

**MLS Building Audit Program - Details**

**Property Address : 240 WELLESLEY ST E**

Legal Description: RP 66R3250 PT LOTS 1 TO 12

Roll No. : 1904074440009000000

Building : **260 WELLESLEY ST E**

Report Date : **May 11, 2012**

Building Audit Date : **February 10, 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 117636 PRS 00 IV	EXTERIOR COMMON ELEMENTS	Order Issued	18-Feb-10	19-MAY-10	60.00%
3	Property Standards	10 118898 PRS 00 IV	REPORT ORDERS	Order Issued	18-Feb-10	19-APR-10	N/A**
5	Property Standards	10 118907 PRS 00 IV	REPORT ORDERS	Order Issued	18-Feb-10	19-APR-10	N/A**
7	Property Standards	10 118914 PRS 00 IV	REPORT ORDERS Elevators	Order Issued	18-Feb-10	19-APR-10	N/A**
8	Property Standards	10 118976 PRS 00 IV	INTERIOR COMMON ELEMENTS	Order Issued	18-Feb-10	19-MAY-10	0.00%
9	Property Standards	11 111675 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Order Issued	23-Feb-11	31-DEC-14	51.35%
10	Property Standards	10 117587 PRS 00 IV	INTERIOR COMMON ELEMENTS	Closed	16-Jun-11	18-JUL-11	100.00%
11	Waste	10 117649 WST 00 IV	LITTER DUMPING/REFUSE - INVESTIGATION	Closed	18-Feb-10	05-MAR-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
8	Property Standards	10 118976 PRS 00 IV	INTERIOR COMMON ELEMENTS	Order Issued	18-Feb-10	19-MAY-10	18-Jul-11

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 of of 100 millimetres	Interior	Open
2	The required guard has members, attachments or openings that will facilitate climbing. Namely: Interior and exterior stair guards are climbable. No member, attachment or opening located between 140mm and 900mm above the level protected by the guard will facilitate climbing.	Interior	Open
3	Guard with a minimum height of 1,070 millimetres has not been provided at a raised floor where the difference in level is more than 600 millimetres. Namely: Landing Guards should be 1070mm, not climbable, with openings not greater than 100mm.	Interior	Open
4	Required handrails on stairs or ramps are less than 865mm or more than 965mm high	Interior	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 117636 PRS 00 IV	EXTERIOR COMMON ELEMENTS	Order Issued	18-Feb-10	19-MAY-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	Lighting on stairs is provided at less than 10 lux at ground or tread level and at angles and intersections at changes of level.	Exterior Of Building	Closed
2	Exterior walkway not maintained. Namely broken or cracked walkways.	Exterior Of Building	Open
3	The yard does not have suitable ground cover to prevent recurrent ponding of water.	Exterior Of Building	Open
4	The fence, screen and/or other enclosure around or on the property is not being maintained in good repair.	Exterior Of Building	Closed
5	Garbage bags containing garbage are not stored in an enclosed garage or covered garbage receptacle.	Exterior Of Building	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
9	Property Standards	11 111675 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Order Issued	23-Feb-11	31-DEC-14	2-May-12

