

MLS Building Audit Program - Details

Property Address : 24 SHAW ST

Legal Description: PT ORDNANCE RESERVE RP 66R15016 PART 2

Roll No. : 1904041430004000000

Building : 24 SHAW ST

Report Date : May 11, 2012

Building Audit Date : February 04, 2009

**** 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
4	Property Standards	09 117682 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Rescheduled	8-Dec-10	01-MAR-12	86.84%
5	Property Standards	09 121205 PRS 00 IV	PARKING GARAGE 629 Defects	Closed	8-Dec-10	01-MAR-12	100.00%
6	Property Standards	09 119323 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Rescheduled	9-Feb-11	01-NOV-11	50.00%
7	Property Standards	09 107590 PRS 00 IV	REPORT ORDERS - WINDOW LOCKING DEVICES	Order Issued	25-Mar-11	26-APR-11	N/A**
8	Property Standards	09 117665 PRS 00 IV	REPORT ORDERS - Elevators	Order Issued	25-Mar-11	26-APR-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
6	Property Standards	09 119323 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Rescheduled	9-Feb-11	01-NOV-11	7-Nov-11

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Exterior walkway not maintained. Namely the concrete is broken.	East	Closed
2	The brick fence enclosure around or on the property is not being maintained in good repair. Namely there are broken /deteriorated bricks	East	Open
3	Condensation drainage from AC units is discharged onto walkway, and/or entrance area that is used for pedestrian traffic.	Exterior	Open
4	The required guard on top of retaining wall is less than one thousand and seventy (1070) millimetres high.	South	Closed by PS Con

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
5	Property Standards	09 121205 PRS 00 IV	PARKING GARAGE 629 Defects	Closed	8-Dec-10	01-MAR-12	2-Mar-12

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	An exterior door has no locking mechanism.	Basement	Closed
2	Wall(s) not maintained clean.	Basement	Closed
3	Wall(s) not maintained clean.	Basement	Closed
4	Wall(s) not maintained clean.	Basement	Closed
5	Wall(s) not maintained clean.	Basement	Closed
6	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection. Namely the light protection is loose.	Basement	Closed
7	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Basement	Closed
8	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Basement	Closed
9	Floor not kept in a clean and sanitary condition	Basement	Closed
10	Floor not kept in a clean and sanitary condition	Basement	Closed
11	Floor not kept in a clean and sanitary condition	Basement	Closed
12	Stairs and landings not free from rubbish and debris.	Basement	Closed
13	Floor not kept in a clean and sanitary condition	Basement	Closed
14	Floor not kept in a clean and sanitary condition	Basement	Closed
15	Floor not kept in a clean and sanitary condition	Basement	Closed

16	The electrical receptacle are not maintained in a safe and complete condition. Namely the cover plate is missing from the receptacle.	Basement	Closed
17	An exterior door has a defective locking mechanism.	Basement	Closed
18	An exterior door has no locking mechanism.	Basement	Closed
19	An exterior door has no locking mechanism.	Basement	Closed
20	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely water is seeping through the wall.	Basement	Closed
21	The lighting fixture is not maintained in a clean condition.	Garage	Closed
22	The parking or storage garage ceiling painted surface is not maintained in a state of good repair.	Garage	Closed
23	The walls in the parking or storage garage are not maintained free of holes, breaks or cracks.	Garage	Closed
24	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.	Garage	Closed
25	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.	Garage	Closed
26	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.	Garage	Closed
27	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. Namely there is an insufficient number of signs provided as required by the bylaw.	Garage	Closed
28	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. Namely there is an insufficient number of signs provided as required by the bylaw.	Garage	Closed
29	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. Namely there is an insufficient number of sighs as required by the bylaw.	Garage	Closed
30	The trapped floor drain is not screened with a metal grill or other suitable material.	Garage	Closed
31	The lighting fixture is not maintained in a clean condition.	Garage	Closed
32	The walls in the parking or storage garage are not impervious to water.	Garage	Closed
33	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Garage	Closed
34	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Garage	Closed
35	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.	Garage	Closed
36	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.	Garage	Closed
37	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.	Garage	Closed
38	The parking or storage garage is used to keep junk or rubbish and the floors are not kept free from dirt and debis.	Garage	Closed
39	The parking garage is not kept free from junk or rubbish and the floor is not kept free of Dirt and debris.	Garage	Closed
40	The parking or storage garage is not kept free of junk or rubbish and the floors are not kept free of dirt and debris.	Garage	Closed
41	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection. Namely the light fixture prtction is loose.	Ramp	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
4	Property Standards	09 117682 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Rescheduled	8-Dec-10	01-MAR-12	12-Apr-12

