

MLS Building Audit Program - Details

Property Address : 392 SHERBOURNE ST

Legal Description: PLAN D30 LOTS 75 TO 79 PT LOTS 74 86 TO 88 90 AND 91 AND RP F

Roll No. : 1904068010052000000

Building : 392 SHERBOURNE ST

Report Date : May 11, 2012

Building Audit Date : February 08, 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 115377 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Prosecution Initiated	15-Feb-10	17-MAY-10	82.86%
2	Property Standards	10 115619 PRS 00 IV	REPORT ORDERS Satellite Dishes	Prosecution Initiated	15-Feb-10	08-AUG-11	N/A**
3	Property Standards	10 115620 PRS 00 IV	REPORT ORDERS Balconies and Panels	Prosecution Initiated	15-Feb-10	08-AUG-11	N/A**
5	Property Standards	10 115708 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	15-Feb-10	17-MAY-10	100.00%
6	Property Standards	10 115725 PRS 00 IV	PARKING GARAGE/STRUCTURE	Order Registered on Title	15-Feb-10	17-MAY-10	72.22%
8	Waste	10 115367 WST 00 IV	LITTER DUMPING/REFUSE INVESTIGATION	Closed	15-Feb-10	17-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
5	Property Standards	10 115708 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	15-Feb-10	17-MAY-10	29-Aug-11

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The exterior surface of the building shall be maintained free of graffiti and/or painted slogans.	Exterior Of Building	Closed
2	The protective/decorative finish on the exterior surfaces is not being maintained in good repair. Namely paint exterior doors where required.	Exterior Of Building	Closed
3	The protective/decorative finish on the exterior surfaces is not being maintained in good repair. Namely repaint balconies, peeling paint where required.	Exterior Of Building	Closed
4	The electrical connections are not maintained in a safe and complete condition. Namely loose and hanging wires.	Exterior Of Building	Closed
5	The catchbasin is not being maintained free from defect and/or obstructions. Namely free unclog all drains.	Exterior Of Building	Closed
6	Vent stack or supporting member is not maintained in good repair and/or free from defects. Namely spalling brick.	Exterior Of Building	Closed
7	The supporting member(s) of equipment/attachments appurtenant to the building are not properly anchored, namely, the (canopy, marquee, sign, awning, screen, grille, stairway, pipe, duct, standpipe, air conditioner, etc). Namely planter boxes, bikes anything over hanging balconies.	Exterior Of Building	Substantially Com
8	The fence, screen and/or other enclosure around or on the property is not being maintained free from hazards. Namely holes in fencing around Garage access.	Exterior Of Building	Closed
9	The fence, screen and/or other enclosure around or on the property is not being maintained in good repair.	Exterior Of Building	Closed
10	Exterior door does not prevent the entry of vermin, rodents and/or insects. Namely exit door is very short.	Exterior Of Building	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
6	Property Standards	10 115725 PRS 00 IV	PARKING GARAGE/STRUCTURE	Order Registered	15-Feb-10	17-MAY-10	20-Apr-12

No. of defects contained within the Order : **18**

No. of defects that remain outstanding : **5**

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The floor drain is not maintained in good repair. Namely: broken or missing drain covers.	Underground Parking Area	Closed
2	Large safe-exit arrows are not displayed on safe-exit doors 1.5 metres above the floor, measured from the center of the arrow to the floor, with the arrow pointing down.	Underground Parking Area	Closed
3	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 Area	Closed
4	The walls in the parking or storage garage are not maintained free of holes, breaks or cracks.	Underground Parking Area	Open
5	The walls in the parking or storage garage are not impervious to water.	Underground Parking Area	Closed
6	The parking or storage garage walls painted surface is not maintained in a state of good repair.	Underground Parking Area	Closed
7	The parking or storage garage walls are not painted white from sixty (60) centimeters above floor level.	Underground Parking Area	Closed
8	The electrical fixtures are not maintained in a safe and complete condition. Namely ; lights hanging off pipes and loose wires.	Underground Parking Area	Closed
9	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.	Underground Parking Area	Substantially Com
10	The parking or storage garage is used to keep junk or rubbish / refuse that has been thrown, placed, dumped or deposited, including but not limited to; litter, debris, inoperable and/or unlicensed vehicles, and any other materials by their nature of which appear to have been cast aside, discarded or abandoned.	Underground Parking Area	Closed
11	The parking or storage garage ceiling are not painted white.	Underground Parking Area	Open
12	The parking or storage garage ceiling painted surface is not maintained in a state of good repair.	Underground Parking Area	Open
13	The ceilings in the parking or storage garage are not impervious to water.	Underground Parking Area	Open
14	The parking or storage garage walls from floor level to a height of sixty (60) centimeters are not painted black.	Underground Parking Area	Closed
15	Lighting in a garage is provided at less than 50 lux.	Underground Parking Area	Closed
16	The light standard(s) supporting artificial light is not kept in good repair and in good working order.	Underground Parking Area	Closed
17	Interior lighting fixtures or lamps are not maintained.	Underground Parking Area	Closed
18	The ceilings in the parking or storage garage are not maintained free of holes, breaks or cracks.	Underground Parking Area	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 115377 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Prosecution Initiat	15-Feb-10	17-MAY-10	28-Sep-11

