

MLS Building Audit Program - Details

Property Address : 79 JAMESON AVE

Legal Description: PLAN 717 PT LOTS 13 TO 17

Roll No. : 1904021140002000000

Building : **79 JAMESON AVE**

Report Date : January 18, 2019

Building Audit Date : August 07, 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 225781 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	10-Aug-12	10-DEC-12	100.00%
2	Property Standards	12 225782 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	10-Aug-12	10-DEC-12	100.00%
3	Property Standards	12 225783 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	10-Aug-12	10-DEC-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
1	Property Standards	12 225781 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	10-Aug-12	10-DEC-12	11-Dec-12

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The protective/decorative finish on the exterior surfaces is not being maintained in good repair.	Balcony	Closed
2	The protective/decorative finish on the exterior surfaces is not being maintained in good repair.	Rear	Closed
3	The exterior walls and their components are not being maintained in good repair. Namely; some bricks spalling.	Roof Of Building	Closed
4	The protective/decorative finish on the exterior surfaces is not being maintained in good repair.		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 225783 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	10-Aug-12	10-DEC-12	11-Dec-12

No. of defects contained within the Order :

No. of defects that remain outstanding :

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.	Garage	Closed
2	Alert signs are not prominently displayed on columns or walls 2.1 metres above the floor, measured from the top of the sign to the floor, so that there is 1 alert sign for every 25 parking stalls in the parking or storage garage, with the alert signs being evenly distributed in the parking or storage garage, but located no more than 30 metres apart.	Garage	Closed
3	The parking or storage garage walls painted surface is not maintained in a state of good repair.	Garage	Closed
4	Large safe-exit arrows are not displayed on safe-exit doors 1.5 metres above the floor, measured from the center of the arrow to the floor, with the arrow pointing down.	Garage	Closed
5	The ceilings in the parking or storage garage are not maintained free of holes, breaks or cracks.	Garage	Closed
6	Previously finished surface(s) in the public area of the property is not maintained in good repair.	Garage	Closed
7	The parking or storage garage columns painted surface is not maintained in a state of good repair.	Garage	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
2	Property Standards	12 225782 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	10-Aug-12	10-DEC-12	11-Dec-12

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Exterior door is not maintained in good repair.	1st Floor	Closed
2	Exterior door is not maintained in good repair.	1st Floor	Closed
3	Exterior door is not maintained in good repair. Namely; door deteriorated at bottom.	Roof Of Building	Closed
4	Height of the guard for the exit stairs are less than 1,070 millimetres around landings.	Stairway	Closed
5	Height of the guard for the exit stairs are less than 920 millimetres measured vertically to the top of the guard from a line drawn through the outside edges of the stair nosings.	Stairway	Closed
6	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.		Closed
7	The location and size of openings present a hazard as they are designed with members or attachments between 140 millimetres and 900 millimetres above the level protected by the guard which facilitate climbing.		Closed
8	Required guard does not prevent the passage of a sphere having a diameter more than 100 millimetres.		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.**