

MLS Building Audit Program - Details

Property Address : 27 SHERWOOD AVE

Legal Description: PLAN 776 PT LOT 8

Roll No. : 1904104260022000000

Building : 27 SHERWOOD AVE -- NO FURTHER ACTION REQUIRED

Report Date : May 11, 2012

Building Audit Date : April 20, 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
2	Property Standards	09 129508 PRS 00 IV	EXTERIOR COMMON ELEMENTS	Closed	29-Apr-09	29-MAY-09	100.00%
3	Property Standards	09 130234 PRS 00 IV	INTERIOR COMMON ELEMENTS	Closed	29-Apr-09	29-MAY-09	100.00%
4	Waste	09 128025 WST 00 IV	WASTE INVESTIGATION	Closed	29-Apr-09	29-MAY-09	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	09 129508 PRS 00 IV	EXTERIOR COMMON ELEMENTS	Closed	29-Apr-09	29-MAY-09	1-Jun-09

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Eavestrough, roof gutter, flashing and/or down pipe not maintained free from leaks and/or defects. Namely: Eavestrough is not connected to a downspout, creating ponding of water at grade.	East Side of Building	Closed
2	Roof drainage discharging at more than one hundred and fifty (150) millimeters above grade.	East Side of Building	Closed
3	Exterior walkway not maintained. Namely: Patio slabs are cracked and broken on the east side of property,	East Side of Building	Closed
4	The exterior walls and their components are not being maintained in good repair. Namely: Deteriorated exterior surface paint finish on the outside of building. Refinishing/painting is required.	Exterior Of Building	Closed
5	Immediate action has not been taken to eliminate an unsafe condition. Namely: Exposed and or loose wires on the exterior of building.	West Side of Building	Closed
6	The exterior walls and their components are not being maintained in good repair. Namely: cracks in wall mortar joints on the west side of building.	West Side of Building	Closed
7	The exterior walls and their components are not being maintained free from loose or unsecured objects or materials. Namely: A loose brick on the window ledge and air conditioner units over hanging window ledge. Also check and make sure planter boxes are properly secured.	West Side of Building	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
3	Property Standards	09 130234 PRS 00 IV	INTERIOR COMMON ELEMENTS	Closed	29-Apr-09	29-MAY-09	1-Jun-09

No. of defects contained within the Order : **15**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Door(s) and/or hatch(es) providing access to roof is not kept locked at all times.	3rd Floor	Closed
2	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely near roof exit door and also Boiler Room.	3rd Floor	Closed
3	The furnace and/or boiler room is not vented to provide combustion air for the heating equipment directly from the outside air.	Boiler Room	Closed
4	The floor drain is not maintained in good repair.	Boiler Room	Closed
5	The floor and every appurtenance, surface cover and finish is not reasonably smooth and level. Namely missing draincover.	Laundry Room	Closed
6	The minimum level of 200 lux (18.6 foot candles) is not being provided to the service, utility and/or laundry rooms. Namely:	Laundry Room	Closed
7	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely clean out rooms.	Laundry Room	Closed
8	An emergency contact sign is not posted and maintained in a prominent place in the front lobby or entrance to the building.	Lobby	Closed
9	The required handrail(s) are not installed/maintained to comply with the Toronto Municipal Code, namely; The required intermediate handrail for stairs not provided. Also to include boiler room.	Throughout Building	Closed
10	The average level of 50 lux (4.6 foot candles) is not being provided to the corridor(s).	Throughout Building	Closed
11	The minimum level of 50 lux (4.6 foot candles) is not being provided to all passage and stairways when in use.	Throughout Building	Closed
12	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition. Namely holes in floor covering.	Throughout Building	Closed
13	Door hardware/devices are not maintained in good repair. Namely not self-closing self-latching.	Throughout Building	Closed
14	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.	Throughout Building	Closed
15	Exterior window(s) with broken/cracked glass.	Throughout 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.**