

MLS Building Audit Program - Details

Property Address : 191 SHERBOURNE ST

Legal Description: PL D139 LTS 9 & 10 PT LT8 & 11 PL 783E LT7 & 8PL 4A LT5 TO 8 PT I

Roll No. : 1904072090001000000

Building : 191 SHERBOURNE ST -- S2804

Report Date : May 11, 2012

Building Audit Date : August 19, 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
1	Property Standards	10 246134 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Order Issued	1-Sep-10	01-DEC-10	63.33%
2	Property Standards	10 246823 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	1-Sep-10	30-NOV-10	100.00%
3	Property Standards	10 246840 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Order Issued	1-Sep-10	01-DEC-10	73.08%
4	Property Standards	10 249935 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Order Issued	1-Sep-10	30-NOV-10	50.00%
7	Property Standards	10 247942 PRS 00 IV	REPORT ORDERS ELECTRICAL	Order Issued	3-Sep-10	02-DEC-10	N/A**
8	Property Standards	10 249594 PRS 00 IV	REPORT ORDERS - window locking devices	Closed	3-Sep-10	02-DEC-10	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
8	Property Standards	10 249594 PRS 00 IV	REPORT ORDERS - window locking devices	Closed	3-Sep-10	02-DEC-10	3-Dec-10

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	A window(s) which is capable of being opened, and is located in excess of two (2) metres from the finished grade, is not equipped with safety devices which would prevent any opening greater than one hundred (100) millimeters.	Building	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
4	Property Standards	10 249935 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Order Issued	1-Sep-10	30-NOV-10	8-May-12

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	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.	Roof Of Building	Closed by PS Con
2	Guard has openings of a size that does not prevent the passage of a sphere having a diameter more than 100 millimetres	Stairway	Open

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
3	Property Standards	10 246840 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Order Issued	1-Sep-10	01-DEC-10	30-Jun-12

No. of defects contained within the Order : **26**

No. of defects that remain outstanding : **7**

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Exterior door has defective hardware.	Garage	Closed
2	Previously finished wall(s) have marks, stains, graffiti, smoke damage, painted slogans and/or other defacements.	Garage	Closed
3	Lighting in a garage is provided at less than 50 lux.	Garage	Open
4	The ceilings in the parking or storage garage are not maintained free of holes, breaks or cracks.	Garage	Open
5	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.	Garage	Substantially Com
6	The parking or storage garage is used to keep junk or rubbish.	Garage	Substantially Com
7	The parking or storage garage is used to keep junk or rubbish.	Garage	Substantially Com
8	The parking or storage garage pedestrian exit door has an electromagnetic locking device which does not meet with the required conditions. Namely: devices not functional	Garage	Open
9	The electrical fixtures are not maintained in good working order, namely missing lens covers and lights out.	Garage	Closed
10	The electrical receptacle are not maintained in good working order, namely missing, loose or damaged cover plates.	Garage	Closed
11	The electrical connections are not maintained in good working order, namely loose wires.	Garage	Closed
12	The floors in the parking or storage garage are not maintained free of holes, breaks or cracks	Garage	Closed
13	The property is not maintained and/or kept clean in accordance with the standards, namely power wash required.	Garage	Closed
14	The plumbing system is not kept in good working order, namely damaged grate at sump pump.	Garage	Open
15	The plumbing system is not kept in good working order, namely loose insulation.	Garage	Closed
16	The plumbing system is not kept free from leaks or defects.	Garage	Closed
17	The floor drain is not maintained in good repair, namely damaged or missing floor drain covers.	Garage	Closed
18	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
19	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 remove abandoned attachments.	Garage	Closed
20	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.	Garage	Closed
21	The walls and columns in the parking or storage garage are not maintained free of holes, breaks or cracks.	Garage	Open
22	The walls in the parking or storage garage are not impervious to water.	Garage	Open
23	The parking or storage garage walls and columns are not painted white from sixty (60) centimeters above floor level.	Garage	Closed
24	The parking or storage garage wall and columns from floor level to a height of sixty (60) centimeters are not painted black.	Garage	Closed
25	The ventilation system or unit is not kept in good repair and maintained in good working condition at all times, namely remove cover off ventilation shafts.	Garage	Closed
26	Lighting in a service room is provided at less than 200 lux.	Garage	Open

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
1	Property Standards	10 246134 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Order Issued	1-Sep-10	01-DEC-10	30-Mar-12

