : **24**

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The trapped floor drain is not screened with a metal grill or other suitable material so as to effectively exclude rodents. Namely: Stairwells leading to garage require drain covers	Exterior Of Building	Open
2	Exterior door not maintained weather-tight Namely: Weather stripping missing and deteriorated. Requires to be replaced.	Exterior Of Building	Open
3	Exterior walkway not maintained. Namely: Concrete is damaged and cracked on walkway leading to front entrance. Requires repair	Exterior Of Building	Open
4	Driveway(s) and/or similar areas not maintained. Namely: Ramp leading to garage is damaged and delaminated. Requires repair	Exterior Of Building	Open
5	The yard does not have suitable ground cover to prevent unstable soil conditions or erosion.	Exterior Of Building	Open
6	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.	Exterior Of Building	Closed
7	Exterior window(s) with broken/cracked glass. Namely: Glass with wooden backing to laundry room is cracked and requires replacement	Exterior Of Building	Open
8	Exterior window or skylight not maintained in good repair. Namely: Window sills and lintels are rusted and require repair and painting	Exterior Of Building	Open
9	The exterior walls and their components are not being maintained free from loose or unsecured objects or materials. Namely: Spalling brick to be repaired/replaced where necessary	Exterior Of Building	Open
10	The exterior walls and their components are not being maintained free from loose or unsecured objects or materials. Namely: Flashing and parging coming away from wall on ramp leading to garage	Exterior Of Building	Open
11	The exterior walls and their components are not being maintained free from loose or unsecured objects or materials. Namely: Electrical conduit broken and hanging	Exterior Of Building	Open
12	The exterior walls and their components are not being maintained in good repair. Namely: Paint peeling on vent hood box. Requires repair and painting	Exterior Of Building	Open
13	The exterior walls and their components are not being maintained in good repair. Namely: Peeling and rusted laundry room exhaust vent requires painting. Vent and surrounding wall also require cleaning	Exterior Of Building	Open
14	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 is not maintained in good repair. Namely: Paint is peeling throughout exterior on balcony slabs, including underside of slabs. Requires paint and repair where necessary	Exterior Of Building	Open
15	The electrical connections are not maintained in a safe and complete condition. Namely: Open junction box requires cover	Exterior Of Building	Open
16	The electrical connections are not maintained in a safe and complete condition. Namely: Hanging wires require to be removed or put inside protective housing.	Exterior Of Building	Open
17	The electrical connections are not maintained in a safe and complete condition. Namely: Open cable box. Requires secure cover	Exterior Of Building	Substantially Co
18	The electrical connections are not maintained in a safe and complete condition. Namely: Electrical box requires cover	Exterior Of Building	Open
19	Exterior door is not maintained in good repair. Namely: Door leading to boiler room is damaged and rusted. Requires repair and painting	Exterior Of Building	Open
20	Lighting in other similar exterior area is provided at less than 10 lux at ground or tread level. Namely; Exterior lighting not working	Exterior Of Building	Open
21	Exterior door not maintained weather-tight Namely: Roof door threshold is damaged and requires repair	Roof Of Building	Open

22	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely: Debris must be moved from hatchway area under elevator room (i.e wires, spools).	Roof Of Building	Closed
23	The exterior walls and their components are not being maintained free from loose or unsecured objects or materials. Namely: Spalling brick around exterior walls of elevator room.	Roof Of Building	Open
24	Roof decks, catwalks and/or related guards are not maintained in good repair. Namely: Stairs/Catwalk are rusted and require painting.	Roof Of Building	Open
25	The property has not been repaired in accordance with the standards. Namely: Exhaust hoods on roof are rusted. Require painting	Roof Of Building	Open
26	The protective/decorative finish on the exterior surfaces is not being maintained in good repair. Namely: Exterior door of roof leading to stairwell requires painting	Roof Of Building	Open
27	The trapped floor drain is not screened with a metal grill or other suitable material so as to effectively exclude rodents. Namely: Missing drain covers throughout roof of building	Roof Of Building	Open

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
4	Property Standards	17 223724 PRS 00 IV		Order Issued	1-Sep-17	29-APR-18	1-May-19

