

MLS Building Audit Program - Details

Property Address : 155 WELLESLEY ST E

Legal Description: PLAN D30 LOTS 104 TO 106

Roll No. : 1904068010040000000

Building : 155 WELLESLEY ST E -- S2710

Report Date : May 11, 2012

Building Audit Date : July 13, 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 May 11, 2012

Part I - Building Audit Activity Summary :

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	% Complied
2	Property Standards	10 220428 PRS 00 IV	REPORT ORDERS Satellite Dishes	Order Issued	21-Jul-10	19-OCT-10	N/A**
3	Property Standards	10 220485 PRS 00 IV	REPORT ORDERS Elevator	Order Issued	21-Jul-10	19-OCT-10	N/A**
4	Property Standards	10 220693 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Prosecution Initiated	21-Jul-10	18-NOV-10	7.41%
5	Property Standards	10 220997 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Prosecution Initiated	21-Jul-10	18-NOV-10	4.35%
6	Property Standards	10 221754 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Prosecution Initiated	21-Jul-10	19-OCT-10	6.67%

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
6	Property Standards	10 221754 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Prosecution Initial	21-Jul-10	19-OCT-10	2-May-12

No. of defects contained within the Order : **15**

No. of defects that remain outstanding : **14**

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The yard is not landscaped to prevent unstable soil conditions or erosion. Namely: Significant depression (sunken) in the landscaped area adjacent to property line.	Exterior	Open
2	The fence, screen and/or other enclosure around or on the property is not being maintained in good repair. Namely: Damaged vertical pickett at exit area from underground garage. South east exit stairway from garage.	Exterior	Open
3	The fence, screen and/or other enclosure around or on the property is not being maintained in good repair. namely: Damaged fence adjacent to sidewalk near driveway. Repairs are required.	Exterior	Open
4	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: Exit stairway from underground garage. rubbish and litter to be cleared from stairs	Exterior	Closed
5	The roof or one of it's components is not free from vegetation or plant growth. Namely: Remove plant growth from between patio slabs. Clean and clear debris/litter from canopy roof.	Exterior Of Building	Open
6	The exterior surface of the building shall be maintained free of graffiti and/or painted slogans. Namely: Walls/columns that are marked with graffiti or defaced are required to be refinished or painted.	Exterior Of Building	Open
7	Exterior yard that is used for the parking or storage of vehicles or surfaced with a material impervious to water is not maintained so as parking space marking are to be clearly visible.	Exterior Of Building	Open
8	Driveway(s) and/or similar areas not maintained. Namely: Concrete curb adjacent to driveway is cracked. Repairs are required.	Exterior Of Building	Open
9	The exterior walls and their components are not being maintained in good repair. Namely: Evidence of paint peeling on shear walls, and some balcony ceilings.	Exterior Of Building	Open
10	Guard with a minimum height of 1,070 millimetres has not been provided at a vehicular ramp where the difference in level is more than 600 millimetres.	Exterior Of Garage	Open
11	Dwelling unit window that is capable of being opened has no screen. Namely: Replace missing window screens where required.	Interior of Building	Open
12	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.	Interior of Building	Open
13	The roof or one of it's components is not free from loose, unsecured or unsafe elements. Namely: Peeling paint on roof canopy. Refinishing or paintingis required.	Roof Of Building	Open
14	The roof or one of it's components is not free from loose, unsecured or unsafe objects and/or materials. Namely: Accumulation of interlocking stones and carpet on roof level. These items should be removed.	Roof Of Building	Open
15	Roof decks, catwalks and/or related guards are not maintained in good repair. Namely: Roof. Evidence of rust and deteriorated paint finish on stairs and guards. Refinishing and or painting is required.	Roof Of Building	Open

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
5	Property Standards	10 220997 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Prosecution Initiat	21-Jul-10	18-NOV-10	2-May-12

No. of defects contained within the Order : **23**

No. of defects that remain outstanding : **22**

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The parking or storage garage ceiling are not painted white. Namely: Upper level covered parking area. All ceiling areas are required to be painted white.	1st Parking Level	Open
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: Abandoned vehicle XK9 797 in space no. 80. All debris and discarded materials should be removed from underground garage, including corroded steel drum containers. Discarded bicycles should be stored in the bicycle room.	Underground Parking Level	Open
3	The floors in the parking or storage garage need to be cleaned/power washed.	Underground Parking Level	Open
4	The parking or storage garage is used to keep junk or rubbish. Namely: Sprinkler Room. Clean and clear all debris and discarded materials from the room. Remove all loose and hanging electrical wires. Repair plumbing pipes that are leaking. Replace all missing electrical cover plates on open boxes.	Underground Parking Level	Open
5	The ceilings in the parking or storage garage are not maintained free of deteriorated materials. Namely: Duct tape and insulation hanging from ceiling. near space 77, repairs are required.	Underground parking garage	Open
6	The parking or storage garage columns from floor level to a height of sixty (60) centimeters are not painted black.	Underground parking garage	Open
7	The parking or storage garage is used to keep junk or rubbish. Namely: Tank Room. Clean and clear all debris and discarded materials. Remove vertical wood member.	Underground parking garage	Open
8	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.	Underground parking garage	Closed
9	The parking or storage garage pedestrian exit door is not designed and installed so that, when the latch is released, the door will open easily in the direction of exit travel. Namely: Door closer needs adjustment near space No. 23	Underground parking garage	Open
10	Pedestrian exit door within the parking or storage garage. Namely: All doors that are scratched, marked or defaced are required to painted throughout garage.	Underground parking garage	Open
11	The parking or storage garage exit door, which does not open directly to the outside of the building, does not incorporate wired glass panels over fifty (50%) of its surface or the maximum coverage of wired glass panels allowed by the Ontario Building Code. Note: Garage doors providing access to the building are not required to be painted green.	Underground parking garage	Open
12	The electrical connections are not maintained in a safe and complete condition. Namely: Replace all missing electrical cover plates throughout garage.	Underground parking garage	Open
13	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.	Underground parking garage	Open
14	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.	Underground parking garage	Open
15	The supplied facility in or on the property is not maintained as required. Namely: Bicycle Room. Remove loose/hanging electrical wires. Replace missing electrical cover plates. Repair hole in ceiling. Repair corroded door frame near floor.	Underground parking garage	Open
16	The mechanical ventilation system in the parking or storage garage is not on at all times or otherwise controlled automatically by a carbon monoxide detection system that is located so as to provide full protection.	Underground parking garage	Open
17	The walls in the parking or storage garage are not maintained free of holes, breaks or cracks. Namely: Repair vertical crack in wall near garage door.	Underground parking garage	Open
18	The walls in the parking or storage garage are not maintained. Namely: Wall vent cover is not secured to wall properly. Repairs are required. Near space no. 23.	Underground parking garage	Open

