

**MLS Building Audit Program - Details**

**Property Address : 166 JAMESON AVE**

Legal Description: PLAN 454 PT LOTS 33,35

Roll No. : 1904021240009000000

Building : **166 JAMESON AVE**

**Report Date : January 18, 2019**

**Building Audit Date : August 11, 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 January 18, 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	Property Standards	11 255586 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	16-Aug-11	20-JUN-14	100.00%
2	Property Standards	11 255812 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	17-Aug-11	01-JUN-12	100.00%
8	Property Standards	11 256575 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	17-Aug-11	01-JUN-12	100.00%

**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
1	Property Standards	11 255586 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	16-Aug-11	20-JUN-14	16-Aug-14

No. of defects contained within the Order : **11**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Dwelling unit window that is capable of being opened has no screen.	Building	Closed
2	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.	North	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.	North	Closed
4	Guard on retaining wall by ramp on adjacent property. Guard has openings of a size that does not prevent the passage of a sphere having a diameter more than 100 millimetres	North	Closed
5	Guard has openings of a size that does not prevent the passage of a sphere having a diameter more than 100 millimetres	North	Closed
6	Guard on retaining wall by ramp on adjacent property. 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.	North	Closed
7	Guard has openings of a size that does not prevent the passage of a sphere having a diameter more than 100 millimetres	North	Closed
8	Improper repair to brickwork.	North	Closed
9	Housing units for garage ventilation fans. Fan blades are accessible. Present covering is insufficient protection.	Rear	Closed
10	Hole in ceiling of overhang.	South	Closed
11	Exterior garbage containment area not screened.	South	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
8	Property Standards	11 256575 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	17-Aug-11	01-JUN-12	4-Jun-12

No. of defects contained within the Order : **17**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Garage ceiling at space 14 has a hole and is exposing the reinforcement rods.	Underground Parking Area	Closed
2	The parking or storage garage walls from floor level to a height of sixty (60) centimeters are not painted black.	Underground Parking Area	Closed
3	Paint on ceiling is worn and missing in areas.	Underground Parking Area	Closed
4	Columns require new paint	Underground Parking Area	Closed
5	The parking or storage garage columns from floor level to a height of sixty (60) centimeters are not painted black.	Underground Parking Area	Closed
6	The parking or storage garage is used to keep junk or rubbish. Boxes, pails, vehicle seats, Chev van with flat tires stored in garage	Underground Parking Area	Closed
7	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.	Underground Parking Area	Closed
8	Areas of garage have cut and loose wires.	Underground Parking Area	Closed
9	Electrical box at rear exit not provided with a cover.	Underground Parking Area	Closed
10	The light at space 4 is not working.	Underground Parking Area	Closed
11	Walls require new paint	Underground Parking Area	Closed
12	The parking or storage garage is not equipped with a mechanical ventilation system capable of providing a supply of fresh air at all times.	Underground Parking Area	Closed
13	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.	Underground Parking Area	Closed
14	Floor drain covers are not provided	Underground Parking Area	Closed
15	Emergency lighting in rear stairwell exit from garage is broken	Underground Parking Area	Closed
16	Light fixture at space 25 is not working	Underground Parking Area	Closed
17	Ceiling in rear exit stairwell from garage has a large hole.	Underground Parking Area	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
2	Property Standards	11 255812 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	17-Aug-11	01-JUN-12	4-Jun-12

No. of defects contained within the Order : **18**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The breaker box in the boiler room has no cover.	Interior of Building	Closed
2	The electrical receptacle opposite the 6th floor elevator is not provided with a cover	Interior of Building	Closed
3	The 4th floor outlet opposite elevator is not provided with a cover.	Interior of Building	Closed
4	Roof access door has broken self closer.	Interior of Building	Closed
5	Numerous stairwell doors will not latch	Interior of Building	Closed
6	Ventilation covers in corridors not kept clean.	Interior of Building	Closed
7	The ventilation system or unit is not kept in good repair and maintained in good working condition at all times.	Interior of Building	Closed
8	Lighting in stairwells is less than 50 lux.	Interior of Building	Closed
9	Lighting in corridors is not provided with covers.	Interior of Building	Closed
10	The handrail in the stairwell to basement is loose.	Interior of Building	Closed
11	Height of the guard for the exit stairs are less than 1,070 millimetres around landings.	Interior of Building	Closed
12	The electrical conduit in stairwell to basement is loose.	Interior of Building	Closed
13	The wall opposite elevator on several floors is missing some tiles	Interior of Building	Closed
14	Wall at apt 107 has damaged finish	Interior of Building	Closed
15	Boiler room floor is missing floor drain covers	Interior of Building	Closed
16	An emergency contact sign is not posted and maintained in a prominent place in the front lobby or entrance to the building.	Interior of Building	Closed
17	Light fixture in elevator room is not working	Interior of Building	Closed
18	Electrical junction box in elevator room is not provided with a cover.	Interior of Building	Closed

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

<b>Active apartment unit related investigation matters (Property Standards only) :</b>	<b>0</b>
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.**