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

No. of defects that remain outstanding : **18**

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: Ledge beam is cracked at space 275	1st Underground Parking Level	Open
2	The parking or storage garage ceiling painted surface is not maintained in a state of good repair. Namely: Paint peeling on ceiling above ramp inside garage.	1st Underground Parking Level	Open
3	The parking or storage garage columns are not painted white from sixty (60) centimeters above floor level. Namely: Remove graffiti from column near space 341	1st Underground Parking Level	Closed
4	The floors in the parking or storage garage are not maintained free of holes, breaks or cracks. Namely: Floor drain cover missing in driveway.	1st Underground Parking Level	Closed
5	The parking or storage garage is not equipped with a mechanical ventilation system capable of providing a supply of fresh air at all times. Namely: Mechanical exhaust fan is not working near east exit.	1st Underground Parking Level	Closed
6	The walls in the parking or storage garage are not maintained free of holes, breaks or cracks. Namely: Exposed rebar on wall near East exit.	1st Underground Parking Level	Open
7	The parking or storage garage walls painted surface is not maintained in a state of good repair. Namely: Graffiti on stairwell walls from underground garage.	2nd Underground Parking Level	Closed
8	The supplied facility in or on the property is not constructed, installed and/or maintained so that it will function safely and effectively. Namely: Exhaust ventilation fan cage is broken/damaged.	2nd Underground Parking Level	Closed
9	The parking or storage garage pedestrian exit door does not have a reliable self-closing mechanism. Namely: North exit door is not self closing properly.	2nd Underground Parking Level	Closed
10	The electrical fixtures are not maintained in a safe and complete condition. All missing electrical cover plates on the walls/ceiling are required to be replaced.	2nd Underground Parking Level	Closed
11	The plumbing system is not kept free from leaks or defects. Namely: Broken drain pipe near parking space 706.	2nd Underground Parking Level	Open
12	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
13	The walls in the parking or storage garage are not maintained free of holes, breaks or cracks. Namely: cracks in wall near parking space 630.	2nd Underground Parking Level	Open
14	The electrical connections are not maintained in good working order. Namely: Electrical cover plates are missing throughout garage.	Throughout underground garage	Closed
15	The parking or storage garage is used to keep junk or rubbish. Namely: Clean and clear all debris and discarded materials from both levels of underground parking garage.	Underground Parking Area	Closed
16	Lighting on stairs is provided at less than 10 lux at ground or tread level and at angles and intersections at changes of level. Namely: No illumination in emergency stairway exits from garage.	Underground Parking Area	Closed
17	The walls in the parking or storage garage are not impervious to water. Namely: Active water leak on wall near parking space 667.	Underground Parking Area	Open
18	The floors in the parking or storage garage are not impervious to water. Namely: Ponding of water near parking spaces 141&142.	Underground Parking Area	Open
19	Lighting in a garage is provided at less than 50 lux.	Underground Parking Area	Open
20	The ceilings in the parking or storage garage are not maintained free of holes, breaks or cracks. Namely: Deteriorated Concrete on ledge beam, exposed rebar, delamination of concrete.	Underground Parking Area	Open
21	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. Namely: Accumulation of snow and debris/litter in all emergency exit stairways from the underground parking garage.	Underground Parking Area	Closed
22	The columns in the parking or storage garage are not maintained free of holes, breaks or cracks. Namely: Deteriorated concrete on column near parking space 128.	Underground Parking Area	Open

23	Exterior areas including: steps, landings, walks, driveways, parking spaces, ramps have not been cleared of snow and ice within twenty four (24) hours of a snow fall.	Underground Parking Level	Closed
24	The parking or storage garage walls painted surface is not maintained reasonably clean. Namely: Graffiti on wall near spaces 28-30.	Underground Parking Level	Closed
25	The parking or storage garage walls painted surface is not maintained in a state of good repair.	Underground Parking Level	Open
26	The walls in the parking or storage garage are not maintained free of holes, breaks or cracks.	Underground Parking Level	Open
27	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.	Underground Parking Level	Open
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.	Underground Parking Level	Open
29	The parking or storage garage does not have a designated safe-exit route.	Underground Parking Level	Open
30	The floor drain is not maintained in good repair. Namely: Missing floor drain covers in driveway.	Underground Parking Level	Closed
31	The electrical connections are not maintained in a safe and complete condition. Namely: Loose wires on ceiling/walls need to be secured properly.	Underground Parking Level	Closed
32	The electrical fixtures are not maintained in a safe and complete condition. Namely: Electrical panel cover is made of wood. Combustible. Not permitted.	Underground Parking Level	Closed
33	Adequate electrical outlets have not been installed. Namely: Hanging electrical outlet from ceiling near space # 8.	Underground Parking Level	Closed
34	The parking or storage garage columns from floor level to a height of sixty (60) centimeters are not painted black.	Underground Parking Level	Open
35	The parking or storage garage columns painted surface is not maintained in a state of good repair. Namely: Remove graffiti from column near parking space 202.	Underground Parking Level	Closed
36	The parking or storage garage ceiling painted surface is not maintained in a state of good repair.	Underground Parking Level	Open
37	The ceilings in the parking or storage garage are not maintained free of holes, breaks or cracks.	Underground Parking Level	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 117587 PRS 00 IV	INTERIOR COMMON ELEMENTS	Closed	16-Jun-11	18-JUL-11	

