

MLS Building Audit Program - Details

Property Address : 240 WELLESLEY ST E

Legal Description: RP 66R3250 PT LOTS 1 TO 12

Roll No. : 1904074440009000000

Building : 240 WELLESLEY ST E -- S2801

Report Date : May 11, 2012

Building Audit Date : June 18, 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 204147 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	7-Jul-10	26-NOV-10	100.00%
2	Property Standards	10 206214 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Order Issued	7-Jul-10	04-NOV-10	36.96%
3	Property Standards	10 206235 PRS 00 IV	REPORT ORDERS- Satellite dishes	Order Issued	7-Jul-10	05-OCT-10	N/A**
4	Property Standards	10 206241 PRS 00 IV	REPORT ORDERS- Air conditioner units	Order Issued	7-Jul-10	05-OCT-10	N/A**
5	Property Standards	10 206376 PRS 00 IV	REPORT ORDERS - Balcony panels	Order Issued	7-Jul-10	05-OCT-10	N/A**
6	Property Standards	10 206397 PRS 00 IV	REPORT ORDERS Pest infestation	Order Issued	7-Jul-10	05-OCT-10	N/A**
7	Property Standards	10 206429 PRS 00 IV	REPORT ORDERS - Window locking devices	Order Issued	7-Jul-10	05-OCT-10	N/A**
8	Property Standards	10 206442 PRS 00 IV	REPORT ORDERS -Underground Parkng Garage	Order Issued	7-Jul-10	05-OCT-10	N/A**
9	Property Standards	10 208853 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS Handrails & Guards.	Order Issued	7-Jul-10	06-DEC-10	0.00%
10	Property Standards	10 206224 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Order Issued	9-Jul-10	06-NOV-10	41.94%

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
9	Property Standards	10 208853 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS Handrails & Guards.	Order Issued	7-Jul-10	06-DEC-10	2-May-12

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Required guard does not prevent the passage of a spherical object having a diameter more than 100 millimetres	Interior Guards	Open
2	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.	Interior Guards	Open
3	Height of the guard for the exit stairs are less than 1,070 millimetres around landings.	PH Level	Open
4	Required handrails on stairs or ramps are less than 865mm or more than 965mm high	Stairway	Open
5	The guards and/or other appurtenant attachments) and/or their supporting structural members are not being maintained free from defects/hazards. Namely: Guards from underground garage are deteriorated and corroded. Not structurally sound.		Open

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
10	Property Standards	10 206224 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Order Issued	9-Jul-10	06-NOV-10	2-May-12

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The roof or one of its components is not weather tight, namely metal deteriorated/damaged metal flashing at bottom of exit door to roof	Building	Closed
2	Exterior door is not maintained in good repair.	Building	Closed
3	Aerial, satellite dish, or other similar structure and/or its supporting member is not maintained in a safe condition.	Building	Open
4	Previously finished wall(s) where marks, stains, graffiti, and/or other defacements have been removed have not been refinished.	Exterior Of Building	Open
5	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	Exterior Of Building	Open
6	Wall(s) not maintained clean.	Exterior Of Building	Open
7	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	Closed
8	The floor drain is not maintained in good repair, namely missing drain cover	Exterior Of Building	Closed
9	Immediate action has not been taken to eliminate an unsafe condition, namely missing balcony panel and guard on 14th floor, unit #1425.	Exterior Of Building	Closed
10	The electrical connections are not maintained in a safe and complete condition, namely missing cover plate	Exterior Of Building	Closed

