

MLS Building Audit Program - Details

Property Address : 200 SHERBOURNE ST

Legal Description: PLAN D48 PT LOT 21

Roll No. : 1904066320035000000

Building : 200 SHERBOURNE ST -- S2714

Report Date : May 11, 2012

Building Audit Date : September 02, 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 252779 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Order Issued	10-Sep-10	09-MAR-11	52.38%
2	Property Standards	10 253273 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Order Issued	10-Sep-10	09-DEC-10	26.67%
3	Property Standards	10 255119 PRS 00 IV	REPORT ORDERS - Satellite dishes	Order Issued	10-Sep-10	09-NOV-10	N/A**
5	Property Standards	10 255150 PRS 00 IV	REPORT ORDERS- Air conditioner units	Order Issued	10-Sep-10	09-NOV-10	N/A**
6	Property Standards	10 255961 PRS 00 IV	REPORT ORDERS	Order Issued	10-Sep-10	09-NOV-10	N/A**
9	Property Standards	10 254797 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	24-Feb-11	30-MAY-11	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	10 253273 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Order Issued	10-Sep-10	09-DEC-10	29-Jun-12

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

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The (verandah, porch, deck, loading dock, ramp, balcony, fire escape or other similar structure, and/or other appurtenant attachment) and/or the supporting structural member(s) is not being maintained free from defects and/or hazards, namely rusted, deteriorated balcony guards	Exterior	Open
2	,The (verandah, porch, deck, loading dock, ramp, balcony, fire escape or other similar structure, and/or other appurtenant attachment) and/or the supporting structural member(s) is not being maintained free from defects and/or hazards, namely excessive storage, to include flower pots and other accessories on balcony guards.	Exterior	Open
3	The protective/decorative finish on the exterior surfaces is not being maintained in good repair, namely concrete dilamination on fascia.	Exterior Of Building	Open
4	The exterior surface of the building shall be maintained free of graffiti and/or painted slogans.	Exterior Of Building	Substantially Com
5	The roof or one of its components is not weather tight, namely damaged metal flashing, facing court yard.	Exterior Of Building	Open
6	The (stairs, treads, risers, guards, handrails, and/or other appurtenant attachments) and/or their supporting structural members are not maintained in good repair.	Exterior Of Building	Open
7	Exterior landing not maintained, namely concrete dilamination near south east building exit	Exterior Of Building	Open
8	Exterior landing not maintained, namely concrete dilamination.	Exterior Of Building	Open
9	The electrical connections are not maintained in a safe and complete condition, namely electrical conduit on top of parking garage entrance/exit.	Exterior Of Building	Open
10	Aerial, satellite dish, or other similar structure and/or its supporting member is not maintained in a safe condition.	Exterior Of Building	Open
11	Exterior door is not maintained in good repair, namely rusted framing around salt room door.	Exterior Of Building	Closed
12	The ventilation system or unit is not kept in good repair and maintained in good working condition at all times, namely damaged vent cover.	Exterior Of Building	Open
13	The ventilation system or unit is not kept in good repair and maintained in good working condition at all times, namely unsecured ventilation grate.	Exterior Of Building	Open
14	The ventilation system or unit is not kept in good repair and maintained in good working condition at all times, namely rusted/deteriorated frame around vent grate	Exterior Of Building	Open
15	The (verandah, porch, deck, loading dock, ramp, balcony, fire escape or other similar structure, and/or other appurtenant attachment) and/or the supporting structural member(s) is not being maintained free from defects and/or hazards, namely temporary structures/attachements.	Exterior Of Building	Open
16	The (verandah, porch, deck, loading dock, ramp, balcony, fire escape or other similar structure, and/or other appurtenant attachment) and/or the supporting structural member(s) is not being maintained free from defects and/or hazards, namely deterioration and exposed re-bars on balcony slabs	Exterior Of Building	Open
17	The (verandah, porch, deck, loading dock, ramp, balcony, fire escape or other similar structure, and/or other appurtenant attachment) and/or the supporting structural member(s) is not maintained in a safe condition, namely pigeon screens	Exterior Of Building	Open
18	The exterior walls and their components are not being maintained in good repair, namely attached metal flashing.	Exterior Of Building	Closed
19	The exterior walls and their components are not being maintained in good repair, namely spalling bricks	Exterior Of Building	Open
20	Exterior window(s) with broken/cracked glass.	Exterior Of Building	Open
21	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.	Exterior Of Building	Open

22	Curb stops or restraining devices are not positioned to prevent vehicles from causing injury, damage or encroaching on to property, namely damaged curb.	Exterior Of Building	Closed
23	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 Of Building	Open
24	Exterior walkway not maintained, namely broken patio stones	Exterior Of Building	Open
25	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.	Exterior Of Building	Closed
26	The handrails and/or other appurtenant attachments and/or their supporting structural members are not maintained in good repair, namely rusted guards.	Exterior Of Building	Closed
27	The electrical fixtures are not maintained in a safe and complete condition, namely broken lense cover	Exterior Of Building	Open
28	The electrical connections are not maintained in a safe and complete condition, namely unsecured cable box	Exterior Of Building	Closed
29	The electrical fixtures are not maintained in good working order.namely unsecures light fixture,	Exterior Of Building	Open
30	The electrical connections are not maintained in good working order, namely loose wires	Exterior Of Building	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
1	Property Standards	10 252779 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Order Issued	10-Sep-10	09-MAR-11	4-Jul-12