No. of defects contained within the Order : **30**

No. of defects that remain outstanding : **11**

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Dwelling unit window that is capable of being opened has no screen.	Building	Closed
2	Exterior window(s) with broken/cracked glass.	Building	Closed
3	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.	Building	Open
4	The electrical receptacle are not maintained in good working order, namely cable cover.	Building	Closed
5	Dwelling unit window that is capable of being opened has screen that is not maintained in good repair and free from defects or missing components.	Building	Open
6	The electrical connections are not maintained in good working order, namely loose wires.	Building	Closed
7	Walk(s), ramp(s) and/or similar areas does not afford safe passage, namely trip hazards.	Building	Open
8	The exterior walls and their components are not being maintained in good repair.	Exterior	Closed
9	The exterior walls and their components are not being maintained in good repair, to include columns at garage ramp and retaining walls in court yard.	Exterior	Closed
10	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 basketball net.	Exterior	Closed
11	The exterior surface of the building shall be maintained free of markings.	Exterior	Open
12	The protective/decorative finish on the exterior surfaces is not being maintained in good repair, to include balcony guards and benches.	Exterior	Substantially Com
13	The electrical receptacle are not maintained in good working order, missing cover plate(s).	Exterior	Closed
14	The light standard(s) supporting artificial light is not kept in good repair and in good working order.	Exterior	Substantially Com
15	The ventilation system or unit is not regularly cleaned.	Exterior	Closed
16	The ventilation system or unit is not kept in good repair and maintained in good working condition at all times, namely damaged vent shaft grill.	Exterior	Closed
17	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	Exterior	Closed
18	Handrails on both sides of stair or ramp 1,100mm in width or more not provided	Exterior	Closed
19	The tree, plant, limb or branch, which is located on the property is dead and has not been removed or otherwise pruned to remove the dead portion.	Exterior	Open
20	A retaining wall exceeding 1,000 millimetres in exposed height is not protected by a guard on the open side where access is provided.	Exterior	Open
21	The retaining wall is not being maintained in good repair.	Exterior	Closed
22	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	Closed
23	Exterior garbage containment area not screened.	Exterior	Closed
24	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.	Exterior	Closed
25	The electrical fixtures are not maintained in good working order, namely missing light fixture.	Exterior Of Building	Open
26	The balconies and/or the supporting structural member(s) is not maintained in good repair, namely delamination on balcony slabs.	Exterior Of Building	Closed
27	Immediate action has not been taken to eliminate an unsafe condition, namely remove satellite dishes, air conditioners, balcony screens and excessive storage on balconies.	Exterior Of Building	Open
28	Exterior walkway not maintained, to include curbing.	Exterior Of Building	Open

29	Driveway(s) and/or similar areas not maintained.	Parking Area	Open
30	Driveway(s) and/or similar areas not maintained.	Parking Area	Open

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
2	Property Standards	10 246823 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	1-Sep-10	30-NOV-10	14-May-12

No. of defects contained within the Order : **78**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The electrical connections are not maintained in a safe and complete condition: Missing cover plate	2nd Floor	Closed
2	The electrical fixtures are not maintained in a safe and complete condition: Missing cover plate	2nd Parking Level	Closed
3	Exterior door not maintained in good repair.	2nd Parking Level	Closed
4	Interior door not maintained in good repair: Paint deteriorated	2nd Parking Level	Closed
5	Previously finished wall(s) in the public area of the property is not maintained in good repair.	2nd Parking Level	Closed
6	Previously finished wall(s) in the public area of the property is not maintained in good repair.	3rd Parking Level	Closed
7	Wall(s) not maintained clean.	3rd Parking Level	Closed
8	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	3rd Parking Level	Closed
9	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	3rd Parking Level	Closed
10	The electrical fixtures are not maintained in good working order: Missing lense cover	3rd Parking Level	Substantially Com
11	The property is not maintained and/or kept clean in accordance with the standards: Mirrors dirty	4th Floor	Closed
12	The property has not been repaired in accordance with the standards: Broken tiles	4th Floor	Closed
13	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	6th Floor	Closed
14	Exterior window or skylight not maintained in good repair: Damaged screen	7th Floor	Substantially Com
15	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition: Missing baseboard	9th Floor	Closed
16	Immediate action has not been taken to eliminate an unsafe condition: Cracked mirror	10th Floor	Closed
17	Interior door hardware not maintained in good repair: Self latching mechanism defective	11th Floor	Closed
18	Interior door not maintained in good repair: Deteriorated finish	12th Floor	Closed
19	Previously finished wall(s) in the public area of the property is not maintained in good repair: Missing tile	12th Floor	Closed
20	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition: Base board not maintained	14th Floor	Closed
21	Interior door not maintained in good repair: Deteriorated finish	14th Floor	Closed
22	Previously finished wall(s) in the public area of the property is not maintained in good repair.	17th Floor	Closed
23	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition: Loose carpet	17th Floor	Closed
24	Interior door not maintained in good repair: Deteriorated finish	17th Floor	Closed
25	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	18th Floor	Substantially Com
26	Previously finished wall(s) in the public area of the property is not maintained in good repair.	18th Floor	Substantially Com
27	The property is not maintained and/or kept clean in accordance with the standards.	Elevator	Closed
28	The electrical fixtures are not maintained in good working order: Missing bulb	Elevator	Closed
29	Interior door(s) not maintained in good repair.	Elevator	Closed
30	The property is not maintained and/or kept clean in accordance with the standards.	Elevator	Closed
31	The electrical connections are not maintained in a safe and complete condition: Missing cover plate(s), loose wires, unsecured electrical box	Elevator	Closed

