

MLS Building Audit Program - Details

Property Address : 191 SHERBOURNE ST

Legal Description: PL D139 LTS 9 & 10 PT LT8 & 11 PL 783E LT7 & 8PL 4A LT5 TO 8 PT I

Roll No. : 1904072090001000000

Building : 201 SHERBOURNE ST -- S2804 -- NO FURTHER ACTION REQUIRED

Report Date : May 11, 2012

Building Audit Date : June 30, 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
4	Property Standards	10 212325 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Order Issued	13-Jul-10	05-JAN-11	70.77%
7	Property Standards	10 216262 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Order Issued	13-Jul-10	10-JAN-11	83.33%
8	Property Standards	10 210450 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Order Issued	18-Aug-10	10-JAN-11	87.67%

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
7	Property Standards	10 216262 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Order Issued	13-Jul-10	10-JAN-11	20-Jun-12

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

No. of defects that remain outstanding : **4**

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Exterior landing not maintained, namely exposed and eroded base under concrete slab/landing.	Exterior	Open
2	The exterior wall/soffit, ledge beam and components are not being maintained in a weather tight condition, namely delaminated and cracked concrete, due to water penetration.	Exterior	Open
3	Exterior door is not maintained in good repair.	Exterior	Closed
4	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 excessive storage on balconies.	Exterior	Substantially Com
5	Exterior door is not maintained in good repair, namely damaged threshold.	Exterior	Closed
6	The retaining wall is not being maintained in good repair, namely damaged and deteriorated concrete at retaining wall, landings and planters.	Exterior	Closed
7	Driveway(s) and/or similar areas not maintained, namely damaged curb at parking area.	Exterior	Closed
8	The fence, screen and/or other enclosure around or on the property is not being maintained in good repair, namely deteriorated concrete surface.	Exterior	Closed
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 being maintained free from defects and/or hazards, namely rusted and dteriorated balcony panel support shoe and damaged balcony slab.	Exterior Of Building	Closed
10	The electrical fixtures are not maintained in a safe and complete condition, namely missing covers at fixture boxes.	Exterior Of Building	Closed
11	Handrails on both sides of stair or ramp 1,100mm in width or more not provided.	Exterior Of Building	Closed
12	The electrical fixtures are not maintained in good working order, namely damaged cable access box.	Exterior Of Building	Closed
13	The electrical fixtures are not maintained in a safe and complete condition, namely missing cover at exterior light fixture.	Exterior Of Building	Closed
14	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 Of Building	Open
15	Exterior steps not maintained, namely damaged and deteriorated concrete steps.	Exterior Of Building	Closed
16	Exterior steps not maintained, namely damaged and deteriorated concrete steps and landing.	Exterior Of Building	Closed
17	The yard does not have suitable ground cover to prevent unstable soil conditions or erosion, namely exposed reinforcing steel at shear wall footing causing trip hazard.	Exterior Of Building	Closed
18	Dwelling unit window that is capable of being opened has screen that is not maintained in good repair and free from defects or missing components.	Exterior Of Building	Closed
19	Aerial, satellite dish, or other similar structure and/or its supporting member is not maintained in a safe condition.	Throughout Building	Open
20	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 concrete delamination and/or cracking at balcony slabs.	Throughout Building	Closed
21	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	Closed

22	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 bent , damaged and rusted balcony guards, panels and components.	Throughout Building	Closed
23	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	Substantially Com
24	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 pigeon screen attachments at balconies.	Throughout Building	Substantially Com

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
4	Property Standards	10 212325 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Order Issued	13-Jul-10	05-JAN-11	20-Jun-12