11	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, namely air conditioner units	Exterior 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.	Exterior Of Building	Open
13	Walk(s), ramp(s) and/or similar areas does not afford safe passage. Namely damaged concrete on retaining wall at ground level	Exterior Of Building	Open
14	Exterior walkway not maintained, namely potholes and sunken areas	Exterior Of Building	Open
15	Exterior yard surface and/or similar areas not maintained, namely broken concrete on landscaping area adjacent to the building	Exterior Of Building	Open
16	Exterior garbage containment area not screened.	Exterior Of Building	Open
17	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 garbage and junk	Exterior Of Building	Closed
18	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	Closed
19	Exterior window(s) with broken/cracked glass.	Exterior Of Building	Closed
20	The exterior walls and their components are not being maintained in good repair, namely deteriorated bulkhead under main level balcony/canopy	Exterior Of Building	Open
21	The exterior walls and their components are not being maintained in good repair, namely paint peeling and deterioration on sheer walls	Exterior Of Building	Open
22	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 temporary structures, tents, attachments etc.	Exterior Of Building	Closed
23	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 damaged balcony panels and guards	Exterior Of Building	Open
24	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 screen	Exterior Of Building	Closed
25	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 on balconies	Exterior Of Building	Open
26	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 good repair, namely rusted balcony panels	Exterior Of Building	Open
27	Roof decks, catwalks and/or related guards are not maintained in good repair, namely exterior soffit at room level need to be painted	Exterior Of Building	Open
28	Roof decks, catwalks and/or related guards are not maintained in good repair, namely deterioration and paint peeling on exterior soffit at roof level	Exterior Of Building	Open
29	The plumbing fixture(s) and/or appliance is not maintained in good working order, namely uneven area near around drain cover at bottom of ramp	Exterior Of Building	Closed
30	The protective/decorative finish on the exterior surfaces is not being maintained in good repair, namely paint peeling and deterioration.	Exterior Of Building	Open
31	The electrical connections are not maintained in a safe and complete condition, 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
2	Property Standards	10 206214 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Order Issued	7-Jul-10	04-NOV-10	2-May-12

No. of defects contained within the Order : **46**

No. of defects that remain outstanding : **29**

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Exit door is not maintained in good repair.	1st Underground Parking Level	Closed
2	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.	1st Underground Parking Level	Closed
3	Previously finished surface(s) have marks, stains, graffiti, smoke damage, painted slogans and/or other defacements namely graffiti	1st Underground Parking Level	Closed
4	The parking or storage garage walls from floor level to a height of sixty (60) centimeters are not painted black.	1st Underground Parking Level	Open
5	The parking or storage garage walls are not painted white from sixty (60) centimeters above floor level.	1st Underground Parking Level	Open
6	The parking or storage garage walls painted surface is not maintained reasonably clean.	1st Underground Parking Level	Open
7	The parking or storage garage walls painted surface is not maintained in a state of good repair.	1st Underground Parking Level	Open
8	The parking or storage garage walls painted surface is not maintained in a state of good repair, namely ramp walls	1st Underground Parking Level	Open
9	The walls in the parking or storage garage are not impervious to water.	1st Underground Parking Level	Open
10	The walls in the parking or storage garage are not maintained free of holes, breaks or cracks.	1st Underground Parking Level	Open
11	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.	1st Underground Parking Level	Open
12	The safe-exit door, the frame of a safe-exit door and the wall adjacent to the safe-exit door to a distance of one (1) metre on both sides of the frame, and to a height of three (3) metres above the floor or to the soffit above the bulkhead over the door is not the required coloured green.	1st Underground Parking Level	Closed
13	The safe-exit door, the frame of a safe-exit door and the wall adjacent to the safe-exit door to a distance of one (1) metre on both sides of the frame, and to a height of three (3) metres above the floor or to the soffit above the bulkhead over the door is not the required coloured green.	1st Underground Parking Level	Closed
14	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.	1st Underground Parking Level	Closed
15	The floors in the parking or storage garage are not maintained free of holes, breaks or cracks	1st Underground Parking Level	Open
16	The floors in the parking or storage garage are not maintained free of holes, breaks or cracks, namely parking garage entrance.exit ramp	1st Underground Parking Level	Open
17	The electrical connections are not maintained in a safe and complete condition, namely missing cover plates	1st Underground Parking Level	Closed
18	The electrical connections are not maintained in a safe and complete condition, namely loose wires	1st Underground Parking Level	Closed
19	The columns in the parking or storage garage are not impervious to water.	1st Underground Parking Level	Open
20	The columns in the parking or storage garage are not maintained free of holes, breaks or cracks, namely exposed re-bar	1st Underground Parking Level	Open
21	The parking or storage garage ceiling painted surface is not maintained in a state of good repair.	1st Underground Parking Level	Open
22	The ceilings in the parking or storage garage are not maintained free of holes, breaks, or cracks, namely exposed re-bar	1st Underground Parking Level	Open

