

MLS Building Audit Program - Details

Property Address : 2770 JANE ST

Legal Description: PLAN 6450 BLK B

Roll No. : 1908011290051000000

Building : **2770 JANE ST**

Report Date : January 18, 2019

Building Audit Date : May 28, 2012

**** 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	12 181692 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	1-Jun-12	31-JUL-12	100.00%
2	Property Standards	12 181693 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	1-Jun-12	31-JUL-12	100.00%
3	Property Standards	12 181716 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	1-Jun-12	30-AUG-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
2	Property Standards	12 181693 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	1-Jun-12	31-JUL-12	1-Aug-12

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	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	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
1	Property Standards	12 181692 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	1-Jun-12	31-JUL-12	3-Aug-12

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Handrail loose at top of stairs.	1st Floor	Closed
2	Ceiling light fixture hanging by exposed wires. Ceiling electrical connection box has no cover, wiring exposed.	1st Floor	Closed
3	Light fixture missing cover on intermediate landing.	1st Floor	Closed
4	Garbage chute door does not return to closed position.	2nd Floor	Closed
5	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Hall	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
3	Property Standards	12 181716 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	1-Jun-12	30-AUG-12	31-Aug-12

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Exterior garbage containment area not screened.	Exterior	Closed
2	Eavestrough at front canopy is missing a section of downpipe	Exterior Of Building	Closed
3	The exterior walls of the building have areas with spalling bricks	Exterior Of Building	Closed
4	The west 2nd floor balcony at north end of the building has paint peeling from concrete.	Exterior Of Building	Closed
5	The steel balcony supports have spots with rust	Exterior Of Building	Closed
6	East side balcony guards are stained and areas with rust	Exterior Of Building	Closed
7	The concrete face of balconies is dirty and has deteriorated paint	Exterior Of Building	Closed
8	Roof drainage discharging at more than one hundred and fifty (150) millimeters above grade.	Exterior Of Building	Closed
9	The exterior guard at north exit is loose	Exterior Of Building	Closed
10	Eavestrough at front entrance is clogged.	Exterior Of Building	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.**