No. of defects contained within the Order : **65**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Floor and/or floor covering not kept free from holes, stains, rubbish and debris, namely junk.	1st Parking Level	Closed
2	Lighting in a service room is provided at less than 200 lux.	1st Parking Level	Closed
3	Lighting in a garage is provided at less than 50 lux.	1st Parking Level	Open
4	The ceilings in the parking or storage garage are not impervious to water.	1st Parking Level	Substantially Com
5	The walls in the parking or storage garage are not maintained free of holes, breaks or cracks.	1st Parking Level	Closed
6	The walls in the parking or storage garage are not maintained free of holes, breaks or cracks.	1st Parking Level	Closed
7	The walls in the parking or storage garage are not maintained free of holes, breaks or cracks.	1st Parking Level	Open
8	The walls in the parking or storage garage are not impervious to water.	1st Parking Level	Open
9	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	1st Parking Level	Open
10	Ceilings and walls not maintained free of holes, cracks, damaged and deteriorated materials.	1st Parking Level	Open
11	The electrical receptacle are not maintained in a safe and complete condition, namely unsecured conduit and receptacle.	1st Parking Level	Closed
12	Previously finished surface(s) have marks, stains, graffiti, smoke damage, painted slogans and/or other defacements.	1st Parking Level	Closed
13	The plumbing system is not kept in good working order, namely missing pipe vent cover.	1st Parking Level	Closed
14	The floor drain is not maintained in good repair, namely missing and/or damaged floor drain.	1st Parking Level	Closed
15	The walls in the parking or storage garage are not maintained free of holes, breaks or cracks.	2nd Floor	Closed
16	Lighting in a garage is provided at less than 50 lux.	2nd Parking Level	Open
17	Floor and/or floor covering not kept free from holes, stains, rubbish and debris, to include junk.	2nd Parking Level	Closed
18	The parking or storage garage walls from floor level to a height of sixty (60) centimeters are not painted black.	2nd Parking Level	Closed
19	The parking or storage garage walls are not painted white from sixty (60) centimeters above floor level.	2nd Parking Level	Closed
20	The parking or storage garage walls painted surface is not maintained reasonably clean.	2nd Parking Level	Substantially Com
21	The parking or storage garage walls painted surface is not maintained in a state of good repair.	2nd Parking Level	Closed
22	The walls in the parking or storage garage are not maintained free of holes, breaks or cracks, and are not impervious to water.	2nd Parking Level	Closed
23	The walls in the parking or storage garage are not maintained free of holes, breaks or cracks.	2nd Parking Level	Closed
24	The plumbing system is not kept free from leaks or defects.	2nd Parking Level	Closed
25	The floors in the parking or storage garage are not maintained free of holes, breaks, cracks and debris.	2nd Parking Level	Closed
26	The electrical connections are not maintained in a safe and complete condition, namely loose conduit.	2nd Parking Level	Closed
27	The electrical receptacle are not maintained in a safe and complete condition, namely missing cover.	2nd Parking Level	Closed
28	The parking or storage garage ceiling painted surface is not maintained reasonably clean.	2nd Parking Level	Substantially Com
29	The ceilings in the parking or storage garage are not impervious to water.	2nd Parking Level	Open
30	The ceilings and walls in the parking or storage garage are not maintained free of holes, breaks or cracks, and are not impervious to water.	2nd Parking Level	Open

31	The ceilings in the parking or storage garage are not maintained free of holes, breaks or cracks.	2nd Parking Level	Closed
32	The walls in the parking or storage garage are not maintained free of holes, breaks or cracks.	3rd Parking Level	Open
33	Lighting in a garage is provided at less than 50 lux.	3rd Parking Level	Open
34	The ceilings in the parking or storage garage are not maintained free of holes, breaks or cracks.	3rd Parking Level	Closed
35	The ceilings and ledge beams in the parking or storage garage are not maintained free of holes, breaks or cracks.	3rd Parking Level	Open
36	The walls in the parking or storage garage are not impervious to water.	3rd Parking Level	Open
37	The ceilings in the parking or storage garage are not impervious to water.	3rd Parking Level	Open
38	The ceilings in the parking or storage garage are not impervious to water.	3rd Parking Level	Open
39	The ceilings and walls in the parking or storage garage are not impervious to water.	3rd Parking Level	Open
40	The parking or storage garage ceiling and walls are not painted white.	3rd Parking Level	Closed
41	The walls in the parking or storage garage are not maintained free of holes, breaks or cracks.	3rd Parking Level	Closed
42	The parking or storage garage walls are not painted white from sixty (60) centimeters above floor level.	3rd Parking Level	Closed
43	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.	3rd Parking Level	Closed
44	The floor drain is not maintained in good repair, namely missing and/or damaged drain covers.	3rd Parking Level	Closed
45	The plumbing system is not kept free from leaks or defects, namely damaged cage at sump pump.	3rd Parking Level	Closed
46	The floors in the parking or storage garage are not maintained free of holes, breaks or cracks, namely damaged curb stop.	3rd Parking Level	Closed
47	The parking or storage garage walls from floor level to a height of sixty (60) centimeters are not painted black.	3rd Parking Level	Closed
48	The electrical fixtures are not maintained in a safe and complete condition, namely loose camera housing.	3rd Parking Level	Closed
49	Floor not kept free from holes, stains, rubbish and debris, to include abandoned, dilapidated vehicles, junk, wiring and excessive storage items.		Closed
50	The parking or storage garage ceiling and walls are not painted white.		Closed
51	The walls in the parking or storage garage are not maintained free of holes, breaks or cracks, and are not impervious to water.		Open
52	Guard with a minimum height of 1,070 millimetres has not been provided at a vehicular ramp where the difference in level is more than 600 millimetres.		Closed
53	The ceilings in the parking or storage garage are not maintained free of holes, breaks or cracks, to include at ledge beam.		Substantially Com
54	The ceilings and ledge beams in the parking or storage garage are not maintained free of holes, breaks or cracks, and are not impervious to water.		Open
55	The parking or storage garage ceiling is not maintained in a state of good repair.		Closed
56	The parking or storage garage walls from floor level to a height of sixty (60) centimeters are not painted black.		Closed
57	The plumbing system is not kept in good working order, namely rusted pipes and fixtures.		Closed
58	The walls and ceilings in the parking or storage garage are not impervious to water.		Closed
59	The ceilings and ledge beam in the parking or storage garage are not maintained free of holes, breaks or cracks, and is not impervious to water.		Open
60	Previously finished surface(s) have marks, stains, graffiti, smoke damage, painted slogans and/or other defacements.		Closed
61	The walls in the parking or storage garage are not impervious to water.		Open
62	The electrical fixtures are not maintained in a safe and complete condition, namely unsecured light fixture.		Closed
63	The walls in the parking or storage garage are not maintained free of holes, breaks or cracks.		Closed
64	The columns in the parking or storage garage are not maintained free of holes, breaks or cracks.		Closed
65	The parking or storage garage walls are not painted white from sixty (60) centimeters above floor level.		Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
8	Property Standards	10 210450 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Order Issued	18-Aug-10	10-JAN-11	30-May-12

