

MLS Building Audit Program - Details

Property Address : 540 SHERBOURNE ST

Legal Description: PLAN A132 LOT 47 PT LOTS 46 TO 48 PLAN D74 PT LOT 55

Roll No. : 1904068380008000000

Building : 540 SHERBOURNE ST -- S2708

Report Date : May 11, 2012

Building Audit Date : March 07, 2011

**** 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	11 140337 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Order Issued	15-Mar-11	15-JUN-11	78.57%
2	Property Standards	11 140449 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Order Issued	15-Mar-11	15-JUN-11	20.83%
3	Property Standards	11 142827 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Order Issued	15-Mar-11	15-JUN-11	60.66%
4	Property Standards	11 142961 PRS 00 IV	REPORT ORDERS	Order Issued	15-Mar-11	29-APR-11	0.00%

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
4	Property Standards	11 142961 PRS 00 IV	REPORT ORDERS	Order Issued	15-Mar-11	29-APR-11	15-May-12

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 storage room. The Report shall clearly indicate the condition of the Ceiling and Walls and all the repairs required to prevent further deterioration. The Report shall also clearly indicate the methods to be taken to waterproof the area.	Storage Room	Open

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
1	Property Standards	11 140337 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Order Issued	15-Mar-11	15-JUN-11	15-May-12

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Required handrails on stairs or ramps are less than 865mm or more than 965mm high	Elevator Room	Closed
2	Required guard does not prevent the passage of a spherical object having a diameter more than 100 millimetres	Elevator Room	Open
3	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.	Elevator Room	Closed
4	Exterior yard that is used for the parking or storage of vehicles or surfaced with a material impervious to water is not adequately graded and drained so as to prevent the ponding of water .	Exterior	Closed
5	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.	Exterior	Closed
6	The hedge(s), shrub(s), tree(s) and/or plant has been planted and/or maintained in a manner which is affecting the safety of vehicular or pedestrian traffic.	Exterior	Closed
7	The light standard(s) supporting artificial light is not kept in good repair and in good working order.	Exterior	Closed
8	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.	Exterior	Closed
9	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. A report is required to be submitted to the Officer for evaluation and approval by a professional or other certified person confirming that acceptable safety devices have been installed on all subject windows in an acceptable manner, and that the subject windows are not capable of being opened in excess of one hundred (100) millimeters.	Exterior	Open

10	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. A report is required to be submitted to the Officer for evaluation and approval by a professional or other certified person confirming that acceptable safety devices have been installed on all subject windows in an acceptable manner, and that the subject windows are not capable of being opened in excess of one hundred (100) millimeters, namely : Window aircondition units installed	Exterior	Closed
11	Exterior garbage containment area not screened.	Exterior	Open
12	Exterior window(s) with broken/cracked glass.	Exterior	Closed
13	The balconies and/or the supporting structural member(s) is not maintained in a safe condition, namely : Excessive storage and over hanging Bicycles	Exterior	Closed
14	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.	Exterior	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
2	Property Standards	11 140449 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Order Issued	15-Mar-11	15-JUN-11	15-May-12