No. of defects contained within the Order : **49**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	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 interior side of all exit doors are required to be painted. Also all common areas in the hallways and stairways that are defaced by graffiti should be painted over or removed.	1st Floor	Closed
2	Exit, public corridor or corridor is not equipped to provide illumination to an average level of not less than 50 lux at floor or tread level. Namely: Ground floor lighting needs to be upgraded to an average level of 50Lux.	1st Floor	Closed
3	The (stairs, treads, risers, guards, handrails, and/or other appurtenant attachments) and/or their supporting structural members are not maintained in good repair. Namely: Rust stains on stairwell risers. Defective stair nosing.	2nd Floor	Closed
4	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair. Namely: Garbage room door is damaged near hinge. Bent.	6th Floor	Closed
5	The occupant is not maintaining all exits from the property clear and unobstructed. Namely: A bicycle is stored in the hallway near unit 715	7th Floor	Closed
6	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair. Namely: Unit 1709, apt. door needs painting. Also access door panel on ceiling needs painting. near unit 1710.	17th Floor	Closed
7	The surface of a glazed door, is not kept reasonably clean. Namely: Exit door near 2205, glass defaced by graffiti. Also Glazed/glass replacement is required on door panel. 25th flr.	22nd Floor	Closed
8	Garbage chute is not maintained in a clean and odour free condition. Namely: Garbage chute needs to be cleaned. Deodorizer is required.	28th Floor	Closed
9	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair. Namely: Broken exit door closer hardware. Near 3207.	32nd Floor	Closed
10	The Storage rooms are not maintained and/or kept clean in accordance with the standards. Namely: Clean and clear all storage rooms of debris, wood/lumber, plastic bags, discarded appliances, cardboard boxes, and all other discarded materials.	All Storage Rooms	Closed
11	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair. Namely: Bicycle storage room, door closer is broken.	Basement	Closed
12	Recreation or other ancillary room and the facilities, amenities and associated equipment is not maintained in good repair. Namely: Maintenance Room. Holes in ceiling. Peeling paint on ceiling. Walls need repair. clean and clear all debris and unwanted materials from the floor. Replace all missing drain covers. Add shelving for supplies to be stored.	Basement	Closed
13	Recreation or other ancillary room and the facilities, amenities and associated equipment is not maintained in a safe condition. Namely: Sump pump room. Floor drain cover is missing. Unsecured wiring on wall. Broken door closer.	Basement 2	Closed
14	Recreation or other ancillary room and the facilities, amenities and associated equipment is not maintained in a clean condition.	Basement 2	Closed
15	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:Elevators are required to be flush and level at all floors to prevent a trip hazard. Adjustment is required.	Elevator	Closed
16	Wall(s) constructed for the purpose of separation is not maintained in a good state of repair. Namely: Concrete blocks are missing in possible load bearing wall below landing in Elevator Room. Repairs are required.	Elevator Room	Closed
17	Interior lighting fixtures or lamps are not maintained.	Elevator Room	Closed
18	The electrical connections are not maintained in a safe and complete condition. Namely: Replace missing electrical cover plates in the elevator room.	Elevator Room	Closed
19	Floor and/or floor covering not kept in a clean and sanitary condition and free from rubbish and debris. Namely: Clean/clear all debris, unwanted materials and cobwebs from the elevator room area.	Elevator Room	Closed