No. of defects contained within the Order : **73**

No. of defects that remain outstanding : **9**

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The electrical fixtures are not maintained in good working order, namely damaged exit light fixture box.	1st Floor	Closed
2	The (stairs, treads, risers, guards, handrails, and/or other appurtenant attachments) and/or their supporting structural members are not maintained in good repair.	1st Floor	Substantially Com
3	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair, namely defective self closing device.	1st Floor	Closed
4	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 missing and/or damaged mailbox.	1st Floor	Closed
5	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials, namely crack at wall.	1st Floor	Closed
6	Floor and/or floor covering not kept free from holes, stains, rubbish and debris, namely garbage and refuse.	2nd Floor	Closed
7	The electrical connections are not maintained in a safe and complete condition, namely loose and/or unsecured wires.	2nd Floor	Closed
8	Floor and/or floor covering not kept free from holes, stains, rubbish and debris, namely garbage and refuse.	4th Floor	Closed
9	Previously finished wall(s) where marks, stains, graffiti, and/or other defacements have been removed have not been refinished.	5th Floor	Closed
10	The electrical fixtures are not maintained in a safe and complete condition, namely missing cover at electrical box.	5th Floor	Closed
11	The electrical receptacle are not maintained in good working order, namely unsecured duplex receptacle cover.	5th Floor	Closed
12	Floor and/or floor covering not kept free from holes, stains, rubbish and debris, namely damaged concrete.	22nd Floor	Closed
13	The electrical connections are not maintained in a safe and complete condition, namely loose and/or unsecured wires.	22nd Floor	Closed
14	The plumbing system is not kept free from leaks or defects.	24th Floor	Closed
15	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	24th Floor	Closed
16	The plumbing system is not kept free from leaks or defects, namely leak at holding tank.	Boiler Room	Closed
17	The electrical connections are not maintained in good working order, namely rusted conduits.	Boiler Room	Substantially Com
18	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	Boiler Room	Closed
19	The stairs and/or other appurtenant attachments and/or their supporting structural members are not being maintained free from defects/hazards, namely gap at risers exceed maximum allowable distance of 100 millimetres.	Roof Of Building	Open
20	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	Roof Of Building	Closed
21	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, namely at landing and handrail guards.	Roof Of Building	Open
22	Guard has openings of a size that does not prevent the passage of a sphere having a diameter more than 100 millimetres, namely at landing and handrail guards.	Roof Of Building	Open
23	The exterior walls and their components are not being maintained free from loose or unsecured objects or materials, namely delaminated concrete and exposed reinforcing steel.	Roof Of Building	Closed
24	The roof or one of its components is not weather tight and maintained in good repair, namely exposed membrane, due to insufficient surface gravel/ballast.	Roof Of Building	Closed

