

MLS Building Audit Program - Details

Property Address : 596 JANE ST

Legal Description: CON 2 FTB HR PT LOT 5

Roll No. : 1914082410034000000

Building : **596 JANE ST**

Report Date : January 18, 2019

Building Audit Date : April 28, 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 148178 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	13-May-15	30-SEP-15	100.00%
2	Property Standards	15 148231 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	13-May-15	30-SEP-15	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	15 148231 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	13-May-15	30-SEP-15	30-Oct-15

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Exterior window(s) with broken/cracked glass. Namely: Several exterior windows are broken/cracked. These windows are required to be repaired.	Exterior Broken Windows.	Closed
2	The exterior walls and their components are not being maintained in good repair. Namely: Exterior Walls. Deteriorated and spalling bricks are required to be repaired.	Exterior Walls.	Closed
3	Exterior lighting fixtures or lamps have not been installed. Namely: Rear canopy. Replace missing light fixture and cover.	Exterior rear canopy	Closed
4	The protective/decorative finish on the exterior surfaces is not being maintained in good repair. Namely: Deteriorated paint finish on plywood near roof line. Repair or removal is required.	Exterior wall near roof line.	Closed
5	The exterior surface has not been restored and/or resurfaced where necessary. Namely: Deteriorated exterior Caulking and corroded window frames, to be repaired/refinished.	Exterior window frames/caulking.	Closed
6	Roof drainage discharging at more than one hundred and fifty (150) millimeters above grade. Namely: Exterior rear canopy. Downspout to be installed, for proper drainage removal.	Rear Canopy	Closed
7	Dwelling unit window that is capable of being opened has no screen. Namely: Replace/repairs all damaged and missing window screens.	Windows	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
1	Property Standards	15 148178 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	13-May-15	30-SEP-15	7-Dec-15

No. of defects contained within the Order : **17**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely, cracks on and around large East Stairwell Window which require plaster/paint repair.	001 East Stairwell	Closed
2	Exit, public corridor or corridor is not equipped to provide illumination to an average level of not less than 50 lux at floor or tread level. Namely, insufficient fixtures to adequately illuminate entire corridor area.	002 Throughout building	Closed
3	Previously finished surface(s) in the public area of the property is not maintained in good repair. Namely, peeling paint on walls in between glass window panels.	003 Throughout building	Closed
4	The window(s) that is capable of being opened has defective hardware. Namely, windows with opening/closing mechanisms that are not operational.	004 Throughout building	Closed
5	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. Namely, all exterior/interior windows have no fitment that restricts opening to safety requirement.	005 Throughout building	Closed
6	Previously finished surface(s) in the public area of the property is not maintained in good repair. Namely, deteriorated plaster/paint in West Stairwell.	006 West Stairwell	Closed
7	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection. Namely, lighting fixture in service room on the 2nd floor.	007 2nd Floor Service Room	Closed
8	Previously finished surface in the public area of the property is not maintained in good repair. Namely, Corridor Ceiling on 1st Floor. Repair requires plaster/paint.	008 First Floor Corridor	Closed
9	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection. Namely, missing light covers throughout building.	009 Throughout building	Closed
10	The floor and every appurtenance, surface cover and finish is not maintained. Namely, missing floor tiles in Laundry Room.	010 Laundry Room	Closed
11	Previously finished surface(s) in the public area of the property is not maintained in good repair. Namely, rotted wooden window Sill in Laundry Room.	011 Laundry Room	Closed
12	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection. Namely, lighting fixture in Boiler Room.	012 Boiler Room	Closed
13	Lighting in a service room is provided at less than 200 lux. Namely, lights in Boiler Room are insufficiently illuminated.	013 Boiler Room	Closed
14	Guard with a minimum height of 1,070 millimetres has not been provided at a raised floor where the difference in level is more than 600 millimetres. Namely, the significant drop to the right side of the Boiler Room on entrance.	014 Boiler Room	Closed
15	Emergency contact sign does not indicate current name, address and telephone number of the person responsible for the property and the name and telephone number of the authorized person to contact in case of an emergency on a 24 hour basis. Namely, sign not at main entrance.	015 Front Entrance	Closed
16	The emergency contact sign is not in lettering of not less than 12.7 millimetres in height.	016 Front Entrance	Closed
17	An emergency contact sign is not posted and maintained in a prominent place in the front lobby or entrance to the building. Namely, Front Entrance.	017 Front Entrance	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.**