No. of defects contained within the Order : **35**

No. of defects that remain outstanding : **6**

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The floor and every appurtenance, surface cover and finish is not reasonably smooth and level. Namely replace carpet that was previously occupying spot.	1st Floor	Closed
2	The floor and every appurtenance, surface cover and finish is not reasonably smooth and level. Namely repair or replace tile by elevator.	2nd Floor	Closed
3	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition. Namely but not limited to 3rd floor.	3rd Floor	Closed
4	Exterior window(s) with broken/cracked glass.	4th Floor	Closed
5	The electrical connections are not maintained in a safe and complete condition. Namely loose wires in garbage chute room namely 7th floor, but not limited to.	7th Floor	Closed
6	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition. Namely replace missing draincovers.	Boiler Room	Closed
7	Wall(s) constructed for the purpose of separation is not maintained in a good state of repair.	Boiler Room	Closed
8	The electrical connections are not maintained in a safe and complete condition. Namely conduit box hanging must be secured to wall or ceiling.	Boiler Room	Closed
9	Lighting in a service room is provided at less than 200 lux.	Boiler Room	Closed
10	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	Compactor Room	Substantially Com
11	Laundry room and the facilities, amenities and associated equipment is not maintained in a clean condition. Namely machines not free from lint.	Electrical Room	Closed
12	The electrical connections are not maintained in a safe and complete condition. Namely loose wires.	Electrical Room	Closed
13	Lighting in a service room is provided at less than 200 lux.	Electrical Room	Closed
14	Elevator machine room is not equipped to provide illumination to an average level of not less than 100 lux at floor level.	Elevator	Closed
15	Previously finished surface(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance. Namely missing tiles in Garbage chute rooms.	Garbage Room	Closed
16	The ventilation system or unit is not regularly cleaned.	Garbage Room	Closed
17	Garbage chute system originally installed in the multiple-dwelling is not maintained operative. Namely chute doors are self-closing and self-latching.	Garbage Room	Closed
18	The ventilation system or unit is not regularly cleaned. Must include Locker Rooms, Elevator Room, Electrical Room ect.	Hall	Closed
19	Lighting in a laundry room is provided at less than 200 lux.	Laundry Room	Closed
20	Lighting in a laundry room is provided at less than 200 lux.	Locker Room	Open
21	Lighting in a storage room is provided at less than 50 lux.	Locker Room	Closed
22	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely clean and clear.	Locker Room	Open
23	The electrical connections are not maintained in a safe and complete condition. Namely loose wires/ and cover plates must be affixed.	Locker Room	Open
24	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	Locker Room	Open
25	Height of the guard for the exit stairs are less than 1,070 millimetres around landings.	Stairway	Open
26	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair. Namely door closure not working.	Storage Room	Closed
27	Wall(s) not maintained clean. Namely remove mold on walls.	Storage Room	Open

28	Previously finished wall(s) have marks, stains, graffiti, smoke damage, painted slogans and/or other defacements.	Throughout Building	Closed
29	Previously finished wall(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance.	Throughout Building	Closed
30	The (stairs, treads, risers, guards, handrails, and/or other appurtenant attachments) and/or their supporting structural members are not maintained in a safe condition. Namely repair or replace stairway nosing where required.	Throughout Building	Closed
31	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely clean carpet where required.	Throughout Building	Closed
32	Previously finished surface(s) in the public area of the property is not maintained in good repair. Namely paint dwelling unit doors where required.	Throughout Building	Closed
33	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair. Namely paint hallway doors where required.	Throughout Building	Closed
34	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair. Namely hallway doors are not self-closing and self-latching.	Throughout Building	Closed
35	Previously finished wall(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance. Namely paint and plaster where required.	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.**