

MLS Building Audit Program - Details

Property Address : 85 WELLESLEY ST E

Legal Description: PLAN D191 PT LOTS 9 & 10

Roll No. : 1904068250011000000

Building : 85 WELLESLEY ST E -- NO FURTHER ACTION REQUIRED

Report Date : May 11, 2012

Building Audit Date : October 21, 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
1	Property Standards	09 185640 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	10-Nov-09	10-DEC-09	100.00%
2	Property Standards	09 186136 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	10-Nov-09	10-DEC-09	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
2	Property Standards	09 186136 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	10-Nov-09	10-DEC-09	11-Dec-09

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The exterior walls and their components are not being maintained in good repair. Namely; bricks and concrete deteriorated and broken near both columns at front of building.	Front	Closed
2	Exterior garbage bin loaded beyond the top of the container.	Garbage Room	Closed
3	Exterior garbage bin(s) covers left open.	Garbage Room	Closed
4	Exterior yard surface and/or similar areas not maintained, Namely car park areas require sweeping to eliminate excessive dust, dirt, debris.	Parking Area	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
1	Property Standards	09 185640 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	10-Nov-09	10-DEC-09	29-Oct-10

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Floor and/or floor covering not kept in a clean condition.	2nd Floor	Closed
2	The electrical connections are not maintained in a safe and complete condition. Namely; exposed wiring .	2nd Floor	Closed
3	Previously finished surface(s) in the public area of the property is not maintained in good repair. Namely: heater cover paint deteriorated.	2nd Floor	Closed
4	Wall(s) not maintained free of damaged and deteriorated materials. Namely; milk box door bent and has metal edge exposed.	2nd Floor	Closed
5	Wall(s) not maintained free of damaged and deteriorated materials. Namely; milk box has exposed edges.	3rd Floor	Closed
6	Previously finished wall(s) have marksand/or other defacements.	3rd Floor	Closed
7	The electrical connections are not maintained in good working order. Namely; cover missing from electrical box	3rd Floor	Closed
8	The electrical connections are not maintained in good working order. Namely; unprotected electrical box	3rd Floor	Closed
9	The floor and every appurtenance, surface cover and finish is not reasonably smooth and level. Namely; carpet has a large crease	4th Floor	Closed
10	Previously finished wall(s) have marks and/or other defacements.	5th Floor	Closed
11	Previously finished surface(s) have marks and/or other defacements.	5th Floor	Closed
12	Floor and/or floor covering not kept free stains	6th Floor	Closed
13	Floor and/or floor covering not kept in a clean and sanitary condition and free from rubbish and debris.	7th Floor	Closed

14	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	7th Floor	Closed
15	The electrical connections are not maintained in a safe and complete condition. Namely; exposed wiring	7th Floor	Closed
16	Electrical equipment room is not equipped to provide illumination to an average level of not less than 50 lux at floor or tread level.	7th Floor	Closed
17	Floor and/or floor covering not kept in a clean condition	7th Floor	Closed
18	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	7th Floor	Closed
19	Interior lighting fixtures or lamps are not maintained.	8th Floor	Closed
20	Previously finished surface(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance.	8th Floor	Closed
21	Ceiling not maintained free of holes. Namely; hatch cover missing in hall	8th Floor	Closed
22	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	8th Floor	Closed
23	Previously finished wall and ceiling surface(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance.	9th Floor	Closed
24	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. namely; garbage chute door door bent	9th Floor	Closed
25	Previously finished surface(s) have marks.	9th Floor	Closed
26	All repairs shall be made in a good workmanlike manner.	9th Floor	Closed
27	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	9th Floor	Closed
28	The plumbing system is not kept free from leaks or defects.	Basement	Closed
29	Ceiling not maintained free of holes and deteriorated materials.	Basement	Closed
30	The electrical connections are not maintained in a safe and complete condition. Namely; electrical box not covered	Basement	Closed
31	The electrical connections are not maintained in a safe and complete condition. Namely; no cover on electrical box	Basement	Closed
32	Interior lighting fixtures or lamps are not maintained.	Basement	Closed
33	Lighting in a service room is provided at less than 200 lux.	Basement	Closed
34	Lighting in a storage room is provided at less than 50 lux.	Basement	Closed
35	Interior lighting fixtures or lamps are not maintained.	Basement	Closed
36	Floor and/or floor covering not maintained in good repair. Namely; floor tiles broken	Elevator	Closed
37	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.	Hall	Closed
38	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	Hall	Closed
39	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	Hall	Closed
40	Repair(s) does not reasonably match existing ceiling(s).	Hall	Closed
41	Repair(s) does not reasonably match existing wall(s)	Hall	Closed
42	Wall(s) not maintained free of holes. Namely; surfaces for which installed pipes pass through are not sealed.	Hall	Closed
43	Laundry room and the facilities, amenities and associated equipment is not maintained in a clean condition. Namely; dirty behind machines and on window sill.	Laundry Room	Closed
44	Interior lighting fixtures or lamps are not maintained.	Laundry Room	Closed
45	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Laundry Room	Closed
46	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely; peeling paint.	Laundry Room	Closed
47	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	Laundry Room	Closed
48	Mailbox or mail receptacle is not maintained in good repair.	Lobby	Closed
49	Communication system identifies the tenant by unit number.	Lobby	Closed
50	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Roof Of Building	Closed

