

**MLS Building Audit Program - Details**

**Property Address : 321 SHERBOURNE ST**

Legal Description: PLAN D43 LOT 5 PT LOTS 4 AND 6

Roll No. : 1904074110004000000

Building : **321 SHERBOURNE ST -- S2801**

Report Date : **May 11, 2012**

Building Audit Date : **June 14, 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 197654 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Order Issued	23-Jun-10	20-DEC-10	86.67%
2	Property Standards	10 198825 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Order Issued	23-Jun-10	20-DEC-10	82.05%
3	Property Standards	10 200186 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Order Issued	23-Jun-10	21-OCT-10	66.67%
4	Property Standards	10 201237 PRS 00 IV	REPORT ORDERS BALCONY SLABS AND PANELS	Order Issued	23-Jun-10	23-AUG-10	N/A**
5	Property Standards	10 201250 PRS 00 IV	REPORT ORDERS - garage	Closed	23-Jun-10	23-AUG-10	100.00%
6	Property Standards	10 201459 PRS 00 IV	REPORT ORDERS SATELLITE DISHES	Order Issued	23-Jun-10	23-AUG-10	N/A**
7	Property Standards	10 201489 PRS 00 IV	REPORT ORDERS - window locking devices	Closed	23-Jun-10	23-AUG-10	100.00%
8	Property Standards	10 201592 PRS 00 IV	REPORT ORDERS A/C UNITS	Order Issued	23-Jun-10	23-AUG-10	N/A**
9	Property Standards	10 201723 PRS 00 IV	REPORT ORDERS ELEVATORS	Closed	23-Jun-10	23-AUG-10	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	10 201250 PRS 00 IV	REPORT ORDERS - garage	Closed	23-Jun-10	23-AUG-10	24-Aug-10

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Submit to this Department a Professional Engineer's Report on the structural integrity of the Underground Parking Garage. The Report shall clearly indicate the condition of the parking garage and repairs required to prevent further deterioration. The Report shall also clearly indicate the methods to be taken to waterproof the parking garage.	Garage	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
7	Property Standards	10 201489 PRS 00 IV	REPORT ORDERS - window locking devices	Closed	23-Jun-10	23-AUG-10	24-Aug-10

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	A window(s) which is capable of being opened, and is located in excess of two (2) metres from the finished grade, is not equipped with safety devices which would prevent any opening greater than one hundred (100) millimeters.	Throughout 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	10 201723 PRS 00 IV	REPORT ORDERS ELEVATORS	Closed	23-Jun-10	23-AUG-10	24-Aug-10

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Submit to this Department a Report from a TSSA Certified Elevator Service Company and/or an Engineer on the condition of the elevators. The report shall clearly indicate the condition of the elevators and elevator room with reference to the Elevating Devices Act.	Building	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
1	Property Standards	10 197654 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Order Issued	23-Jun-10	20-DEC-10	21-Jul-12

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

No. of defects that remain outstanding : **2**

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The retaining wall is not being maintained in good repair, and in a sound and plumb condition.	Exterior	Closed
2	The plumbing system is not kept in good working order, namely unsecured cap at vent stack.	Exterior	Closed
3	The ventilation system or unit is not kept in good repair and maintained in good working condition at all times, namely deteriorated and rusted grate.	Exterior	Closed
4	The retaining wall is not being maintained in good repair, namely damaged and cracked retaining wall/curb.	Exterior	Closed
5	The exterior walls and their components are not being maintained in good repair, namely deteriorated and cracked concrete cap and spalling brick, to include open mortar joints.	Exterior	Substantially Com
6	Dwelling unit window that is capable of being opened has no screen.	Throughout Building	Substantially Com
7	Exterior window(s) with broken/cracked glass.	Throughout Building	Closed
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 being maintained free from defects and/or hazards, namely installation/attachment of pigeon screens, and excessive storage on balconies.	Throughout Building	Substantially Com
9	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 cracking and delamination of concrete at balcony slabs and components.	Throughout Building	Open
10	The protective/decorative finish on the exterior surfaces is not being maintained in good repair, to include deteriorated finish at balcony panels.	Throughout Building	Closed
11	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 rusted balcony panels and components.	Throughout Building	Open
12	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, namely installation of window air conditioning units.	Throughout Building	Substantially Com
13	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	Closed
14	Exterior landing not maintained, namely deteriorated terrazo patio slabs.		Closed
15	The exterior walls and their components are not being maintained in good repair, to include deteriorated, cracked and spalling brick, delaminated and cracked concrete and open mortar joints.		Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
3	Property Standards	10 200186 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Order Issued	23-Jun-10	21-OCT-10	22-Feb-12

