

**MLS Building Audit Program - Details**

**Property Address :** 251 SHERBOURNE ST

Legal Description: PLAN 193 PT LOT 2 & 14

Roll No. : 1904072300009000000

Building : 257 SHERBOURNE ST

**Report Date :** May 11, 2012

**Building Audit Date :** February 04, 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 114674 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Order Issued	11-Feb-10	07-JUL-10	13.51%
2	Property Standards	10 114779 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Order Issued	11-Feb-10	07-JUL-10	0.00%
3	Property Standards	10 115700 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Order Issued	11-Feb-10	07-JUL-10	35.29%
4	Property Standards	10 115986 PRS 00 IV	REPORT ORDERS WINDOW SAFETY DEVICES	Order Issued	11-Feb-10	01-APR-10	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
2	Property Standards	10 114779 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Order Issued	11-Feb-10	07-JUL-10	27-May-12

No. of defects contained within the Order :

No. of defects that remain outstanding :

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 maintained in good repair, namely spalling/delaminated concrete.	East Side of Building	Open
2	The exterior walls and their components are not being maintained free from loose or unsecured objects or materials, namely spalling brick at walls and window sills.	Exterior Of Building	Open
3	The exterior garbage storage area maintained in manner that presents a health or other hazard, namely : Missing/broken panels.	North Side of Building	Open
4	The exterior surface of the building shall be maintained free of graffiti	Throughout Building	Open
5	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.	Throughout Property	Open
6	Exterior steps, not maintained, namey: Deteriorated concrete including but not limited to near units 109 and 110	West	Open
7	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 make shift balcony enclosures.	West Side of Building	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 115700 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Order Issued	11-Feb-10	07-JUL-10	23-May-12

No. of defects contained within the Order : **17**

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

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, namely missing and/or damaged ceiling panels, due to leaks/water penetration.		Open
2	The parking or storage garage ceiling painted surface is not maintained in a state of good repair.		Open
3	The electrical fixtures are not maintained in a safe and complete condition, to include missing and/or damaged cover plates at switches and receptacles.		Open
4	The electrical connections are not maintained in a safe and complete condition, nasmely loose and hanging wires.		Open
5	The floor drain is not maintained in good repair, namely missing and/or damaged drain covers.		Open
6	Floor and/or floor covering not kept free from holes, stains, rubbish and debris, namely refuse and junk.		Closed
7	The parking or storage garage walls painted surface is not maintained in a state of good repair.		Open
8	The walls in the parking or storage garage are not impervious to water.		Open
9	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.		Closed
10	The ceilings in the parking or storage garage are not maintained free of holes, breaks or cracks, and are not impervious to water.		Open
11	The ceilings in the parking or storage garage are not maintained free of holes, breaks or cracks, to include exposed and damaged insulation.		Open
12	Floor and/or floor covering not kept free from holes, stains, rubbish and debris, to include junk and storage items.		Closed
13	Lighting in a service room is provided at less than 200 lux.		Open
14	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.		Closed
15	Interior lighting fixtures or lamps are not maintained, to include missing and/or damaged fixtures and bulbs.		Closed
16	Interior lighting fixtures or lamps are not maintained, to include missing and/or defective bulbs.		Closed
17	Lighting in a garage is provided at less than 50 lux.		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 114674 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Order Issued	11-Feb-10	07-JUL-10	23-May-12

