

MLS Building Audit Program - Details

Property Address : 270 SHELDON AVE

Legal Description: CON 2 PT LOT 10

Roll No. : 1919013340046000000

Building : 270 SHELDON AVE -- NO FURTHER ACTION REQUIRED

Report Date : May 11, 2012

Building Audit Date : August 27, 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
1	Property Standards	09 163761 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	1-Sep-09	30-JUN-10	100.00%
5	Property Standards	09 165139 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS - ELEVATOR ROOM	Closed	4-Sep-09	05-OCT-09	100.00%
6	Property Standards	09 165451 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS - BOILER ROOM	Closed	4-Sep-09	19-FEB-10	100.00%
7	Property Standards	09 168202 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	16-Sep-09	29-APR-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
5	Property Standards	09 165139 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS - ELEVATOR ROOM	Closed	4-Sep-09	05-OCT-09	6-Oct-09

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The electrical fixtures are not maintained in good working order. Specifically the cover on the electric baseboard heater is missing	Elevator	Closed
2	The plumbing system is not kept in good working order. Specifically fire-stopping is missing missing where radiator supply penetrated the floor	Elevator	Closed
3	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Specifically holes in the brick are present and bricks are missing	Elevator	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
6	Property Standards	09 165451 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS - BOILER ROOM	Closed	4-Sep-09	19-FEB-10	6-Oct-09

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Wall(s) constructed for the purpose of separation is not maintained in a good state of repair. Specifically firestop missing by the disconnected oil fill pipe	Boiler Room	Closed
2	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Specifically hole in the ceiling exposing plumbing pipes	Boiler Room	Closed
3	Floor is not reasonably impervious to water. Specifically water penetration at the joint between the wall and floor	Boiler Room	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
7	Property Standards	09 168202 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	16-Sep-09	29-APR-11	2-May-11

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Driveway(s) and/or similar areas not maintained. Specifically pot holes present on driveway	Exterior	Closed
2	Exterior garbage containment area not screened.	Exterior	Closed
3	The accessory building is not constructed and/or maintained in good repair. Specifically damaged fascia on parking carports	Exterior	Closed
4	Exterior door has defective hardware. specifically damaged push-bar at front door.	Front	Closed
5	Step(s), landing(s), ramp(s) and/or similar areas does not afford safe passage. Namely; exposed bolts by front entrance	Front West	Closed
6	Curb stops or restraining devices are not positioned to prevent vehicles from causing injury, damage or encroaching on to property.	Rear Yard	Closed
7	The accessory building is not constructed and/or maintained with suitable and uniform materials. Specifically roof shingles damaged/missing on parking structure	Rear Yard	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
1	Property Standards	09 163761 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	1-Sep-09	30-JUN-10	2-Oct-09

No. of defects contained within the Order : **14**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	3rd floor north stairwell has missing and broken handrail.	Interior of Building	Closed
2	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	Interior of Building	Closed
3	The baseboard in the 4th floor south stairwell is missing.	Interior of Building	Closed
4	3rd floor south stairwell wall has missing baseboard.	Interior of Building	Closed
5	The wall in the 5th floor south stairwell has plaster that is bubbling.	Interior of Building	Closed
6	Light fixture in 3rd floor corridor near north exit is not working.	Interior of Building	Closed
7	The minimum level of 50 lux (4.6 foot candles) is not being provided to the doorway(s), and/or stairway(s). Namely: Lighting in stairways is not 50 lux	Interior of Building	Closed
8	South exit door will not self latch.	Interior of Building	Closed
9	North exit door will not self latch.	Interior of Building	Closed
10	The ventilation system or unit is not kept in good repair and maintained in good working condition at all times. The centre vent is not working.	Interior of Building	Closed
11	6th floor storage room walls contain graffiti.	Interior of Building	Closed
12	The main floor cleaning room walls contain efflorescence.	Interior of Building	Closed
13	The cleaning room on the main floor has loose and missing floor tiles.	Interior of Building	Closed
14	Storage room floors contain loose material	Interior of Building	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.**