19	The ceilings in the parking or storage garage are not maintained. Namely: Ceiling hangers that are not in use should be removed.	Underground parking garage	Open
20	Recreation or other ancillary room and the facilities, amenities and associated equipment is not maintained in a clean condition. Namely: Compactor Room. Repair inoperative lighting fixtures. Clean and clear all debris and discarded materials. Paint ventilation screen. Replace cover plates on electrical fixtures. Deodorize entire room.	Underground parking garage	Open
21	The parking or storage garage walls are not painted white from sixty (60) centimeters above floor level. Namely: A wall section near space no. 69 is not painted white. Also paint peeling on wall near safety signage.	Underground parking garage	Open
22	Lighting in a garage is provided at less than 50 lux. Namely: Upgrade lighting in drive aisles and parking spaces in underground garage. Also lighting should be provided at 50 Lux at all times to above ground parking area.	Underground parking garage	Open
23	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition. Namely: Uneven surface area near parking space no. 11. Repairs are required.	Underground parking garage	Open

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
4	Property Standards	10 220693 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Prosecution Initiat	21-Jul-10	18-NOV-10	29-Sep-11

No. of defects contained within the Order : **27**

No. of defects that remain outstanding : **25**

Deficiency Details			
No.	Violation/Defect	Location	Status
1	An emergency contact sign is not posted and maintained in a prominent place in the front lobby or entrance to the building.	Lobby	Open
2	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.	Throughout Building	Open
3	Handrails on both sides of stair or ramp 1,100mm in width or more not provided	Throughout Building	Open
4	Interior lighting fixtures or lamps are not maintained. Namely missing lens covers.	Throughout Building	Open
5	The light standard(s) supporting artificial light is not kept in good repair and in good working order.	Throughout Building	Open
6	Lighting in a storage room is provided at less than 50 lux.	Throughout Building	Open
7	Lighting in a storage room is provided at less than 50 lux.	Throughout Building	Open
8	Lighting in a service room is provided at less than 200 lux.	Throughout Building	Open
9	Lighting in a service stairway is provided at less than 50 lux.	Throughout Building	Open
10	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely paint ceiling where required and replace broken cracked and stained ceiling tiles. To Include all Electrical closets.	Throughout Building	Open
11	The electrical connections are not maintained in a safe and complete condition. To include all service rooms, hallways and all storage rooms. All loose wiring must be secured.	Throughout Building	Open
12	Previously finished surface(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance. Namely paint all interior doors, to include dwelling unit doors where required.	Throughout Building	Open
13	Previously finished surface(s) have marks, stains, graffiti, smoke damage, painted slogans and/or other defacements.	Throughout Building	Open
14	The floor and every appurtenance, surface cover and finish is not reasonably smooth and level. Namely floor by entrance to electrical room.	Throughout Building	Open
15	Floor and/or floor covering not kept in a clean and sanitary condition	Throughout Building	Open
16	Floor and/or floor covering not kept in a clean and sanitary condition Namely hallway carpets.	Throughout Building	Open
17	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely clean out all items not used.	Throughout Building	Open
18	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely remove all rubbish in all storage rooms.	Throughout Building	Open
19	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. To include Garbage Chute Rooms, and Electrical Closets.	Throughout Building	Open
20	Garbage chute system originally installed in the multiple-dwelling is not maintained operative.	Throughout Building	Open
21	Garbage chute is not maintained in a clean and odour free condition.	Throughout Building	Open
22	The ventilation system or unit is not kept in good repair and maintained in good working condition at all times.	Throughout Building	Closed
23	The ventilation system or unit is not regularly cleaned.	Throughout Building	Closed
24	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. To include hallways walls and corners, stairways and all electrical closets where required.	Throughout Building	Open
25	Previously finished wall(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance.	Throughout Building	Open
26	Previously finished wall(s) have marks, stains, graffiti, smoke damage, painted slogans and/or other defacements. To include stairwells, hallways and storage rooms.	Throughout Building	Open

27 Exterior window(s) with broken/cracked glass. Namely lobby door window top.

Throughout Building

Open

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.