No. of defects contained within the Order : **24**

No. of defects that remain outstanding : **19**

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The exterior walls and their components are not being maintained in good repair.	Underground Parking Area	Open
2	Required handrails on stairs or ramps are less than 865mm or more than 965mm high	Underground Parking Area	Open
3	Lighting in a service room is provided at less than 200 lux.	Underground Parking Area	Open
4	Lighting in a garage is provided at less than 50 lux.	Underground Parking Area	Open
5	The parking or storage garage ceiling painted surface is not maintained in a state of good repair, namely : Peeling Paint	Underground Parking Area	Open
6	The parking or storage garage is used to keep junk or rubbish.	Underground Parking Area	Open
7	The parking or storage garage pedestrian exit door is not designed and/or installed to open in the direction of exit travel.	Underground Parking Area	Closed
8	The parking or storage garage pedestrian exit door does not have a reliable self-closing mechanism.	Underground Parking Area	Open
9	The parking or storage garage pedestrian exit door is not designed and installed so that, when the latch is released, the door will open easily in the direction of exit travel.	Underground Parking Area	Closed
10	The parking or storage garage pedestrian exit door is not equipped with fastenings that allow the door to be readily opened from the inside without requiring keys, special devices or specialized knowledge of the door's opening mechanism.	Underground Parking Area	Open
11	The electrical connections are not maintained in a safe and complete condition, namely : Cover plates	Underground Parking Area	Closed
12	The electrical connections are not maintained in good working order, namely : Loose wires	Underground Parking Area	Open
13	The property is not maintained and/or kept clean in accordance with the standards.	Underground Parking Area	Open
14	The plumbing system is not kept in good working order, namely : Insulation	Underground Parking Area	Open
15	The sign(s) is not being maintained in a good state of repair.	Underground Parking Area	Open
16	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
17	The parking or storage garage does not have a designated safe-exit route.	Underground Parking Area	Open
18	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	Open
19	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 Area	Open
20	The supplied piece(s) of equipment and/or appliance(s) in or on the property is not maintained so that it will function safely and effectively, namely : Heater Fan Housing	Underground Parking Area	Closed
21	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.	Underground Parking Area	Open
22	The walls in the parking or storage garage are not maintained free of holes, breaks or cracks, namely : Holes, missing blocks and remove wood pieces	Underground Parking Area	Open
23	The walls in the parking or storage garage are not maintained free of cracks.	Underground Parking Area	Open
24	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 insulation tiles on ceiling	Underground Parking Area	Open

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
3	Property Standards	11 142827 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Order Issued	15-Mar-11	15-JUN-11	15-May-12

No. of defects contained within the Order : **61**

No. of defects that remain outstanding : **24**

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Exterior door not maintained in good repair, namely : Deteriorated Paint	1st Floor	Open
2	The electrical fixtures are not maintained in a safe and complete condition.	1st Floor	Closed
3	The electrical connections are not maintained in a safe and complete condition, namely : Loose wires	1st Floor	Closed
4	Exterior door does not prevent the entry of vermin, rodents and/or insects.	1st Floor	Open
5	Exterior door not maintained in good repair.	1st Floor	Open
6	Previously finished wall(s) in the public area of the property is not maintained in good repair.	1st Floor	Closed
7	Previously finished wall(s) in the public area of the property is not maintained in good repair, namely: Hole	1st Floor	Closed
8	Previously finished surface in the public area of the property is not maintained in good repair, Ceiling Bulging	2nd Floor	Closed
9	Previously finished wall(s) in the public area of the property is not maintained in good repair, Exposed Plumbing	2nd Floor	Closed
10	The handrails and/or other appurtenant attachments and/or their supporting structural members are not maintained in good repair.	3rd Floor	Closed
11	Previously finished wall(s) in the public area of the property is not maintained in good repair, namely : Crack	7th Floor	Closed
12	The electrical fixtures are not maintained in a safe and complete condition, namely : Lense cover	9th Floor	Closed
13	The electrical connections are not maintained in a safe and complete condition, namely : Fixture	15th Floor	Closed
14	Ceiling not maintained free of damaged and deteriorated materials, namely : Ceiling Tiles	15th Floor	Open
15	The property has not been repaired in accordance with the standards, namely : Access Panel	15th Floor	Closed
16	Previously finished wall(s) in the public area of the property is not maintained in good repair, namely : Crack	15th Floor	Closed
17	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	Basement	Closed
18	The property is not maintained and/or kept clean in accordance with the standards.	Basement	Closed
19	The supplied piece(s) of equipment and/or appliance(s) in or on the property is not maintained so that it will function safely and effectively.	Basement	Closed
20	The ventilation system or unit is not kept in good repair and maintained in good working condition at all times, namely : Exhaust fan cover	Basement	Closed
21	Door is not a good fit in its frame.	Basement	Closed
22	The electrical connections are not maintained in good working order, namely : Missing cover plates	Basement	Closed
23	Lighting in a service room is provided at less than 200 lux.	Electrical Room	Open
24	The property is not maintained and/or kept clean in accordance with the standards.	Electrical Room	Open
25	The electrical connections are not maintained in a safe and complete condition, namely: Missing cover plates	Electrical Room	Open
26	The electrical connections are not maintained in a safe and complete condition, namely : Missing cover plate	Hall	Closed
27	Lighting in a laundry room is provided at less than 200 lux.	Laundry Area	Closed
28	The supplied facility in or on the property is not maintained so that it will function safely and effectively, namely: Washroom	Laundry Area	Open