20	Elevator machine room is not equipped to provide illumination to an average level of not less than 100 lux at floor level.	Elevator Room	Closed
21	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely: Deteriorated insulation on wall around door frame in elevator room.	Elevator Room	Closed
22	Garbage chute is not maintained in good working condition. Namely: 11th flr. Garbage chute self closer/spring is broken. 10th flr. Garbage chute sleeve is extruding from wall. 14th flr. Plaster/concrete is missing near garbage chut door creating a gap. 22nd.flr. Hole in wall near chute opening.	Garbage Room	Closed
23	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely: Broken tiles on the wall in garbage rooms 26th flr. 18th flr. & 1st. flr. Also near elevator on the 27th flr. and in the Laundry room.	Garbage Room	Closed
24	The electrical switches are not maintained in good working order. namely: Switch plate missing on several garbage room walls. Repair as required.	Garbage Rooms	Closed
25	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely: Hole in ceiling near unit 109. Electrical wire hanging from ceiling near 109.	Ground Floor	Closed
26	Wall(s) not maintained clean. Namely: Ventilation grilles on the wall are required to be cleaned as required throughout the public corridors and electrical rooms on each corridor.	Hall	Closed
27	Communication system is not maintained in good repair and in operative condition. Namely: Repairs required to hanging speaker box on the 25th flr. and broken speaker panel on the 15th flr.	Hall	Closed
28	Floor and/or floor covering not kept in a clean and sanitary condition. Namely: Clean carpets throughout the building as required.	Hall	Closed
29	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition. Namely: Remove all floor mats from the common hallway as required. Trip Hazard.	Hall	Closed
30	Laundry room and the facilities, amenities and associated equipment is not maintained in a clean condition. Namely: Accumulation of Lint behind appliances. Lint accumulation on sprinkler heads. Lint accumulation on ventilation fan motor.	Laundry Area	Closed
31	Immediate action has not been taken to eliminate an unsafe condition. Namely: Accumulation of old fire extinguishers on the floor, old stove and other discarded materials stored in the cleaners room adjacent to the laundry room. Also repair door self closer.	Laundry Room	Closed
32	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely: Hole in floor, drain cover is missing.	Laundry Room	Closed
33	Recreation or other ancillary room and the facilities, amenities and associated equipment is not maintained in a clean condition. Namely: Locker room B1. shopping cart in the aisleway.	Locker Room	Closed
34	Recreation or other ancillary room and the facilities, amenities and associated equipment is not maintained in a clean condition. Namely: Locker Room 1A, Discarded materials in the hallway. Lighting to upgraded. Lens cover missing on wall.	Locker Room	Closed
35	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair. Namely: Broken glass in hallway exit door.	Near PH 10	Closed
36	The roof or one of it's components is not free from loose, unsecured or unsafe objects and/or materials. Namely: Several pieces of broken concrete slabs and unsecured plywood on the roof. These items should be cleared.	Roof Of Building	Closed
37	The roof or one of it's components is not free from a hazardous condition. Namely: Deteriorated flashing on the door sill. Also door to roof is in need of repair.	Roof Of Building	Closed
38	The roof or one of its components is not weather tight. Namely: Ventilation grille on roof is weathered, rusty and deteriorated. Creating rust stains on the wall. Rplacement is required.	Roof Of Building	Closed
39	Roof decks, catwalks and/or related guards are not maintained in good repair. Namely: Broken concrete slab on roof supporting catwalk guard. Repairs are required.	Roof Of Building	Closed
40	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely: Deteriorated surface paint finish on the wall/ceiling of the roof of the building.	Roof Of Building	Closed
41	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection. Namely: Several light fixtures in the stairwells are unprotected or missing lens covers. Check all Stairways.	Stairway	Closed
42	The handrails and/or other appurtenant attachments and/or their supporting structural members are not being maintained free from defects/hazards. Namely: Post cap is missing on handrail guards. Check all Stairways.	Stairway	Closed
43	The handrails and/or other appurtenant attachments and/or their supporting structural members are not being maintained free from defects/hazards. Namely: check all Stairways for loose/unsecured handrails.	Stairways	Closed
44	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely: Replace all missing baseboards throughout all stairwells. Also repair all damaged baseboards in the corridors throughout the building.	Stairways	Closed
45	Interior lighting fixtures or lamps are not maintained. Namely: Several light bulbs are not working in the stairways. Repair as required.	Throughout Building	Closed

46	Electrical equipment room is not equipped to provide illumination to an average level of not less than 50 lux at floor or tread level. Namely: Lighting levels in all Electrical meter rooms are required to be upgraded to at least 50 Lux.	Throughout Building	Closed
47	The ventilation system or unit is not kept in good repair and maintained in good working condition at all times. Namely: Repair damaged ventilation grilles in hallway as required.	Throughout Building	Closed
48	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely: Repair holes in ceiling above exit signs. Also secure all loose/hanging exit signs throughout the building.	Throughout Building	Closed
49	Previously finished surface(s) in the public area of the property is not maintained in good repair. Namely: Remove paint from hand rail in stairways.	Throughout Building	Closed

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

<b>Active apartment unit related investigation matters (Property Standards only) :</b>	<b>1</b>
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.**