

MLS Building Audit Program - Details

Property Address : 4800 JANE ST

Legal Description: PLAN M1149 BLK 1

Roll No. : 1908013173002000000

Building : 4800 JANE ST

Report Date : January 17, 2020

Building Audit Date : February 05, 2010

** 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 17, 2020

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	10 115235 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	10-Feb-10	12-APR-10	100.00%
3	Property Standards	10 115661 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	10-Feb-10	08-NOV-10	100.00%
4	Property Standards	10 115933 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	10-Feb-10	11-MAY-10	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	10 115235 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	10-Feb-10	12-APR-10	1-Jun-10

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Handrail on one side of stairs not provided.	Elevator	Closed
2	Three balusters missing from stairwell guard.	West	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
4	Property Standards	10 115933 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	10-Feb-10	11-MAY-10	20-Aug-10

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 Of Building	Closed
2	The handrail for exterior north stairwell leading to underground garage is loose and detached.	Exterior Of Building	Closed
3	The underside of the concrete roof / canopy above main entrance has spalling concrete exposing reinforcement bars.	Exterior Of Building	Closed
4	The vehicle access door for underground garage has deteriorated paint.	Exterior Of Building	Closed
5	Electrical fixture for the west exterior stairwell to underground garage is not maintained in good working order.	Exterior Of Building	Closed
6	South exit door from main building will not self latch.	Exterior Of Building	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
3	Property Standards	10 115661 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	10-Feb-10	08-NOV-10	8-Nov-10

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Pedestrian door at east side of parking garage does not self close and latch.	Underground Parking Area	Closed
2	Pedestrian door at north west side of parking garage does not self close and latch.	Underground Parking Area	Closed
3	Ceiling at parking space 703 contains a hole.	Underground Parking Area	Closed
4	Only safe-exit doors, 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 to be coloured green. The centre pedestrian doors are not safe exit doors.	Underground Parking Area	Closed
5	The ceilings in the parking garage at parking space 602 is water stained not impervious to water.	Underground Parking Area	Closed
6	The ceiling above entrance ramp contains a hole.	Underground Parking Area	Closed
7	Lighting in a garage is provided at less than 50 lux.	Underground Parking Area	Closed
8	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Underground Parking Area	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.**