

MLS Building Audit Program - Details

Property Address : 170 JAMESON AVE

Legal Description: 454 PT LOT 1 8 PLAN 454 LOT 1

Roll No. : 1904021240008000000

Building : **170 JAMESON AVE**

Report Date : January 18, 2019

Building Audit Date : April 18, 2016

**** 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	16 142893 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	25-Apr-16	25-JUN-16	100.00%
2	Property Standards	16 142901 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	25-Apr-16	25-JUN-16	100.00%
3	Property Standards	16 143108 PRS 00 IV	WINDOW SAFETY DEVICES	Closed	25-Apr-16	25-MAY-16	100.00%
4	Property Standards	16 269031 PRS 00 IV		Closed	21-Dec-16	19-JUN-17	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
3	Property Standards	16 143108 PRS 00 IV	WINDOW SAFETY DEVICES	Closed	25-Apr-16	25-MAY-16	26-May-16

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. A confirmation letter is required from the Owner/property manager.	Units 603,703,903, 508,608,808, 307 and 507	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
1	Property Standards	16 142893 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	25-Apr-16	25-JUN-16	

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. Namely: On Super's balcony. Remove/repair hanging electrical light socket from wall.	Balcony wall	Closed
2	Exterior yard that is used for the parking or storage of vehicles or surfaced with a material impervious to water is not maintained so as parking space marking are to be clearly visible.	Exterior 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	16 142901 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	25-Apr-16	25-JUN-16	

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The electrical receptacle are not maintained in good repair. Namely: Underground Garage. Near Space 40. Missing cover plate on junction box.	Near space 40	Closed
2	Lighting in a garage is provided at less than 50 lux. Namely: Underground Garage. Additional lighting is required in the u/g garage. Focus on areas that are dark and below 50 Lux.	Underground Garage	Closed
3	The electrical fixtures are not maintained in a safe and complete condition. Namely: Underground Garage near parking space 39 and 40. Electrical wire on the ceiling needs to be secured. Also BMX cable cover has deteriorated. Replacement is required.	Underground Garage near space 39 and 40.	Closed
4	The electrical receptacle are not maintained in a safe and complete condition. Namely: Underground garage. Missing cover plate on electrical junction box. near garage opener.	Underground garage near garage opener	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
4	Property Standards	16 269031 PRS 00 IV		Closed	21-Dec-16	19-JUN-17	20-Aug-17

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	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.	Landing and Stairway Guards	Closed
2	Required guard does not prevent the passage of a spherical object having a diameter more than 100 millimetres	Landing and stairway guards	Closed
3	Height of the guard for the exit stairs are less than 920 millimetres measured vertically to the top of the guard from a line drawn through the outside edges of the stair nosings.	Stairway Guards	Closed
4	Height of the guard for the exit stairs are less than 1,070 millimetres around landings.	Stairway Landing Guard	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.**