

MLS Building Audit Program - Details

Property Address : 5000 JANE ST

Legal Description: PLAN M1149 PT BLK E BLK F

Roll No. : 1908013130004000000

Building : **5000 JANE ST**

Report Date : January 18, 2019

Building Audit Date : October 26, 2009

**** 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	09 182520 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	4-Nov-09	04-DEC-09	100.00%
6	Property Standards	09 182765 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	4-Nov-09	04-DEC-09	100.00%
7	Property Standards	09 183288 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	4-Nov-09	04-DEC-09	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
7	Property Standards	09 183288 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	4-Nov-09	04-DEC-09	31-Aug-11

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

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Ventilation grill or other ancillary room and the facilities, amenities and associated equipment is not maintained in a clean condition. Namely: Ventilation grill near garage door exit requires cleaning. Remove rust stains.	Underground Parking Level	Closed
2	The parking or storage garage is used to keep machinery, boats, vehicles, trailers and/or parts of them that are in a wrecked, discarded, dismantled, inoperative or abandoned condition. Namely: Space #505, License plates are missing on the brown Acura. Flat tires. Note: All vehicles that are not currently licensed with an up to date license plate sticker should be removed from the underground parking garage.	Underground Parking Level	Closed
3	The parking or storage garage is used to keep junk or rubbish. Namely; Garbage bag, discarded lumber, plastic containers, pop cans and other discarded materials should be cleared from underground garage.	Underground Parking Level	Closed
4	The supplied piece(s) of equipment and/or appliance(s) in or on the property is not constructed, installed and/or maintained so that it will function safely and effectively. Namely: Damaged grill on fan. North exit.	Underground Parking Level	Closed
5	The electrical connections are not maintained in good working order. Namely: All areas on the wall and ceiling where electrical wires are exposed and cover plates are missing need to be repaired or replaced.	Underground Parking Level	Closed
6	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. Namely: Additional safe exit signs are required on walls or columns.	Underground Parking Level	Closed
7	The walls in the parking or storage garage are not maintained free of holes, breaks or cracks. Namely: Block wall supporting fire hose cabinet has shifted out of place. Repairs are required. Also fire hose cabinet at space 417 is not secured properly. Please repair.	Underground Parking Level	Closed
8	The walls in the parking or storage garage are not maintained free of holes, breaks or cracks. Namely: wall is cracked near space #1521.	Underground Parking Level	Closed
9	The walls in the parking or storage garage are not impervious to water. Namely: Evidence of water penetration through wall/floor near space 1416. Repairs are required.	Underground Parking Level	Closed
10	Lighting in a garage is provided at less than 50 lux. Namely: Areas in the Underground garage in the drive aisles and parking spaces where the lighting levels are below 50Lux needs to be upgraded.	Underground Parking Level	Closed
11	The electrical fixtures are not maintained in good working order. Namely: Several electrical light fixtures (ballast) are broken. Repairs are required.	Underground Parking Level	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
6	Property Standards	09 182765 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	4-Nov-09	04-DEC-09	31-Aug-11

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Exterior yard surface and/or similar areas not maintained. Namely: Broken concrete curbs along driveway areas. Repair or replace.	Driveway	Closed
2	Driveway(s) and/or similar areas not maintained. Namely: Repair asphalt driveways where required. Remove all ruts, cracks and pot holes.	Driveways	Closed
3	The yards and /or other part of property is not being kept clean and free from accumulation of junk, rubbish, brush, refuse, litter, garbage and/or other debris. Namely: Discarded furniture, dresser draws on patio area patio. area.	East Side of Building	Closed
4	The required guard on top of the retaining wall is not maintained in good repair. Namely: Retaining wall guard is not secured properly. Base plate is rusted out.	East and West Side of Property	Closed
5	The exterior surface has not been restored and/or resurfacedn where necessary. Namely: Several balcony panels show signs of surface rust. Paint or resurface where required.	Exterior Of Building	Closed
6	Immediate action has not been taken to eliminate an unsafe condition. Namely: Loose/hanging wire on the north side of building, near the 12th floor.	Exterior Of Building	Closed
7	The fence, screen and/or other enclosure around or on the property is not being maintained in good repair. Namely: Division fences on the exterior patio areas are not in good repair. Out of plumb.	Exterior Of Building	Closed
8	Immediate action has not been taken to eliminate an unsafe condition. Namely: Planter boxes overhanging balcony guard.	Exterior Of Building. East side.	Closed
9	The light standard(s) supporting artificial light is not kept in good repair and in good working order. Namely: Broken lens cover.	Front Entrance Canopy	Closed
10	The light standard(s) supporting artificial light is not kept in good repair and in good working order. Namely: Broken light fixture.	North Side of Building	Closed
11	The exterior surface of the building shall be maintained free of graffiti and/or painted slogans. Namely: Wall defaced by graffiti.	North Side of Building	Closed
12	The electrical fixture is not maintained in a safe and complete condition. Namely; Broken light fixture on wall outside boiler room. Roof.	Roof	Closed
13	The ventilation housing is not maintained in good repair and/or free from defects. Namely: Broken concrete/patio stones.	West Side of Building	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
1	Property Standards	09 182520 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	4-Nov-09	04-DEC-09	30-Aug-11