No. of defects contained within the Order : **37**

No. of defects that remain outstanding : **32**

### Deficiency Details

No.	Violation/Defect	Location	Status
1	The plumbing fixture(s) and/or appliance is not maintained in good working order, namely damaged access boxes at shut-off.	3rd Floor	Open
2	Floor and/or floor covering not kept free from holes, stains, rubbish and debris, namely bicycles.	3rd Floor	Closed
3	The exterior columns and their components are not being maintained in good repair, namely spalling/ delaminated concrete , and exposed reinforcing steel.	3rd Floor	Open
4	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 spalling/delaminated concrete and exposed reinforcing steel.	3rd Floor	Open
5	The electrical connections are not maintained in a safe and complete condition, namely loose wires.	3rd Floor	Closed
6	Exterior door has defective hardware, namely missing and/or damaged handle.	3rd Floor	Open
7	Interior lighting fixtures or lamps are not maintained, namely missing fixture cover.	3rd Floor	Open
8	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 deteriorated and/or damaged flashing.	4th Floor	Open
9	Garbage chute system originally installed in the multiple-dwelling is not maintained operative, namely defective self closing device at chute door.	5th Floor	Open
10	The electrical fixtures are not maintained in a safe and complete condition, namely unsecured access panel.	5th Floor	Closed
11	The electrical connections are not maintained in a safe and complete condition, namely loose wires.	Basement	Open
12	Interior lighting fixtures or lamps are not maintained, namely broken and/or damaged fixtures.	Basement	Open
13	Door hardware/devices are not installed, namely missing door handle hardware.	Basement	Open
14	The heating system or unit is not in good repair and maintained in good working condition, namely missing radiator.	Basement	Open
15	The electrical fixtures are not maintained in a safe and complete condition, namely missing cover at electrical box.	Basement	Open
16	Previously finished surface(s) in the public area of the property is not maintained in good repair.	Throughout Building	Open
17	Floor and/or floor covering not kept free from holes, stains, rubbish and debris.	Throughout Building	Open
18	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials, to include refinishing.	Throughout Building	Open
19	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials, to include refinishing.	Throughout Building	Closed
20	Garbage storage area is not maintained in a litter free and odour free condition, to include chutes.	Throughout Building	Open
21	Floor and/or floor covering not kept free from holes, stains, rubbish and debris, namely behind and adjacent to laundry appliances.	Throughout Building	Open
22	Floor and/or floor covering not kept free from holes, stains, rubbish and debris.	Throughout Building	Closed
23	Floor and/or floor covering not kept in a clean and sanitary condition, to include damage and deterioration.	Throughout Building	Open
24	Interior lighting fixtures or lamps are not maintained, to including missing, damaged and unclean fixture covers.	Throughout Building	Open
25	Required handrails on stairs or ramps are less than 865mm or more than 965mm high, and are not being maintained in accordance with the Toronto Municipal Code, Chapter 629, to include gaps between vertical pickets and between bottom of handrail and top of stair treads exceeding the maximum allowable of 100 mm.	Throughout Building	Open

26	In a dwelling unit, a window located more than 2,000 millimetres above grade opens within 1,500 millimetres of the floor not leading to a balcony does not employ a controlled sash operation to restrict, when engaged, the opening of the operable sash to not more than 100 millimetres.	Throughout Building	Open
27	Fixed window within dwelling units that extend to less than 1,000 millimetres from the floor is not protected by a guard to at least 1,000 millimetres above the floor, or designed to withstand the lateral design loads for balcony guards in accordance with Subsection 19.D.(5).	Throughout Building	Open
28	The guards are not being maintained in accordance with the Toronto Municipal Code, Chapter 629. Namely the guard height is less than the minimum requirement of 1070 MM, with openings and gaps exceeding the maximum allowable of 100 mm.	Throughout Building	Open
29	Dwelling unit window that is capable of being opened has no screen.	Throughout Building	Open
30	The exterior walls and their components are not being maintained in good repair, namely spalling and delaminated concrete.	Throughout Building	Open
31	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 spalling and delaminated concrete, to include top surface and soffits (underside).	Throughout Building	Open
32	The protective/decorative finish on the exterior surfaces is not being maintained in good repair, to include at suite doors.	Throughout Building	Open
33	Storm or screen door not maintained in good repair, to include missing and/or damaged storm doors and screens.	Throughout Building	Open
34	The surface of a window is not kept reasonably clean	Throughout Building	Open
35	Previously finished wall(s) have marks, stains, graffiti, smoke damage, painted slogans and/or other defacements.	Throughout Building	Open
36	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials, to include refinishing.	Throughout Building	Open
37	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials, to include refinishing.	Throughout Building	Open

### Part III - Apartment Unit Activity Summary for Property Standards Orders :

<b>Active apartment unit related investigation matters (Property Standards only) :</b>	<b>0</b>
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.**