

**MLS Building Audit Program - Details**

**Property Address :** 91 WELLESLEY ST E

Legal Description: PLAN D191 LOT 11 PT LOT 10

Roll No. : 1904068250012000000

Building : 91 WELLESLEY ST E

**Report Date :** May 11, 2012

**Building Audit Date :** June 17, 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	10 103230 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	25-Jan-10	18-MAY-11	100.00%
2	Property Standards	10 103482 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	25-Jan-10	25-FEB-10	100.00%
3	Property Standards	10 104988 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS- GUARDS	Closed	25-Jan-10	25-FEB-10	100.00%
4	Property Standards	10 105091 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	25-Jan-10	08-MAR-10	100.00%
7	Property Standards	10 106599 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS - GUARDS	Expiry Date Extended	30-Jun-10	31-JAN-12	83.33%

**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 106599 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS - GUARDS	Expiry Date Exten	30-Jun-10	31-JAN-12	3-Feb-12

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	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.	Interior of Building	Closed
2	Height of the guard for the exit stairs are less than 1,070 millimetres around landings.	Interior of Building	Closed
3	Required guard does not prevent the passage of a sphere having a diameter more than 100 millimetres.	Interior of Building	Closed
4	A window in a stairway that extends to less than 1,070 millimetres above the landing is not protected by a guard that is not less than 1,070 millimetres high measured to the top of the guard from the surface of the landing.	Interior of Building	Open
5	The guard is designed that a member, attachment or opening located between 140 millimetres and 900 millimetres above the level being protected facilitates climbing.	Interior of Building	Closed
6	Handrails on both sides of stair 1,100mm in width or more not provided.	Interior of Building	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 104988 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS- GUARDS	Closed	25-Jan-10	25-FEB-10	18-May-10

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The guard is designed that a member, attachment or opening located between 140 millimetres and 900 millimetres above the level being protected facilitates climbing.	East Side of Property	Closed
2	Required guard does not prevent the passage of a sphere having a diameter more than 100 millimetres.	East Side of Property	Closed
3	Height of the guard is less than 1,070 millimetres.	East Side of Property	Closed
4	Required guard does not prevent the passage of a sphere having a diameter more than 100 millimetres.	Exterior Of Building	Closed
5	The guards and/or other appurtenant attachments and/or their supporting structural members are not capable of supporting all loads that they are subjected to.	West Side of Property	Closed
6	The guards and/or other appurtenant attachments and/or their supporting structural members are not maintained in good repair.	West Side of Property	Closed
7	The guard is designed that a member, attachment or opening located between 140 millimetres and 900 millimetres above the level being protected facilitates climbing.	West Side of Property	Closed
8	Height of the guard is less than 1,070 millimetres.	West Side of Property	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 103230 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	25-Jan-10	18-MAY-11	24-May-11

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

No. of defects that remain outstanding : **0**

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Equipment/attachment appurtenant to the building is not properly anchored, namely, the balcony enclosure, air conditioner, etc.	East Side of Building	Closed
2	The yards and /or other part of property is not being kept clean and free from accumulation of junk, rubbish, brush, refuse, litter, garbage and/or other debris.	East Side of Building	Closed
3	The protective/decorative finish on the exterior surfaces (guard) is not being maintained in good repair.	East Side of Building	Closed
4	Exterior steps, not maintained in good repair.	East Side of Building	Closed
5	The ceiling/supporting structural members are not maintained in good repair.	East Side of Building	Closed
6	Exterior yard surface and/or similar areas not maintained in good repair.	East Side of Property	Closed
7	Exterior garbage bin(s) has no cover.	East Side of Property	Closed
8	Exterior garbage containment area not screened.	East Side of Property	Closed
9	The yards and /or other part of property is not being kept clean and free from accumulation of junk, rubbish, brush, refuse, litter, garbage and/or other debris.	East Side of Property	Closed
10	The protective/decorative finish on the exterior surfaces (balcony guards) is not being maintained in good repair.	Exterior Of Building	Substantially Com
11	The exterior surface of the building shall be maintained free of graffiti and/or painted slogans.	South Side of Building	Closed
12	Equipment/attachment appurtenant to the building is not properly anchored, namely, the balcony enclosure, air conditioner, etc.	West Side of Building	Closed
13	The yards and /or other part of property is not being kept clean and free from accumulation of junk, rubbish, brush, refuse, litter, garbage and/or other debris.	West Side of Property	Closed
14	The fence, screen and/or other enclosure around or on the property is not being maintained in good repair.	West Side of Property	Closed
15	Driveway and/or similar areas not maintained in good repair.	West Side of Property	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 103482 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	25-Jan-10	25-FEB-10	18-May-10