No. of defects contained within the Order : **33**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair. Namely garbage chute room door.	2nd Floor	Closed
2	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely broken tile in front of elevator #1.	5th Floor	Closed
3	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair. Namely door handles damaged.	5th Floor	Closed
4	The ventilation system or unit is not kept in good repair and maintained in good working condition at all times. Namely vent near #620.	6th Floor	Closed
5	Interior lighting fixtures or lamps have not been installed. Namely near #810.	8th Floor	Closed
6	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition. Namely but not limited to floor mat at unit #921. Remove all floor mats from unit doorways.	9th Floor	Closed
7	Previously finished wall(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance. Namely peeling paint.	11th Floor	Closed
8	The plumbing system is not kept free from leaks or defects.	Basement	Closed
9	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely no floor drain.	Boiler Room	Closed
10	The ventilation system or unit is not kept in good repair and maintained in good working condition at all times. Namely vent grille missing.	Boiler Room	Closed
11	Floor and/or floor covering not kept in a clean and sanitary condition and free from rubbish and debris. Namely but not limited to behind vent grille at front of room.	Boiler Room	Closed
12	The electrical connections are not maintained in a safe and complete condition. Namely electrical cover plates missing, phone cover missing, loose wiring and remove conduit box.	Boiler Room	Closed
13	Garbage storage area is not maintained in a litter free and odour free condition.	Compactor Room	Substantially Co
14	Extension cords or other extensions are used as a permanent wiring system.	Compactor Room	Closed
15	Garbage storage area is not maintained so will not attract pests.	Compactor Room	Closed
16	Floor and/or floor covering not kept in a clean and sanitary condition and free from rubbish and debris.	Compactor Room	Closed
17	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair. Namely #710 must have a door knob or handle.	Dwelling Unit	Closed
18	Floor and/or floor covering not kept in a clean and sanitary condition and free from rubbish and debris. Namely on all floors clean out the electrical closets.	Electrical Room	Closed
19	Elevator(s) is not certified in good working order. Namely elevator certificate must be posted in elevator.	Elevator	Closed
20	The electrical connections are not maintained in good working order. Namely loose wires.	Elevator	Closed
21	Floor and/or floor covering not kept in a clean and sanitary condition and free from rubbish and debris.	Elevator	Substantially Co
22	The electrical connections are not maintained in a safe and complete condition. Namely replace all panel doors containing electrical connections.	Elevator	Substantially Co
23	Laundry room and the facilities, amenities and associated equipment is not maintained in a clean condition. Namely clean lint from behind all machines.	Laundry Room	Closed
24	The electrical connections are not maintained in a safe and complete condition. Namely replace or remove all existing fixtures, including loose wiring. This also includes workshops, appliance room, storage room and locker rooms.	Storage Room	Closed
25	Floor and/or floor covering not kept in a clean and sanitary condition and free from rubbish and debris. Namely clean and clear all basement storage rooms/locker rooms. Put everything on shelves off of the floor.	Storage Room	Closed

26	The ventilation system or unit is not regularly cleaned.	Throughout Building	Closed
27	Garbage chute is not maintained in a clean and odour free condition. Namely all chute rooms must be odour free.	Throughout Building	Closed
28	Floor and/or floor covering not kept in a clean and sanitary condition. Namely clean all stained areas of carpet where required.	Throughout Building	Closed
29	Previously finished surface(s) in the public area of the property is not maintained in good repair. Namely paint all interior hallway doors as required including unit doors.	Throughout Building	Closed
30	The electrical receptacle are not maintained in good working order. Namely repair ALL phone access boxes that are bent not limited to near #803, #703,#111, #119.	Throughout Building	Closed
31	The electrical receptacle are not maintained in a safe and complete condition. Namely but not limited to near #506, #502, #1417, #1517 ect.	Throughout Building	Closed
32	Previously finished surface(s) have marks, stains, graffiti, smoke damage, painted slogans and/or other defacements. Namely replace all damaged and stained ceiling tiles.	Throughout Building	Closed
33	The light standard(s) supporting artificial light is not kept in a safe and clean condition. Namely light fixtures hanging along with wires.	Throughout 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.**