No. of defects contained within the Order : 114

No. of defects that remain outstanding : 15

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Wall(s) not maintained clean.	1st Floor	Closed
2	The ventilation system or unit is not regularly cleaned. Namely the vent grill is not vlean.	1st Floor	Closed
3	The ventilation system or unit is not kept in good repair and maintained in good working condition at all times. Namely the ventilation grill is missing.	1st Floor	Closed
4	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	1st Floor	Closed
5	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	1st Floor	Closed
6	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	1st Floor	Closed
7	The electrical switches are not maintained in good working order. Namely the light swith cover plate is broken.	1st Floor	Closed
8	The floor and every appurtenance, surface cover and finish is not reasonably smooth and level.	1st Floor	Closed
9	Floor(s) and/or floor covering(s) not maintained free from a hazardous condition. Namely door mats in front of #104 and # 106 represent a trip hazard.	1st Floor	Closed
10	Garbage disposal room is not maintained in a clean and odour free condition.	1st Floor	Closed
11	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials including peeling paint..	1st Floor	Closed
12	Ceiling tiles not maintained clean.	1st Floor	Closed
13	Ceiling not maintained clean.	1st Floor	Closed
14	Carpets are not kept free from stains.	1st Floor	Closed
15	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	1st Floor	Closed
16	Ceiling tiles have markings and /or other defacements.	2nd Floor	Closed
17	Garbage chute system door not sealed tight.	2nd Floor	Closed
18	The ventilation system or unit is not regularly cleaned. Namely the vent grilles.	2nd Floor	Closed
19	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	2nd Floor	Closed
20	Carpet kept free from stains.	2nd Floor	Closed
21	Carpet not kept free from stains.	3rd Floor	Closed
22	Floor not maintained free from hazardous condition. Namely the shoe rack in front of # 311 and the door mats infront of #306, #305, #304, #312, # 319, and #323 represent a trip hazard.	3rd Floor	Closed
23	Floor not maintained free from hazards. Namely door mats at # 404, and #411 represent a trip hazard.	4th Floor	Closed
24	Ceiling not maintained clean. Namely the ceiling tiles are stained and have marks and other defacements.	4th Floor	Closed
25	Carpet not kept free from stains.	4th Floor	Closed
26	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	4th Floor	Closed
27	The transparent surface of the window is not kept free of grafitti and or markings.	4th Floor	Closed
28	Carpet not kept free from stains.	5th Floor	Closed

29	Floor not maintained free from trip hazard. Namely door mats at # 516, #517, # 518, #521, #522 represent a trip hazard.	5th Floor	Closed
30	Door mats at # 610, #606, #603, #621 represent a trip hazard.	6th Floor	Closed
31	Carpet not kept free from stains.	6th Floor	Closed
32	Ceiling tiles are not maintained free from stains.	6th Floor	Closed
33	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	6th Floor	Closed
34	Ceiling tiles not maintained in good repair. Namely ceiling tile is sagging (with speaker).	6th Floor	Closed
35	Ceiling tiles not maintained free of holes, cracks, damaged and deteriorated materials.	7th Floor	Closed
36	Floor and/or floor covering not kept free from stains.	7th Floor	Closed
37	Floor not maintained free from hazardous condition. Namely door mats in front of # 722 and # 720 represent a trip hazard.	7th Floor	Closed
38	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	7th Floor	Closed
39	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	8th Floor	Closed
40	Carpet not kept free of stains.	8th Floor	Closed
41	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	8th Floor	Closed
42	Ceiling not maintained free of stains.	8th Floor	Closed
43	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	9th Floor	Closed
44	The heating system or unit is not in good repair and maintained in good working condition. Namely the heater is missing the cover.	9th Floor	Closed
45	Floors not maintained free from trip or other hazard. Namely door mats in front of # 905 and # 910 represent a trip hazard.	9th Floor	Closed
46	Previously finished wall(s) have marks, stains, graffiti, smoke damage, painted slogans and/or other defacements.	9th Floor	Closed
47	The room is not kept clean and free of waste.	Electrical Room	Closed
48	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Electrical Room	Closed
49	Ceiling tiles not maintained clean.	Laundry Room	Closed
50	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Laundry Room	Closed
51	Interior door and/or hardware not maintained in good repair. Namely the door does not latch.	Laundry Room	Closed
52	The window that is capable of being opened is not capable of being locked or otherwise secured from inside the building.	Laundry Room	Closed
53	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Mechanical Room	Closed
54	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Recreation Room	Closed
55	Window more than two metres above finished grade and not leading to a balcony is not equipped with a safety device to prevent an opening in any part of the window greater than 100 millimetres.	Recreation Room	Closed
56	Ceiling not maintained free of stains.	Recreation Room	Closed
57	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Roof Of Building	Closed
58	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Roof Of Building	Closed
59	The required guard(s) are not installed/maintained to comply with the Ontario Building Code, namely; The openings through the guard do not prevent the passage of a spherical object having a diameter of more than 100mm (4 inches).	Roof Of Building	Closed
60	The required guard(s) are not installed/maintained to comply with the Ontario Building Code, namely; The required guard is designed so that a member, attachment or opening between 100 mm (4 inches) and 900mm (35 inches) above the floor of the structure, which it is protecting, facilitates climbing.	Roof Of Building	Closed
61	The required guard(s) are not installed/maintained to comply with the Ontario Building Code, namely; The openings through the guard do not prevent the passage of a spherical object having a diameter of more than 100mm (4 inches).	Stairway	Closed

