

**MLS Building Audit Program - Details**

**Property Address : 190 JAMESON AVE**

Legal Description: PLAN 1106 LOTS 9 & 10 PT LOTS 12 & 13 RP 66R1348 PART

Roll No. : 1904021250013000000

Building : 190 JAMESON AVE

**Report Date : January 18, 2019**

**Building Audit Date : September 25, 2015**

**\*\* 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	15 230920 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	9-Oct-15	07-MAR-16	100.00%
2	Property Standards	15 230923 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	9-Oct-15	15-JUN-16	100.00%
3	Property Standards	15 230925 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	9-Oct-15	10-OCT-16	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	15 230920 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	9-Oct-15	07-MAR-16	14-Jul-17

No. of defects contained within the Order : **8**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Small safe-exit arrows are not prominently displayed on columns or walls 1.5 metres above the floor, measured from the center of the arrow to the floor; at least every ten (10) metres along the safe-exit route; at all safe-exit route decision points along the safe-exit route; and wherever a safe-exit route crosses a traffic aisle.	Underground Parking Area	Closed
2	The parking or storage garage ceiling painted surface is not maintained in a state of good repair. Namely: Ceiling paint peeling in sections.	Underground Parking Area	Closed
3	The parking or storage garage columns from floor level to a height of sixty (60) centimeters are not painted black.	Underground Parking Area	Closed
4	The handrails and/or other appurtenant attachments and/or their supporting structural members are not maintained in good repair.	Underground Parking Area	Closed
5	The parking or storage garage walls from floor level to a height of sixty (60) centimeters are not painted black.	Underground Parking Area	Closed
6	The light standard(s) supporting artificial light is not kept in good repair and in good working order.	Underground Parking Area	Closed
7	Exit door is not equipped with a self-closing and self-locking mechanisms. Namely; The door is rusted, not self closing.	Underground Parking Area	Closed
8	The parking or storage garage pedestrian exit door does not have a reliable self-closing mechanism.	Underground Parking Area	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
3	Property Standards	15 230925 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	9-Oct-15	10-OCT-16	5-Dec-16

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The (verandah, porch, 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: Concrete balcony slabs are damaged, spalling in sections.	Balconies	Closed
2	The guards and/or other appurtenant attachments and/or their supporting structural members are not maintained in good repair. Namely: Metal balcony guards are showing rust.	Balcony	Closed
3	The exterior columns and their components are not being maintained in good repair. Namely: Paint is chipped cracked and peeling on exterior columns.	Exterior Columns	Closed
4	Exterior window(s) with broken/cracked glass.	Main Entrance	Closed
5	Driveway(s) and/or similar areas not maintained. Namely: Underground garage, concrete ramp is damaged.	South Side	Closed
6	The retaining wall is not being maintained in good repair.	South Side	Closed
7	A retaining wall exceeding 1,000 millimetres in exposed height is not protected by a guard on the open side where access is provided.	South Side	Closed
8	The guard is designed that a member, attachment or opening located between 140 millimetres and 900 millimetres above the level being protected facilitates climbing.	South Side	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
2	Property Standards	15 230923 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	9-Oct-15	15-JUN-16	24-Apr-17

No. of defects contained within the Order : **25**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	1st Floor	Closed
2	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	1st Floor	Closed
3	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	1st Floor	Closed
4	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	1st Floor	Closed
5	The risers and/or other appurtenant attachments and/or their supporting structural members are not maintained in good repair. Namely: The stairway nosing is rusting and paint is chipped cracked and peeling.	1st Floor	Closed
6	The electrical connections are not maintained in a safe and complete condition. Namely: No cover on Electrical Junction Box.	1st Floor	Closed
7	Entrance/exit door is not equipped with a self-closing.	1st Floor	Closed
8	Interior door, not maintained in good repair. Namely: Paint is peeling on door.	1st Floor	Closed
9	Lighting in a storage room is provided at less than 50 lux.	1st Floor	Closed
10	Wall(s) not maintained free of cracks, damaged and deteriorated materials. Namely: Wall plaster is bubbling.	2nd Floor	Closed
11	Fire Cabinet glass pane is broken/cracked.	4th Floor	Closed
12	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely: Wall plaster is bubbling.	5th Floor	Closed
13	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition. Namely: Floor carpet is not secure.	8th Floor	Closed
14	Exterior door, window, skylight or basement hatchway not maintained in good repair.	11th Floor	Closed
15	Lighting in a storage room is provided at less than 50 lux.	Basement	Closed
16	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Basement	Closed
17	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Basement	Closed
18	Lighting in a service room is provided at less than 200 lux.	Boiler Room	Closed
19	Extension cords or other extensions are used as a permanent wiring system.	Boiler Room	Closed
20	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	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: No floor drain cover.	Boiler Room	Closed
22	The electrical connections are not maintained in a safe and complete condition. Namely: No cover plate on Junction Box, Electrical Switch Box.	Boiler Room	Closed
23	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Garbage	Closed
24	Extension cords or other extensions are used as a permanent wiring system.	Garbage	Closed
25	Lighting in a service hallway is provided at less than 50 lux.	Hallways	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.**