51	Exterior door and frame not maintained in good repair. Namely; door rusted at bottom edge and paint deteriorated on door and frame..	Roof Of Building	Closed
52	The electrical connections are not maintained in a safe and complete condition. Namely; electrical boxes no cover.	Roof Of Building	Closed
53	Required guards do not prevent the passage of a spherical object having a diameter more than 100 millimetres	Stairway	Closed
54	Height of the guard for the exit stairs are less than 920 millimetres measured vertically to the top of the guard from a line drawn through the outside edges of the stair nosings.	Stairway	Closed
55	Height of the guard for the exit stairs are less than 1,070 millimetres around landings.	Stairway	Closed
56	Handrails on both sides of stair or ramp 1,100mm in width or more not provided. Namely; numerous handrails are missing on the wall side of the stairs throughout the North and South exit stairs.	Stairway	Closed
57	Interior lighting fixtures or lamps are not maintained.	Stairway	Closed
58	Interior lighting fixtures or lamps are not maintained.	Stairway	Closed
59	Exit, public corridor or corridor is not equipped to provide illumination to an average level of not less than 50 lux at all points such as angles and intersections at changes of level where there are stairs	Stairway	Closed
60	The treads and/or other appurtenant attachments and/or their supporting structural members are not being maintained free from defects/hazards. Namely; stair nosing deteriorated	Stairway	Closed
61	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely; baseboard broken	Stairway	Closed
62	Previously finished surface(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance. Namely; floor surfaces, steps and landings in the stairways have deteriorated paint finishes	Stairway	Closed
63	Previously finished surface(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance. Namely; walls and ceilings in the stairways have rough repairs, deteriorated paint, and damage.	Stairway	Closed
64	The floor and every appurtenance, surface cover and finish is not maintained. Namely; rough concrete.	Stairway	Closed
65	The electrical connections are not maintained in good working order. Namely; hole with exposed wires	Stairway	Closed
66	Floor not kept clean.	Stairway	Closed
67	Floors not kept in a clean condition	Stairway	Closed
68	The heating system or unit is not in good repair and maintained in good working condition. Namely the cover is missing from the heater.	Stairway	Closed
69	Interior lighting fixtures or lamps have not been installed.	Stairway	Closed
70	Interior lighting fixtures or lamps are not maintained. Namely; light burned out at top of stairs.	Stairway	Closed
71	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. namely; plaster broken around roof door	Stairway	Closed
72	Exterior window not maintained in good repair.	Stairway	Closed
73	The surface of a window is not kept reasonably clean	Stairway	Closed
74	Exterior window not maintained in good repair. Namely retro fit window installation not complete, re: weather proofing and trim	Throughout Building	Closed
75	Floor and/or floor covering not kept clean	Throughout Building	Closed
76	The ventilation system or unit is not regularly cleaned.	Throughout Building	Closed
77	The ventilation system or unit is not kept in good repair and maintained in good working condition at all times. Namely; ventilation weak at hallway vent grills	Throughout Building	Closed
78	Interior door(s), frames and/or hardware not maintained in good repair. Namely; door not latching		Closed

**Part III - Apartment Unit Activity Summary for Property Standards Orders :85
WELLESLEY ST E**

Active apartment unit related investigation matters (Property Standards only) :	1
Number of investigation-related Orders issued to Property owner :	1
Number of investigation-related Orders issued to tenants :	0

*** Note: The number of unit related orders relate to all buildings on the above property.**