No. of defects contained within the Order : **29**

No. of defects that remain outstanding : **25**

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The plumbing system is not kept in good working order. Namely: Drain pipes rusting and corroding throughout. Repair of finish is required	Underground Parking Area	Open
2	The plumbing system is not kept free from leaks or defects. Namely: Sump pump pit requires protective cover under ramp	Underground Parking Area	Open
3	The plumbing system is not kept free from leaks or defects. Namely: Leaking drain pipe near spot 20	Underground Parking Area	Open
4	The trapped floor drain is not screened with a metal grill or other suitable material so as to effectively exclude rodents. Namely: Missing drain cover near spot 33	Underground Parking Area	Open
5	The trapped floor drain is not screened with a metal grill or other suitable material so as to effectively exclude rodents. Namely: Missing drain cover in front of N/E Pedestrian Exit Door	Underground Parking Area	Open
6	The mechanical ventilation system in the parking or storage garage is not on at all times or otherwise controlled automatically by a carbon monoxide detection system that is located so as to provide full protection.	Underground Parking Area	Open
7	The walls in the parking or storage garage are not maintained free of holes, breaks or cracks. Namely: Damaged concrete and exposed rebar on column near spot 30	Underground Parking Area	Open
8	The walls in the parking or storage garage are not maintained free of holes, breaks or cracks. Namely: Broken concrete and exposed rebar observed on column at spot 22. To be repaired	Underground Parking Area	Open
9	The walls in the parking or storage garage are not maintained free of holes, breaks or cracks. Namely: Near parking spot #1	Underground Parking Area	Open
10	The walls in the parking or storage garage are not impervious to water. Namely: Evidence of water penetration found throughout foundation walls of entire structure.	Underground Parking Area	Open
11	The parking or storage garage walls painted surface is not maintained in a state of good repair. Namely: Peeling paint observed throughout. Repaint where required	Underground Parking Area	Open
12	Door hardware/devices are not maintained in good repair. Namely: N/E Pedestrian Exit Door frame is rusted and rotting. To be replaced	Underground Parking Area	Open
13	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely: N/E Pedestrian Exit stairwell full of debris. To be cleaned	Underground Parking Area	Closed
14	The plumbing system is not kept in good working order. Namely: Access pipe not covered. Allowing back flow of sewer gas into garage.	Underground Parking Area	Closed
15	The floors in the parking or storage garage are not maintained free of holes, breaks or cracks Namely: Spot 28	Underground Parking Area	Open
16	The floors in the parking or storage garage are not maintained free of holes, breaks or cracks Namely: Underside of garage ramp badly damaged. Support trusses rusted, corroded and separated from upper slab, sagging away from rebar and concrete. Rebar exposed throughout. Chunks of concrete missing. Safety concern as to structural adequacy of ramp.	Underground Parking Area	Open
17	The electrical fixtures are not maintained in good working order. Namely: Electrical conduit dangling from ceiling near spot 30	Underground Parking Area	Open
18	The electrical connections are not maintained in a safe and complete condition. Namely: Junction box with no cover in spot 15	Underground Parking Area	Closed
19	The electrical connections are not maintained in a safe and complete condition. Namely: Live wire observed at spot 23. To be capped and secured properly	Underground Parking Area	Open
20	The electrical connections are not maintained in a safe and complete condition. Namely: No cover on junction box and live wire observed under ramp	Underground Parking Area	Open
21	The electrical connections are not maintained in a safe and complete condition. Namely: Missing junction box cover on ceiling near spot 22	Underground Parking Area	Open
22	The parking or storage garage is used to keep junk or rubbish. Namely: Throughout garage	Underground Parking Area	Open

23	The parking or storage garage is used to keep machinery, boats, vehicles, trailers and/or parts of them that are in a wrecked, discarded, dismantled, inoperative or abandoned condition. Namely: Derelict vehicle in spot #16	Underground Parking Area	Closed
24	The ceilings in the parking or storage garage are not maintained free of holes, breaks or cracks. Namely: Ceiling broken open and falling down in several locations in garage. All affected areas to be repaired where necessary(i.e for reference spot 26, spot 34).	Underground Parking Area	Open
25	The ceilings in the parking or storage garage are not maintained free of holes, breaks or cracks. Namely: Supporting trusses throughout garage ceiling observed in advance state of rust and corrosion. To be repaired and/or replaced where necessary	Underground Parking Area	Open
26	The ceilings in the parking or storage garage are not maintained free of holes, breaks or cracks. Namely: Extensive damage and missing ceiling throughout garage	Underground Parking Area	Open
27	Interior lighting fixtures or lamps are not maintained. Namely: Lighting fixtures not properly installed, not covered and not properly terminated throughout garage	Underground Parking Area	Open
28	Driveway(s) and/or similar areas not maintained. Namely: Pot hole near spot 14	Underground Parking Area	Open
29	The sign(s) is not being maintained in a good state of repair. Namely: Alert sign not properly anchored to wall near spot 1	Underground Parking Area	Open

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
5	Property Standards	17 223811 PRS 00 IV		Closed	1-Sep-17	29-JAN-18	11-May-18