32	Previously finished wall(s) in the public area of the property is not maintained in good repair.	Elevator	Closed
33	Elevator machine room is not equipped to provide illumination to an average level of not less than 100 lux at floor level.	Elevator	Closed
34	All repairs shall be made with materials that are suitable and sufficient for the purpose: Door sill plate	Elevator	Closed
35	Immediate action has not been taken to eliminate an unsafe condition: Unsecured cabinet doors for elevator switch board(s)	Elevator	Closed
36	The electrical fixtures are not maintained in good working order: Missing cover	Garbage Room	Closed
37	Immediate action has not been taken to eliminate an unsafe condition: Missing drain cover	Garbage Room	Closed
38	The property is not maintained and/or kept clean in accordance with the standards.	Garbage Room	Substantially Com
39	Lighting in a service room is provided at less than 200 lux.	Garbage Room	Closed
40	The electrical fixtures are not maintained in a safe and complete condition: Missing lense cover	Laundry Room	Closed
41	The property is not maintained and/or kept clean in accordance with the standards: Cleaning required behind machines	Laundry Room	Substantially Com
42	The electrical connections are not maintained in a safe and complete condition: Insecured electircal panel door	Laundry Room	Closed
43	Immediate action has not been taken to eliminate an unsafe condition: Missing drain cover	Laundry Room	Closed
44	The property is not maintained and/or kept clean in accordance with the standards.	Locker Room	Substantially Com
45	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair.	Locker Room	Closed
46	Previously finished wall(s) in the public area of the property is not maintained in good repair.	Locker Room	Substantially Com
47	Lighting in a storage room is provided at less than 50 lux.	Locker Room	Closed
48	The electrical connections are not maintained in a safe and complete condition.	Locker Room	Closed
49	Door(s), passageway(s) and/or exit(s), not maintained free from hazardous condition, obstruction and impediments: Door sill plate defective	Roof Of Building	Closed
50	An exterior door has a defective locking mechanism.	Roof Of Building	Closed
51	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	Sauna	Closed
52	The electrical connections are not maintained in good working order: loose wires, missing cover plate, light fixture not installed properly	Steam Room	Closed
53	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	Swimming Pool Room	Closed
54	Interior door not maintained in good repair.	Swimming Pool Room	Closed
55	Lighting in a service stairway is provided at less than 50 lux.	Swimming Pool Room	Closed
56	The property is not maintained and/or kept clean in accordance with the standards: Grafitti on locker	Swimming Pool Room	Closed
57	Previously finished wall(s) in the public area of the property is not maintained in good repair.	Swimming Pool Room	Closed
58	The electrical connections are not maintained in a safe and complete condition: Missing cover plate	Swimming Pool Room	Closed
59	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	Swimming Pool Room	Closed
60	All repairs shall be made with materials that are suitable and sufficient for the purpose	Swimming Pool Room	Substantially Com
61	The electrical fixtures are not maintained in good working order: Missing lense cover	Swimming Pool Room	Closed
62	Previously finished wall(s) in the public area of the property is not maintained in good repair.	Throughout Building	Substantially Com
63	The ventilation system or unit is not kept in good repair and maintained in good working condition at all times: Make up air system not operational	Throughout Building	Closed
64	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: Missing dampers in garbage chute	Throughout Building	Substantially Com
65	Floor and/or floor covering not kept in a clean and sanitary condition	Throughout Building	Substantially Com
66	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition: Trip hazard at the entrance of chute rooms	Throughout Building	Substantially Com
67	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition: Foot mat creating a trip hazard	Throughout Building	Substantially Com
68	The floor and every attached surface cover and finish is not maintained.	Throughout Building	Closed

69	Previously finished surface in the public area of the property is not maintained in good repair: Ceiling and walls in the stairwell area	Throughout Building	Closed
70	Lighting in a service hallway is provided at less than 50 lux: Illumination level too low in the hallways creating a possible hazardous situation	Throughout Building	Closed
71	Immediate action has not been taken to eliminate an unsafe condition: Compromised fire separation in electrical closets in hallways	Throughout Building	Substantially Com
72	All repairs shall ensure that the component repaired can perform its intended function: Self closure on garbage chute doors not maintained	Throughout Building	Closed
73	The electrical connections are not maintained in a safe and complete condition: Loose wires, missing cover plate, insecured electrical panel		Closed
74	The property is not maintained and/or kept clean in accordance with the standards.		Closed
75	Interior door hardware not maintained in good repair: Access door not functional		Closed
76	Lighting in a service room is provided at less than 200 lux.		Closed
77	The electrical connections are not maintained in a safe and complete condition.		Closed
78	The electrical connections are not maintained in good working order.		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.**