29	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials	Laundry Area	Closed
30	Door hardware are not maintained in good repair.	Laundry Area	Closed
31	Previously finished wall(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance, namely: Missing Tile	Lobby	Closed
32	Elevator(s) is not certified in good working order, namely : Elevator floor not flush with lobby floor	Lobby	Closed
33	An emergency contact sign is not posted and maintained in a prominent place in the front lobby or entrance to the building.	Lobby	Open
34	Elevator machine room is not equipped to provide illumination to an average level of not less than 100 lux at floor level.	Roof Of Building	Open
35	Required handrails on stairs are less than 865mm or more than 965mm high.	Roof Of Building	Closed
36	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.	Roof Of Building	Closed
37	Required guard does not prevent the passage of a spherical object having a diameter more than 100 millimetres	Roof Of Building	Open
38	The exterior walls and their components are not being maintained in good repair, namely: Hole	Roof Of Building	Closed
39	Exterior door has defective hardware.	Roof Of Building	Closed
40	The electrical connections are not maintained in a safe and complete condition, namely : Elevator Control Panel Doors	Roof Of Building	Open
41	The property has not been repaired in accordance with the standards, namely : Base board not maintained	Stairway	Open
42	Required handrails on stairs or ramps are less than 865mm or more than 965mm high	Stairway	Closed
43	Handrails on both sides of stair or ramp 1,100mm in width or more not provided	Stairway	Closed
44	Previously finished surface in the public area of the property is not maintained in good repair.	Stairway	Open
45	Previously finished wall(s) in the public area of the property is not maintained in good repair.	Stairway	Open
46	The electrical connections are not maintained in a safe and complete condition, namely : Loose wires and missing cover plates	Storage Room	Open
47	The electrical connections are not maintained in good working order.	Storage Room	Open
48	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	Storage Room	Open
49	The property is not maintained and/or kept clean in accordance with the standards.	Storage Room	Closed
50	The supplied facility in or on the property is not maintained so that it will function safely and effectively, namely : Washroom	Storage Room	Open
51	Lighting in a storage room is provided at less than 50 lux.	Storage Room	Closed
52	Previously finished wall(s) in the public area of the property is not maintained in good repair, namely : Missing cinder blocks	Storage Room	Closed
53	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	Storage Room	Open
54	Previously finished wall(s) in the public area of the property is not maintained in good repair.	Storage Room	Open
55	The floor drain is not maintained in good repair, namely : Missing drain cover	Storage Room	Open
56	Lighting in a service stairway is provided at less than 50 lux.	Throughout Building	Substantially Com
57	Ceiling(s) constructed for the purpose of separation is not of a gas tight construction, namely: Holes/Gaps	Throughout Building	Open
58	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair, namely : Stairwell Doors Dented	Throughout Building	Closed
59	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair, namely : Painting	Throughout Building	Substantially Com
60	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition, namely : Floor Mats	Throughout Building	Substantially Com
61	Floor and/or floor covering not kept in a clean and sanitary condition, namely : Hallway Carpet	Throughout Building	Open

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.**