No. of defects contained within the Order : **44**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely: Remove all debris (i.e doors, panels, boxes)	1st Floor	Closed
2	The electrical connections are not maintained in a safe and complete condition. Namely: Junction box requires cover	1st Floor	Closed
3	The electrical connections are not maintained in a safe and complete condition. Namely: Exposed phone system wires. Requires junction box	1st Floor	Closed
4	The electrical connections are not maintained in a safe and complete condition. Namely: Missing cover for junction box	2nd Floor	Closed
5	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely: Ceiling repair is not finished on entire floor. Requires plaster repair and painting	2nd Floor	Closed
6	The electrical connections are not maintained in a safe and complete condition. Namely: Missing cover for junction box	3rd Floor	Closed
7	Interior door is not a good fit in its frame. Namely: Door is damaged and does not fit in its frame properly.	3rd Floor	Closed
8	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely: Remove debris from room	3rd Floor	Closed
9	Ceiling(s) constructed for the purpose of separation is not of a gas tight construction. Namely: Hold in ceiling requires repair. Pipe chase also requires sealing.	3rd Floor	Closed
10	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection. Namely: Missing light cover	3rd Floor	Closed
11	Door hardware/devices are not maintained in good repair. Namely: Glass framework separating from door in west stairwell on 5th floor	5th Floor	Closed
12	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely: Unfinished plaster repair near Apt 703	7th floor	Closed
13	Lighting in a service room is provided at less than 200 lux.	Boiler Room	Closed
14	The electrical connections are not maintained in a safe and complete condition. Namely: Exposed electrical wire on water pump. Requires cover	Boiler Room	Closed
15	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Boiler Room	Closed
16	The floor and every appurtenance, surface cover and finish is not maintained. Namely: Floor requires repainting	Boiler Room	Closed
17	Floor and/or floor covering not kept in a clean and sanitary condition and free from rubbish and debris.	Boiler Room	Closed
18	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely: Exposed rebar visible beside water tanks	Boiler Room	Closed
19	The electrical connections are not maintained in a safe and complete condition. Namely: Cover missing from junction box above boiler	Boiler Room	Closed
20	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely: Multiple holes in ceiling require repair	Boiler Room	Closed
21	The trapped floor drain is not screened with a metal grill or other suitable material so as to effectively exclude rodents. Namely: Multiple drain covers missing	Boiler Room	Closed
22	The electrical connections are not maintained in a safe and complete condition. Namely: Live wire not properly terminated beside door	Electrical Room	Closed
23	Floor and/or floor covering not kept in a clean and sanitary condition and free from rubbish and debris. Namely: Remove all debris from room	Electrical Room	Closed

24	Elevator machine room is not equipped to provide illumination to an average level of not less than 100 lux at floor level.	Elevator Room	Closed
25	Lighting in a laundry room is provided at less than 200 lux.	Laundry Room	Closed
26	The property is not maintained and/or kept clean in accordance with the standards. Namely: Floors, ceilings, walls, behind laundry machines, to be kept clean at all times.	Laundry Room	Closed
27	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely: Old dryer vents to be covered properly	Laundry Room	Closed
28	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely: Wall requires repair behind laundry room sink	Laundry Room	Closed
29	The ventilation system or unit is not kept in good repair and maintained in good working condition at all times. Namely: Dryer vent hose not properly connected	Laundry Room	Closed
30	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition. Namely: Carpet permanently taped down in front lobby presents a trip hazard	Lobby	Closed
31	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely: Glass trim being held on with tape around mirrored flashing in lobby.	Lobby	Closed
32	An emergency contact sign is not posted and maintained in a prominent place in the front lobby or entrance to the building.	Lobby	Closed
33	The emergency contact sign is not in lettering of not less than 12.7 millimetres in height.	Lobby	Closed
34	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.	Lobby	Closed
35	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair. Namely: All unit doors and frames to be painted throughout interior	Throughout Building	Closed
36	The ventilation system or unit is not regularly cleaned. Namely: All vent covers require cleaning	Throughout Building	Closed
37	Adequate ventilation has not been provided. Namely: Ventilation fans are to be on at all times.	Throughout Building	Closed
38	Lighting in a service hallway is provided at less than 50 lux. Namely: All floor lighting levels failed throughout building. Requires upgrade	Throughout Building	Closed
39	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition. Namely: Baseboards separating from walls in areas. To be repaired where needed throughout building.	Throughout Building	Closed
40	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely: Carpet throughout to be replaced. Carpet is in bad condition on a number of floors (Worn, bunched up, stained).	Throughout Building	Closed
41	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection. Namely: Multiple light fixtures missing light covers throughout hallways	Throughout Building	Closed
42	Exit, public corridor or corridor is not equipped to provide illumination to an average level of not less than 50 lux at all points such as angles and intersections at changes of level where there are stairs or ramps. Namely: Lighting levels fail in both stairwells. Upgrade required	Throughout Building	Closed
43	Previously finished wall(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance. Namely: Elevator frames to be painted on all floors	Throughout Building	Closed
44	The (stairs, treads, risers, guards, handrails, and/or other appurtenant attachments) and/or their supporting structural members are not maintained in good repair. Namely: Nosing separated from tread on top stair	West Stairwell	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.**