62	Ceiling tiles not maintained free of stains and damaged materials.	Stairway	Open
63	Previously finished surface(s) in the stairway is not maintained in good repair. Namely the floor paint is deteriorated	Stairway	Open
64	Previously finished surface(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance. Namely the floor paint is peeling.	Stairway	Open
65	Previously finished surface(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance. Namely the floor paint is peeling.	Stairway	Open
66	Previously finished surface(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance. Namely the floor paint is peeling.	Stairway	Open
67	Previously finished surface(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance. Namely the floor paint is peeling.	Stairway	Open
68	Previously finished surface(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance. Namely the floor paint is peeling.	Stairway	Open
69	Previously finished surface(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance.	Stairway	Closed
70	Previously finished surface(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance. Namely the floor paint is peeling.	Stairway	Open
71	Previously finished surface(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance. Namely the floor paint is deteriorated.	Stairway	Open
72	Floor not kept in a clean and sanitary condition.	Stairway	Closed
73	Floor not kept in a clean and sanitary condition.	Stairway	Closed
74	Floor not kept in a clean and sanitary condition	Stairway	Closed
75	Floor not kept in a clean and sanitary condition	Stairway	Closed
76	Floor not kept in a clean and sanitary condition	Stairway	Closed
77	Floor not kept free from stains.	Stairway	Closed
78	Floor not kept free from stains.	Stairway	Closed
79	Floor not kept free from stains.	Stairway	Closed
80	Floor and/or floor covering not kept free from holes, stains, rubbish and debris.	Stairway	Closed
81	Floor not kept free from stains.	Stairway	Closed
82	The heating system or unit is not in good repair. Namely the heater cover is missing.	Stairway	Closed
83	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Stairway	Closed
84	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Stairway	Closed
85	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Stairway	Closed
86	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Stairway	Closed
87	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Stairway	Closed
88	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Stairway	Closed
89	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Stairway	Closed
90	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Stairway	Closed
91	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Stairway	Closed
92	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Stairway	Closed
93	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Stairway	Closed
94	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Stairway	Closed
95	The stairs are not maintained in good repair. Namely the underside of the stairs are rusted.	Stairway	Open
96	The stairs are not maintained in good repair. Namely the under side of the stairs are rusted.	Stairway	Open

97	The stairs, treads, risers, guards, handrails, and/or other appurtenant attachments) and/or their supporting structural members are not maintained in good repair. Namely the underside of the stairs is rusted.	Stairway	Open
98	The ventilation system or unit is not kept in good repair. Namely the vent grille is defective.	Stairway	Closed
99	The ventilation grille is defective.	Stairway	Open
100	The ventilation grill is defective.	Stairway	Closed
101	The ventilation grille plates are not kept in good repair.	Stairway	Closed
102	The ventilation system or unit is not regularly cleaned. Namely the ventilation grill is not clean.	Stairway	Open
103	Wall(s) not maintained clean.	Stairway	Closed
104	Wall(s) not maintained clean.	Stairway	Closed
105	Wall(s) not maintained clean.	Stairway	Open
106	Wall(s) not maintained clean.	Stairway	Closed
107	Wall(s) not maintained clean.	Stairway	Closed
108	Wall(s) not maintained clean.	Stairway	Closed
109	Wall(s) not maintained clean.	Stairway	Closed
110	Wall(s) not maintained clean.	Stairway	Closed
111	Wall(s) not maintained clean.	Stairway	Closed
112	Previously finished wall(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance.	Stairway	Closed
113	Previously finished wall(s) have marks and or other defacements.	Stairway	Closed
114	Previously finished wall(s) have marks, and/or other defacements.	Stairway	Closed

**Part III - Apartment Unit Activity Summary for Property Standards Orders :24 SHAW
ST**

Active apartment unit related investigation matters (Property Standards only) :	3
Number of investigation-related Orders issued to Property owner :	3
Number of investigation-related Orders issued to tenants :	0

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