23	The ceilings in the parking or storage garage are not maintained free of holes, breaks or cracks.	1st Underground Parking Level	Open
24	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.	2nd Underground Parking Level	Closed
25	Exit door is not maintained in good repair.	2nd Underground Parking Level	Closed
26	The floors in the parking or storage garage are not maintained free of holes, breaks or cracks	2nd Underground Parking Level	Open
27	The walls in the parking or storage garage are not maintained free of holes, breaks or cracks.	2nd Underground Parking Level	Open
28	The parking or storage garage walls painted surface is not maintained in a state of good repair.	2nd Underground Parking Level	Open
29	The electrical connections are not maintained in a safe and complete condition, namely missing cover plates	2nd Underground Parking Level	Closed
30	The electrical connections are not maintained in a safe and complete condition, namely loose wires	2nd Underground Parking Level	Closed
31	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.	2nd Underground Parking Level	Closed
32	The parking or storage garage walls from floor level to a height of sixty (60) centimeters are not painted black.	2nd Underground Parking Level	Open
33	The electrical switches are not maintained in a safe and complete condition, namely missing door on electrical panel for ventilation fan	2nd Underground Parking Level	Closed
34	The columns in the parking or storage garage are not impervious to water.	2nd Underground Parking Level	Open
35	The safe-exit door, the frame of a safe-exit door and the wall adjacent to the safe-exit door to a distance of one (1) metre on both sides of the frame, and to a height of three (3) metres above the floor or to the soffit above the bulkhead over the door is not the required coloured green.	2nd Underground Parking Level	Closed
36	The columns in the parking or storage garage are not maintained free of holes, breaks, or cracks namely exposed re-bar	2nd Underground Parking Level	Open
37	The parking or storage garage walls painted surface is not maintained reasonably clean.	2nd Underground Parking Level	Open
38	The parking or storage garage ceiling painted surface is not maintained in a state of good repair.	2nd Underground Parking Level	Open
39	The walls in the parking or storage garage are not impervious to water.	2nd Underground Parking Level	Open
40	The ceilings in the parking or storage garage are not maintained free of holes, breaks or cracks, namely exposed re-bar	2nd Underground Parking Level	Open
41	The ceilings in the parking or storage garage are not maintained free of holes, breaks or cracks.	2nd Underground Parking Level	Open
42	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.	2nd Underground Parking Level	Closed
43	The parking or storage garage walls are not painted white from sixty (60) centimeters above floor level.	2nd Underground Parking Level	Open
44	The (stairs, treads, risers, guards, handrails, and/or other appurtenant attachments) and/or their supporting structural members are not maintained in a clean and/or sanitary condition.	2nd Underground Parking Level	Closed
45	The (stairs, treads, risers, guards, handrails, and/or other appurtenant attachments) and/or their supporting structural members are not maintained in good repair, namely exposed re-bar	2nd Underground Parking Level	Open
46	Previously finished surface(s) have marks, stains, graffiti, smoke damage, painted slogans and/or other defacements, namely graffiti	2nd Underground Parking Level	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 204147 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	7-Jul-10	26-NOV-10	8-Jun-11