25	Required handrails on stairs or ramps are less than 865mm or more than 965mm high	Roof Of Building	Open
26	Door hardware/devices are not maintained in good repair, namely deficient self closing device, and missing door knob.	Roof Of Building	Open
27	Garbage chute system originally installed in the multiple-dwelling is not maintained operative, namely defective self closing devices at chute lids.	Throughout Building	Closed
28	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition, namely floor mats.	Throughout Building	Substantially Com
29	Previously finished surface(s) in the public area of the property is not maintained in good repair, namely deteriorated finish at walls, ceilings, floors and suite doors.	Throughout Building	Substantially Com
30	The electrical connections are not maintained in a safe and complete condition, namely loose wires.	Throughout Building	Substantially Com
31	Lighting in a storage room is provided at less than 50 lux.	Throughout Building	Closed
32	Floor and/or floor covering not kept free from holes, stains, rubbish and debris, namely soiled and stained carpets.	Throughout Building	Open
33	Interior lighting fixtures or lamps are not maintained, namely missing covers.	Throughout Building	Closed
34	Interior lighting fixtures or lamps have not been installed, and/or maintained in working condition.	Throughout Building	Closed
35	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials, namely missing and/or damaged wall tiles.	Throughout Building	Closed
36	Required guard does not prevent the passage of a spherical object having a diameter more than 100 millimetres, namely gap at handrail guard bottom.	Throughout Building	Open
37	Garbage chute system originally installed in the multiple-dwelling is not maintained operative, namely missing and/or damaged fire dampers.	Throughout Building	Substantially Com
38	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 missing, damaged and/or unsecured locker cage doors.	Throughout Building	Substantially Com
39	Interior lighting fixtures or lamps are not maintained, namely missing cover.		Closed
40	Interior lighting fixtures or lamps are not maintained, namely light fixture secured in an unacceptable manner.		Open
41	Interior lighting fixtures or lamps are not maintained, namely missing covers.		Open
42	Interior lighting fixtures or lamps are not maintained, namely unacceptable light fixtures and connections to florescent lighting units.		Closed
43	Lighting in a service room is provided at less than 200 lux.		Substantially Com
44	Lighting in a laundry room is provided at less than 200 lux.		Closed
45	Lighting in a recreation room is provided at less than 100 lux.		Closed
46	The treads and/or other appurtenant attachments and/or their supporting structural members are not maintained in good repair, namely deteriorated and/or damaged concrete steps.		Closed
47	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials, namely damaged and/or deteriorated concrete.		Substantially Com
48	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials, namely missing and/or damaged ceiling tiles.		Closed
49	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials, and is not impervious to water.		Closed
50	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials, namely unsecured ceiling tile.		Closed
51	Previously finished surface(s) have marks, stains, graffiti, smoke damage, painted slogans and/or other defacements.		Closed
52	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair, namely damaged door.		Closed
53	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair, namely missing door knob.		Closed
54	The electrical fixtures are not maintained in a safe and complete condition, namely unsecured conduit.		Closed
55	The electrical fixtures are not maintained in a safe and complete condition, namely missing cover at thermostat.		Closed
56	The electrical switches are not maintained in a safe and complete condition, namely damaged cover.		Closed
57	The electrical receptacle are not maintained in a safe and complete condition, namely damaged switch/receptacle cover.		Closed

58	Elevator part(s) and appendages are not maintained in good repair and operational, namely unsecured and/or missing elevator control panel doors.		Closed
59	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition, namely missing tile.		Closed
60	Floor and/or floor covering not kept free from holes, stains, rubbish and debris, namely junk and excessive storage.		Closed
61	Floor and/or floor covering not kept free from holes, stains, rubbish and debris, namely excessive storage.		Closed
62	The ventilation system or unit is not kept in good repair and maintained in good working condition at all times, namely unsecured ceiling ventilation fan unit.		Substantially Com
63	The ventilation system or unit is not kept in good repair and maintained in good working condition at all times, namely missing cover at ceiling ventilation fan unit.		Closed
64	The ventilation system or unit is not kept in good repair and maintained in good working condition at all times, namely missing cover at ceiling ventilation fan unit.		Closed
65	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials, namely missing trim.		Closed
66	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials, and is not impervious to water.		Closed
67	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials, namely missing baseboards		Closed
68	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials, and is not impervious to water.		Closed
69	The electrical fixtures are not maintained in a safe and complete condition, namely unsecured access panel doors.		Closed
70	The electrical switches are not maintained in a safe and complete condition, namely damaged cover.		Closed
71	The electrical connections are not maintained in a safe and complete condition, namely loose wires.		Closed
72	Floor and/or floor covering not kept free from holes, stains, rubbish and debris, namely excessive storage.		Closed
73	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials, to include exposed reinforcing steel, and is not impervious to water.		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.**