No. of defects contained within the Order : **42**

No. of defects that remain outstanding : **20**

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The ceilings in the parking or storage garage are not maintained free of holes, breaks or cracks, to include concrete delamination.	Driveway	Substantially Com
2	The ventilation system or unit is not regularly cleaned, namely ventilation grates and shaft areas.	Garage	Open
3	Interior lighting fixtures or lamps are not maintained, namely missing and/or inoperative bulbs and/or fixtures.	Garage	Closed
4	Lighting in a service room is provided at less than 200 lux.	Garage	Substantially Com
5	Lighting in a garage, to include storage rooms is provided at less than 50 lux.	Garage	Substantially Com
6	The garage ramp walls and their components are not being maintained in good repair, namely delaminated and cracked concrete.	Garage	Open
7	Guard has openings of a size that does not prevent the passage of a sphere having a diameter more than 100 millimetres, namely gaps/spacings at handrail guard bottom, and at areas adjacent to wall.	Garage	Open
8	The heating system or unit is not in good repair and maintained in good working condition, namely damaged radiator.	Garage	Substantially Com
9	The parking or storage garage walls painted surface is not maintained in a state of good repair.	Garage	Open
10	The walls in the parking or storage garage are not impervious to water.	Garage	Open
11	The walls in the parking or storage garage are not maintained free of holes, breaks or cracks.	Garage	Open
12	The walls in the parking or storage garage are not maintained free of holes, breaks or cracks.	Garage	Substantially Com
13	The walls in the parking or storage garage are not maintained free of holes, breaks or cracks.	Garage	Closed
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.	Garage	Closed
15	The ceilings in the parking or storage garage are not maintained free of holes, breaks or cracks.	Garage	Closed
16	The ceilings in the parking or storage garage are not maintained free of holes, breaks or cracks, namely breaks, holes and cracks at soffit.	Garage	Open
17	The ceilings in the parking or storage garage are not maintained free of holes, breaks or cracks, and are not impervious to water.	Garage	Open
18	The ceilings in the parking or storage garage are not maintained free of holes, breaks or cracks, to include breaks, holes and cracks adjacent to pipes, pipe hangers, and electrical conduits.	Garage	Open
19	The ceilings in the parking or storage garage are not maintained free of holes, breaks or cracks, namely concrete deterioration and delamination at roof slab, and soffits.	Garage	Open
20	The parking or storage garage ceiling are not painted white, namely deteriorated painted surface.	Garage	Open
21	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, namely defective sensor.	Garage	Closed
22	The parking or storage garage exit door does not have a reliable self-closing mechanism.	Garage	Open
23	The parking or storage garage pedestrian exit door is not equipped with fastenings that allow the door to be readily opened from the inside without requiring keys, special devices or specialized knowledge of the door's opening mechanism.	Garage	Open
24	The electrical connections are not maintained in a safe and complete condition, namely loose and unsecured wires.	Garage	Substantially Com
25	The electrical fixtures are not maintained in good working order, namely rusted/rotted electrical box.	Garage	Closed

26	The floors in the parking or storage garage are not maintained free of holes, breaks or cracks	Garage	Substantially Com
27	The floors in the parking or storage garage are not maintained free of holes, breaks or cracks	Garage	Substantially Com
28	The floors in the parking or storage garage are not impervious to water.	Garage	Open
29	The property is not maintained and/or kept clean in accordance with the standards, namely junk and undue storage.	Garage	Open
30	The plumbing system is not kept in good working order, namely damaged floor drain grate.	Garage	Open
31	The plumbing system is not kept in good working order, namely missing, unsecured and/or damaged access panel doors.	Garage	Closed
32	The plumbing system is not kept free from leaks or defects.	Garage	Closed
33	The plumbing system is not protected from freezing, namely deteriorated and/or missing pipe insulation.	Garage	Open
34	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
35	The walls in the parking or storage garage are not maintained free of holes, breaks or cracks, to include delamination.		Substantially Com
36	The ceilings in the parking or storage garage are not maintained free of holes, breaks or cracks, to include missing and/or damaged ceiling tiles.		Open
37	The electrical receptacle are not maintained in a safe and complete condition, namely missing and/or damaged covers.		Closed
38	The electrical switches are not maintained in a safe and complete condition, namely missing and/or damaged covers.		Closed
39	Floor and/or floor covering not kept free from holes, stains, rubbish and debris, namely deteriorated and unclean floor tiles .		Open
40	The property is not maintained and/or kept clean in accordance with the standards, namely junk and undue storage.		Closed
41	The plumbing system is not kept in good working order, namely missing drain covers.		Closed
42	A retaining wall exceeding 1,000 millimetres in exposed height is not protected by a guard on the open side where access is provided, namely guard has not been continuously provided at garage ramp retaining wall.		Open

