

MLS Building Audit Program - Details

Property Address : 91 JAMESON AVE

Legal Description: PLAN 717 PT LOT 19 LOT 20 PLAN 370 PT LOT 11

Roll No. : 1904021140004000000

Building : **91 JAMESON AVE**

Report Date : **January 18, 2019**

Building Audit Date : **February 28, 2011**

**** 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	11 135572 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	4-Mar-11	04-JUN-12	100.00%
2	Property Standards	11 136251 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	7-Mar-11	05-MAY-14	100.00%
3	Property Standards	11 135187 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	24-Oct-16	21-FEB-17	73.68%
4	Waste	11 135489 WST 00 IV	LITTER DUMPING/REFUSE INVESTIGATION	Closed	4-Mar-11	10-MAR-11	N/A**

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	11 135572 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	4-Mar-11	04-JUN-12	21-May-12

No. of defects contained within the Order : **8**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The ceilings in the parking or storage garage are not impervious to water. The ceiling is leaking near space 24	Garage	Closed
2	Lighting in parking garage is provided at less than 50 lux.	Garage	Closed
3	The plumbing system is not kept free from leaks or defects. Pipe near space 22 is leaking.	Garage	Closed
4	The walls in the parking or storage garage are not impervious to water. The wall near space 10 and 12 is leaking.	Garage	Closed
5	The garage door that is equipped with an automatic closing mechanism is not equipped with a sensing device that does not allow the door to close when any person, animal or object is crossing its path.	Garage	Closed
6	The parking or storage garage ceiling painted surface is not maintained in a state of good repair. The ceiling has paint peeling throughout.	Garage	Closed
7	The parking or storage garage walls painted surface is not maintained in a state of good repair. Paint on walls is worn, missing and dirty.	Garage	Closed
8	Parking garage ceiling has broken concrete in areas.	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	11 136251 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	7-Mar-11	05-MAY-14	30-May-14

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The exterior walls and their components are not being maintained in a weather tight condition. The exterior basement wall at north and west side is leaking into locker room 2	Exterior Of Building	Closed
2	The exterior wall on roof top of building is missing a vent cover.	Exterior Of Building	Closed
3	Wall at ramp to parking garage has missing and damaged vent covers	Exterior Of Building	Closed
4	The wall above ramp to underground garage has spalling bricks and broken concrete	Exterior Of Building	Closed
5	The underside of the canopy at main entrance has missing tiles	Exterior Of Building	Closed
6	The retaining wall is not being maintained in good repair. The concrete wall at north entrance to parking garage has broken concrete.	Exterior Of Building	Substantially Co
7	Surface of ramp to parking garage has pot holes.	Exterior Of Building	Closed
8	The exterior walls and their components are not being maintained in a weather tight condition. The exterior wall is leaking where the awning above main entrance meets the main wall	Exterior Of Building	Closed
9	Balcony guards have rusted metal and rusted panels.	Exterior Of Building	Closed
10	Vent covers beside ramp to underground parking garage have deteriorated paint.	Exterior Of Building	Closed
11	Balcony slabs have broken concrete.	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	11 135187 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	24-Oct-16	21-FEB-17	

No. of defects contained within the Order : **19**

No. of defects that remain outstanding : **5**

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Electrical connection box in ceiling has no cover.	Basement	Closed
2	Electrical connection box in ceiling. Water penetration of box. Interior of box rusted.	Basement	Closed
3	Guard has openings of a size that does not prevent the passage of a sphere having a diameter more than 100 millimetres	Boiler Room	Closed
4	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.	Boiler Room	Closed
5	Damaged floor tiles.	Elevator	Closed
6	Ventilation grilles dirty.	Hall	Closed
7	Wall mirror cracked, broken.	Hall	Closed
8	Carpeting worn, damaged and loose.	Hall	Closed
9	Gap around electrical outlet cover.	Hall	Closed
10	Service cabinets and closets not kept locked.	Hall	Closed
11	Plaster on ceiling cracked, loose.	Hall	Closed
12	Service panel door on rear wall not locked.	Laundry Room	Closed
13	Handrail missing.	Rear	Closed
14	Ventilation unit housing damaged.	Rear	Closed
15	Height of the guard for the exit stairs are less than 1,070 millimetres around landings.	Stairway Throughout Building	Open
16	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.	Stairway Throughout Building	Open
17	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.	Stairway Throughout Building	Open
18	Guard has openings of a size that does not prevent the passage of a sphere having a diameter more than 100 millimetres	Stairway Throughout Building	Open
19	Guard has openings of a size that does not prevent the passage of a sphere having a diameter more than 100 millimetres	Stairway Throughout Building	Open

**Part III - Apartment Unit Activity Summary for Property Standards Orders :91
JAMESON AVE**

Active apartment unit related investigation matters (Property Standards only) :	1
Number of investigation-related Orders issued to Property owner :	1
Number of investigation-related Orders issued to tenants :	0

*** Note: The number of unit related orders relate to all buildings on the above property.**