No. of defects contained within the Order : **59**

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

Deficiency Details

No.	Violation/Defect	Location	Status
1	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair. Namely: Wired glass is not installed in stairway door on the 2nd floor.	2nd Floor	Closed
2	The electrical fixtures are not maintained in a safe and complete condition. Namely: Remove old light fixture. Not in use near south exit door. Replace with cover plate.	2nd Floor	Closed
3	The electrical connections are not maintained in a safe and complete condition. Electrical cover plate is missing near units 503 and 508.	5th Floor	Closed
4	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely: Smoke detector is not properly secured to ceiling.	6th Floor	Closed
5	Garbage chute is not maintained in good working condition. Namely: Garbage chute door is broken. Spring latch device is defective. Repairs are required.	9th Floor	Closed
6	Door hardware/devices are not maintained in good repair. Namely: Stairway exit door is not closing properly. Near units 1025 and 925.	10th Floor	Closed
7	The electrical fixtures are not maintained in good repair. Namely: Wall outlet is broken near unit 1017. Lens cover is missing on light fixture.	10th Floor	Closed
8	Previously finished surface(s) have marks, stains, graffiti, smoke damage, painted slogans and/or other defacements. Namely: Markings/defacements on stairway door near unit 1102. Also on 8th floor stairway ceiling.	11th Floor	Closed
9	Ceiling not maintained clean. Namely: Stains on ceiling in front of elevator. Broken wall tile near elevator.	15th Floor	Closed
10	Interior lighting fixtures or lamps are not maintained. Namely: Exit sign to be replaced near unit 1617. Light fixture cover is missing near 1612.	16th Floor	Closed
11	Garbage chute system originally installed in the multiple-dwelling is missing a fire damper on the 19th floor.	19th Floor	Closed
12	The electrical fixtures are not maintained in a safe and complete condition. Namely: Electrical cover plate is missing on wall.	19th Floor	Closed
13	Roof decks, catwalks and/or related guards are not maintained in good repair. Namely: Access door to roof from stairway is required to be locked.	19th Floor	Closed
14	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely: Hole in ceiling near unit 2002.	20th Floor	Closed
15	Interior lighting fixtures or lamps are not maintained. Namely: Light is out in garbage room on the 22nd floor.	22nd Floor	Closed
16	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely: Wall tile is cracked/ damaged on the 23rd floor below mirror.	23rd Floor	Closed
17	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair. Namely: Metal skin on stairway door is bent/damaged. Also repair stairway doors on the 21st, 17th and 2nd floor.	26th & 21st floor	Closed
18	Floor and/or floor covering not kept in a clean and sanitary condition. Namely: Stairwell floor needs cleaning.	26th & 23rd Flrs	Closed
19	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely: Fire hose cabinet, broken glass. Repair wall around ventilation grill with wall plaster.	26th Floor	Closed
20	Previously finished wall(s) in the public area of the property is not maintained in good repair. Namely: Walls in garbage room are required to be painted, cleaned and deodorized. Also repair wall areas where the tiles are broken.	26th Floor	Closed
21	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely: Ceiling tiles are water stained and damaged. Replacement is required. Repair hole in ceiling.	26th, 16th and 6th floors	Closed
22	Interior lighting fixtures or lamps are not maintained. Namely: Exit sign light is not properly secured to wall. Repairs required.	27th Floor	Closed