No. of defects contained within the Order : **16**

No. of defects that remain outstanding : **0**

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The trapped floor drain is not screened with a metal grill or other suitable material so as to effectively exclude rodents.	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 safe-exit door, the frame of a safe-exit door and the wall adjacent to the safe-exit door to a distance of one (1) metre on both sides of the frame, and to a height of three (3) metres above the floor or to the soffit above the bulkhead over the door is not the required coloured green.	Underground Parking Area	Closed
5	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.	Underground Parking Area	Closed
6	The walls in the parking or storage garage are not maintained free of holes, breaks or cracks.	Underground Parking Area	Closed
7	The parking or storage garage walls painted surface is not maintained in a state of good repair.	Underground Parking Area	Closed
8	The parking or storage garage walls are not painted white from sixty (60) centimeters above floor level.	Underground Parking Area	Closed
9	The parking or storage garage ceiling painted surface is not maintained in a state of good repair.	Underground Parking Area	Closed
10	The ceilings in the parking or storage garage are not maintained free of holes, breaks or cracks.	Underground Parking Area	Closed
11	The property (floor) is not kept clean in accordance with the standards.	Underground Parking Area	Closed
12	The electrical connections are not maintained in a safe and complete condition.	Underground Parking Area	Closed
13	The electrical fixtures are not maintained in a safe and complete condition.	Underground Parking Area	Closed
14	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Underground Parking Area	Closed
15	The parking or storage garage columns are not painted white from sixty (60) centimeters above floor level.	Underground Parking Area	Closed
16	The parking or storage garage is used to keep junk or rubbish.	Underground Parking Area	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
4	Property Standards	10 105091 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	25-Jan-10	08-MAR-10	2-Feb-12

No. of defects contained within the Order : **52**

No. of defects that remain outstanding : **0**

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Lighting in a laundry room is provided at less than 200 lux.	Cellar	Closed
2	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	Cellar	Closed
3	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Cellar	Closed
4	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Cellar	Closed
5	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Cellar	Closed
6	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Cellar	Closed
7	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Cellar	Closed
8	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Cellar	Closed
9	Previously finished wall(s) in the public area of the property is not maintained in good repair.	Cellar	Closed
10	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	Cellar	Closed
11	Floor and/or floor covering not kept in a clean and sanitary condition and free from rubbish and debris.	Cellar	Closed
12	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	Cellar	Closed
13	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	Cellar	Closed
14	The electrical receptacle are not maintained in a safe and complete condition (outlet coverplate missing).	Cellar	Closed
15	Interior door hardware (self-closing device) is not maintained in good repair.	Cellar	Closed
16	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	Garbage Room	Closed
17	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	Garbage Room	Closed
18	Interior lighting fixtures or lamps are not maintained.	Garbage Room	Closed
19	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Hall	Closed
20	Interior lighting fixtures or lamps are not maintained in good repair.	Hall	Closed
21	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition (door mat).	Hall	Closed
22	The ventilation grille is not regularly cleaned.	Hall	Closed
23	The ventilation grille is not regularly cleaned.	Hall	Closed
24	Floor and/or floor covering not kept in a clean and sanitary condition	Hall	Closed
25	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition (door mat).	Hall	Closed
26	The electrical receptacle are not maintained in a safe and complete condition (outlet coverplate missing).	Hall	Closed
27	Communication system identifies the tenant by unit number.	Lobby	Closed
28	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition (door mat).	Lobby	Closed

29	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	Lobby	Closed
30	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Stairway	Closed
31	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	Stairway	Closed
32	Previously finished wall(s) in the public area of the property is not maintained in good repair.	Stairway	Closed
33	Previously finished wall(s) in the public area of the property is not maintained in good repair.	Stairway	Closed
34	The ventilation grille is not regularly cleaned.	Stairway	Closed
35	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Stairway	Closed
36	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Stairway	Closed
37	Previously finished wall(s) in the public area of the property is not maintained in good repair.	Stairway	Closed
38	Previously finished wall(s) in the public area of the property is not maintained in good repair.	Stairway	Closed
39	Exterior window(s) with broken/cracked glass.	Stairway	Closed
40	Previously finished wall(s) in the public area of the property is not maintained in good repair.	Stairway	Closed
41	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Stairway	Closed
42	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Stairway	Closed
43	The floor is not maintained in good repair.	Stairway	Closed
44	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Stairway	Closed
45	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Stairway	Closed
46	Previously finished wall(s) in the public area of the property is not maintained in good repair.	Stairway	Closed
47	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Stairway	Closed
48	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Stairway	Closed
49	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	Stairway	Closed
50	Lighting in a service room is provided at less than 200 lux.	Throughout Building	Closed
51	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
52	Floor is not kept free from rubbish and debris.	Throughout Building	Closed

### 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.**