No. of defects contained within the Order : **30**

No. of defects that remain outstanding : **10**

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Exterior walkway not maintained.	Exterior	Closed
2	Exterior door is not maintained in good repair, namely missing or inoperable self closing device .	Garage	Open
3	The stairs are not maintained in good repair, namely rusted.	Garage	Open
4	Previously finished wall(s) have marks, stains, graffiti, smoke damage, painted slogans and/or other defacements.	Garage	Closed
5	The ventilation system or unit is not regularly cleaned.	Garage	Closed
6	Required guard does not prevent the passage of a spherical object having a diameter more than 100 millimetres	Garage	Closed
7	The location and size of openings present a hazard as they are designed with members or attachments between 140 millimetres and 900 millimetres above the level protected by the guard which facilitate climbing.	Garage	Closed
8	A retaining wall exceeding 1,000 millimetres in exposed height is not protected by a guard on the open side where access is provided.	Garage	Closed
9	Handrails on one side of stair or ramp less than 1,100mm in width not provided	Garage	Open
10	Lighting in a garage is provided at less than 50 lux.	Garage	Open
11	The ceilings in the parking or storage garage are not maintained free of holes, breaks or cracks.	Garage	Open
12	The ceilings in the parking or storage garage are not impervious to water.	Garage	Open
13	The parking or storage garage ceiling are not painted white.	Garage	Closed
14	The parking or storage garage is used to keep junk or rubbish.	Garage	Open
15	The garage door that is equipped with an automatic closing mechanism is not equipped with a sensing device that does not allow the door to close when any person, animal or object is crossing its path.	Garage	Closed
16	The electrical connections are not maintained in a safe and complete condition, namely corroded conduits.	Garage	Closed
17	The electrical fixtures are not maintained in good working order, namely lights out.	Garage	Closed
18	The electrical connections are not maintained in good working order, namely loose wires.	Garage	Closed
19	The floors in the parking or storage garage are not maintained free of holes, breaks or cracks	Garage	Closed
20	The floors in the parking or storage garage are not impervious to water.	Garage	Open
21	The plumbing system is not kept free from leaks or defects.	Garage	Closed
22	The floor drain is not maintained in good repair.	Garage	Closed
23	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.	Garage	Substantially Com
24	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.	Garage	Closed
25	The walls in the parking or storage garage are not maintained free of holes, breaks or cracks.	Garage	Open
26	The walls in the parking or storage garage are not impervious to water.	Garage	Open
27	The parking or storage garage walls are not painted white from sixty (60) centimeters above floor level.	Garage	Closed

28	The parking or storage garage walls from floor level to a height of sixty (60) centimeters are not painted black.	Garage	Closed
29	Interior doors not maintained in good repair, namely missing.	Garage	Closed
30	The ventilation system or unit is not kept in good repair and maintained in good working condition at all times.	Garage	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
2	Property Standards	10 198825 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Order Issued	23-Jun-10	20-DEC-10	21-Jul-12