23	Interior lighting fixtures or lamps are not maintained. Namely: Ceiling light is not working near unit 2712, 2304 and 909. Also light fixture cover is missing on 23rd Floor.	27th Floor	Closed
24	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely: Wall/ceiling areas in the basement hallway where the paint is peeling or deteriorated, should be repainted.	Basement	Closed
25	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair. Namely: Interior doors in basement levels are scratched and marked. Painting is required.	Basement	Closed
26	Exit, public corridor or corridor is not equipped to provide illumination to an average level of not less than 50 lux at all points such as angles and intersections at changes of level where there are stairs or ramps.	Basement	Closed
27	Electrical equipment room is not equipped to provide illumination to an average level of not less than 50 lux at floor or tread level.	Electrical Room	Closed
28	Elevator part(s) and appendages are not maintained in good repair and operational. Namely : Elevator fan is not working. Elevators are not level with floor when doors are open. Trip Hazard.	Elevator	Closed
29	Electrical cover plate is missing on wall in elevator room. Hanging light fixture from ceiling. Repairs required. Remove all rubbish, litter and discarded materials from the floor.	Elevator Room	Closed
30	The ventilation system or unit is not kept in good repair and maintained in good working condition at all times. Namely: Exhaust ventilation grill is missing in 4th floor garbage room.	Garbage Room	Closed
31	The ventilation system or unit is not regularly cleaned. Namely: All exhaust vents in the garbage rooms are required to be cleaned throughout the building.	Garbage Room	Closed
32	Previously finished wall(s) in the public area of the property is not maintained in good repair. Namely: 3rd floor garbage room. Wall is not plumb. Walls and tiles need cleaning.	Garbage Room	Closed
33	Adequate ventilation has not been provided. Namely: Ventilation for hallways on the 29th to 20th floors is not provided. Repairs are required. Also repair damaged vent grill on the 2nd floor.	Hall	Closed
34	Wall(s) not maintained clean. Namely: Mirrors in corridors are required to be cleaned.	Hall	Closed
35	The ventilation system or unit is not regularly cleaned. Namely: Hallway vents throughout the building need cleaning. Also repair ventilation grill near units 1714 and 1223.	Hallways	Closed
36	Previously finished surface(s) in the public area of the property is not maintained in good repair. Namely: Walls and ceiling need painting. Light fixtures missing. Floor drain covers are missing. Ceiling cover plate is secured. Lens cover missing from light fixture. Clean dirt from heater near ceiling. Clean lint from behind machines.	Laundry Room	Closed
37	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely: Ceiling is damaged due to leak. Vent grill is rusted.	Laundry Room	Closed
38	Emergency contact sign does not indicate current name, address and telephone number of the person responsible for the property and the name and telephone number of the authorized person to contact in case of an emergency on a 24 hour basis.	Lobby	Closed
39	Floor and/or floor covering not kept in a clean and sanitary condition and free from rubbish and debris. All cardboard boxes, combustible items and debris should be removed from the mechanical room.	Mechanical Room	Closed
40	Wall(s) not maintained clean. Namely: Wall fixture that is not in use should be removed.	PH level	Closed
41	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely Holes in ceiling/walls are required to be repaired in the saunas, washroom and change rooms. Also clean and clear all debris, lumber and discarded materials in this area. Pool area should also be cleaned and cleared of all debris and discarded materials.	Sauna	Closed
42	The guards and/or other appurtenant attachments) and/or their supporting structural members are not being maintained free from defects/hazards. Namely: Missing post cap on stair guard in stairwell.	Stairway	Closed
43	Floor and/or floor covering not kept in a clean and sanitary condition. Namely: South exit stairway, landing area under stairs. Accumulation of rubbish and litter. Clean and clear as required. Also repair defective light fixture.	Stairway	Closed
44	Previously finished wall(s) in the public area of the property is not maintained in good repair. Namely: Missing baseboards on wall near floor, in the stairways. Repair damaged baseboards in the corridors throughout the building. Including 14th & 7th floors.	Stairway	Closed
45	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely; Deteriorated paint and plaster on walls in stairwells leading to roof level.	Stairway	Closed
46	The electrical fixtures are not maintained in good working order. Namely: Emergency light fixture is broken in stairway on the 28th floor.	Stairway	Closed
47	Previously finished surface(s) have marks, stains, graffiti, smoke damage, painted slogans and/or other defacements. Namely: Graffiti on stairwell door at PH Level.	Stairway	Closed
48	Previously finished wall(s) where marks, stains, graffiti, and/or other defacements have been removed have not been refinished. Namely: All markings, including graffiti should be removed or painted over in all stairwells throughout the building.	Stairways	Closed

49	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Repair damaged and deteriorated wall areas in the sauna and pool areas. Replace missing wall tiles in shower area. replace missing drain covers. Clean and clear all debris and discarded materials.	Swimming Pool	Closed
50	Previously finished surface(s) in the public area of the property is not maintained in good repair. Namely: Walls and ceiling areas are required to be painted throughout the building.	Throughout Building	Closed
51	Interior door(s), frames(s), glass pane(s), not maintained in good repair. Namely: All apartment doors that are marked, defaced or show signs of deterioration are required to be painted.	Throughout Building	Closed
52	The supplied piece(s) of equipment and/or appliance(s) in or on the property is not kept in a satisfactory working condition. Namely: All heaters in the corridors and stairwells that are not functional should be removed.	Throughout Building	Closed
53	Floor and/or floor covering not kept in a clean and sanitary condition. Namely: Carpet throughout the building is stained and requires cleaning and or replacing.	Throughout Building	Closed
54	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition. namely: Remove all floor mats in front of apartment doors throughout the building. Hazardous.	Throughout Building	Closed
55	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. All Electrical/Bell rooms in the corridors, floors are required to be cleaned/cleared of all debris. Also secure all loose and hanging wires.	Throughout Building	Closed
56	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair. Defective locking hardware on Bell service rooms. Repairs are required.	Throughout Building	Closed
57	Recreation or other ancillary room and the facilities, amenities and associated equipment is not maintained in good repair. Namely: Level 1, Supply Room. Floor drain cover is missing. Open wire mesh to be repaired/removed. Light switch plate cover is missing. Tidy room.		Closed
58	Recreation or other ancillary room and the facilities, amenities and associated equipment is not maintained in good repair. Namely: Holes in the ceiling.		Closed
59	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely; Holes in walls and ceiling are required to be repaired.		Closed

**Part III - Apartment Unit Activity Summary for Property Standards Orders :240
WELLESLEY ST E**

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

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