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
9	Property Standards	10 254797 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	24-Feb-11	30-MAY-11	30-Mar-12

No. of defects contained within the Order : 43

No. of defects that remain outstanding : 0

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely clean and clear all rooms.	Basement	Closed
2	The supplied piece(s) of equipment and/or appliance(s) in or on the property is not kept in a satisfactory working condition. Namely staff showers.	Basement	Closed
3	Elevator part(s) and appendages are not maintained in good repair and operational. Namely : (lighting fixtures, lamps, elevator buttons, floor indicators and ventilation fans) Namely fan.	Elevator	Closed
4	Laundry room is not maintained in a clean and sanitary condition.	Laundry Room	Closed
5	An emergency contact sign is not posted and maintained in a prominent place in the front lobby or entrance to the building.	Lobby	Closed
6	The guards and/or other appurtenant attachments) and/or their supporting structural members are not being maintained free from defects/hazards. Namely broken landing guard.	Stairway	Closed
7	Floor and/or floor covering not kept in a clean and sanitary condition	Storage Room	Closed
8	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Clean and clear.	Storage Room	Closed
9	Corridor serving patients or residents is not equipped to provide illumination to an average level of not less than 50 lux at floor or tread level.	Throughout Building	Closed
10	Lighting in a storage room is provided at less than 50 lux.	Throughout Building	Substantially Com
11	Lighting in a service room is provided at less than 200 lux.	Throughout Building	Substantially Com
12	Lighting in a laundry room is provided at less than 200 lux.	Throughout Building	Substantially Com
13	Lighting in a service hallway is provided at less than 50 lux.	Throughout Building	Closed
14	Lighting in a service stairway is provided at less than 50 lux.	Throughout Building	Closed
15	Elevator machine room is not equipped to provide illumination to an average level of not less than 100 lux at floor level.	Throughout Building	Substantially Com
16	The lighting fixture is not maintained in a clean condition.	Throughout Building	Closed
17	Interior lighting fixtures or lamps are not maintained.	Throughout Building	Closed
18	The surface of a window is not kept reasonably clean	Throughout Building	Substantially Com
19	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	Closed
20	Exterior window not maintained weather-tight. To include service rooms and storage rooms on every floor by the elevator.	Throughout Building	Closed
21	Previously finished wall(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance. To include all service rooms, garbage chute rooms, and hallways.	Throughout Building	Closed
22	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. To include hallways, stairwell and all service rooms.	Throughout Building	Closed
23	Exterior door, window, skylight or basement hatchway not maintained in good repair. Namely paint all exterior doors and repair where required.	Throughout Building	Closed
24	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair. Namely missing door hardware on unit doors, peeling paint, doors not painted. To include damaged/broken doors.	Throughout Building	Closed
25	The electrical fixtures are not maintained in a safe and complete condition. Namely light fixtures.	Throughout Building	Closed
26	The electrical connections are not maintained in a safe and complete condition. Namely missing cover plates, switch plates, loose wires. To include all service rooms, hallways, stairways.	Throughout Building	Closed

27	Elevator part(s) and appendages are not maintained in good repair and operational. Namely : (lighting fixtures, lamps, elevator buttons, floor indicators and ventilation fans) Namely vents are in need of cleaning.	Throughout Building	Closed
28	Previously finished surface(s) have marks, stains, graffiti, smoke damage, painted slogans and/or other defacements. To include stairwells, halls and service rooms.	Throughout Building	Closed
29	The floor and every appurtenance, surface cover and finish is not reasonably smooth and level. Namely missing tiles or concrete must be repaired. To include all service rooms, hallways and stairways.	Throughout Building	Substantially Com
30	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition. Namely floor mats.	Throughout Building	Closed
31	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely missing concrete in stairwells.	Throughout Building	Closed
32	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. To include storage rooms by elevators on every floor.	Throughout Building	Closed
33	Garbage chute system originally installed in the multiple-dwelling is not maintained operative.	Throughout Building	Closed
34	Garbage chute is not maintained in a clean and odour free condition.	Throughout Building	Closed
35	The heating system or unit is not in good repair and maintained in good working condition. Namely missing covers on radiators.	Throughout Building	Substantially Com
36	The property is not maintained and/or kept clean in accordance with the standards. To include stairways, hallways, garbage chute rooms and service rooms.	Throughout Building	Closed
37	The property is not being kept free of rodents, vermin, insects or other pests. Namely roaches.	Throughout Building	Closed
38	The ventilation system or unit is not kept in good repair and maintained in good working condition at all times. Namely vents not secured to the wall.	Throughout Building	Closed
39	The ventilation system or unit is not regularly cleaned. To include all vents in the entire building garbage chute room and service rooms included.	Throughout Building	Closed
40	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely holes and cracks in all wall to include separation of baseboards from wall.	Throughout Building	Closed
41	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	Work Shop	Closed
42	Previously finished surface in the public area of the property is not maintained in good repair. Namely secure ceiling hatches.	Work Shop	Closed
43	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition. Namely remove unused platform.	Work Shop	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.**