No. of defects contained within the Order : **39**

No. of defects that remain outstanding : **7**

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The ventilation system or unit is not kept in good repair and maintained in good working condition at all times.	1st Floor	Substantially Com
2	Floor and/or floor covering not kept free from holes, stains, rubbish and debris, namely excessive storage.	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 unsecured ventilation grate.	1st Floor	Closed
4	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition, namely boxes.	2nd Floor	Closed
5	Door hardware/devices are not maintained in good repair, namely unsecured clean-out access panel door.	2nd Floor	Closed
6	Door hardware/devices are not maintained in good repair, namely unsecured access panel door.	4th Floor	Closed
7	The floor drain is not maintained in good repair, namely missing drain cover.	5th Floor	Closed
8	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition, namely floor mat.	7th Floor	Closed
9	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials, to include deteriorated finish.	Basement	Closed
10	The electrical fixtures are not maintained in a safe and complete condition, namely unsecured access panel door at Bell panel.	Boiler Room	Closed
11	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials, namely deteriorated and spalled brick.	Boiler Room	Substantially Com
12	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.	Throughout Building	Closed
13	The ventilation system or unit is not regularly cleaned.	Throughout Building	Substantially Com
14	Interior door is not a good fit in its frame.	Throughout Building	Closed
15	Height of the guard for exit ramps and landings is less than 1,070 millimetres measured vertically to the top of the guard from the ramp surface where the difference in elevation between the adjacent ground or floor level and the ramp is more than 600 millimetres.	Throughout Building	Closed
16	The location and size of openings present a hazard as they are designed with members or attachments between 140 millimetres and 900 millimetres above the level protected by the guard which facilitate climbing.	Throughout Building	Open
17	Door hardware/devices are not maintained in good repair, namely self closing devices.	Throughout Building	Closed
18	Floor and/or floor covering not kept free from holes, stains, rubbish and debris, namely stains on carpets.	Throughout Building	Substantially Com
19	Floor and/or floor covering not kept free from holes, stains, rubbish and debris, namely dust and debris.	Throughout Building	Substantially Com
20	Floor and/or floor covering not kept free from holes, stains, rubbish and debris.	Throughout Building	Closed
21	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials, to include deteriorated finish.	Throughout Building	Closed
22	Lighting in a service room is provided at less than 200 lux.	Throughout Building	Substantially Com
23	The supplied facility in or on the property is not constructed, installed and/or maintained so that it will function safely and effectively, namely disposal rooms to be opened, and maintained usable and accessible to occupants/tenants.	Throughout Building	Open
24	Lighting in a laundry room is provided at less than 200 lux.	Throughout Building	Open
25	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials, to include deteriorated finish.	Throughout Building	Closed

26	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials, to include deteriorated finish.	Throughout Building	Closed
27	Guard has openings of a size that does not prevent the passage of a sphere having a diameter more than 100 millimetres		Open
28	Guard has openings of a size that does not prevent the passage of a sphere having a diameter more than 100 millimetres, namely openings at handrails in excess of 100 millimetres.		Closed
29	The location and size of openings present a hazard as they are designed with members or attachments between 140 millimetres and 900 millimetres above the level protected by the guard which facilitate climbing.		Closed
30	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials, and is not impervious to water.		Open
31	The electrical connections are not maintained in a safe and complete condition, namely loose wires.		Substantially Com
32	Elevators are not certified in good working order.		Closed
33	Elevator part(s) and appendages are not maintained in good repair and operational. Namely : elevators not operating in a consistent and satisfactory manner, and stopping even with the floors.		Closed
34	Floor is not reasonably impervious to water.		Open
35	The plumbing system is not kept in good working order, namely missing cover at sump pump.		Closed
36	The floor drain is not maintained in good repair, namely missing and/or damaged floor drain.		Closed
37	The supplied piece(s) of equipment and/or appliance(s) in or on the property is not constructed, installed and/or maintained so that it will function safely and effectively, namely damaged mail boxes.		Closed
38	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials, namely deteriorated and cracked concrete.		Closed
39	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials, and is not impervious to water.		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.**