

MLS Building Audit Program - Details

Property Address : 128 SHERIDAN AVE

Legal Description: PLAN 1097 LOT 3 SUBJ TO ROW

Roll No. : 1904024260018000000

Building : 128 SHERIDAN AVE

Report Date : January 18, 2019

Building Audit Date : February 12, 2013

** 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 January 18, 2019

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	13 119068 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	21-Feb-13	19-SEP-13	100.00%
2	Property Standards	13 119075 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	21-Feb-13	19-SEP-13	100.00%
3	Property Standards	13 119568 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	21-Feb-13	19-SEP-13	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
1	Property Standards	13 119068 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	21-Feb-13	19-SEP-13	30-Sep-13

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: Front. Exterior Flower Box walls, bricks/mortar joints are in need of repair.	Front	Closed
2	Exterior yard surface and/or similar areas not maintained. Namely: Front of building. Wheel chair landing/access ramp needs to be leveled out.	Front	Closed
3	Guard with a minimum height of 1,070 millimetres has not been provided at a vehicular ramp retaining wall where the difference in level is more than 600 millimetres..	North	Closed
4	The exterior surface of the building shall be maintained free of graffiti and/or painted slogans. Namely: North side of building.	North Side of Building	Closed
5	Required guard does not prevent the passage of a spherical object having a diameter more than 100 millimetres. Namely: North side of build exit stair Landing Guard. Opening at the bottom of landing guard is greater than 100mm.	North Side of Building	Closed
6	A barrier to prevent waste/debris or similar things from littering or settling on adjacent properties is not provided and/or maintained. Namely: South east corner of property. Garbage bins are required to be screened.	South East	Closed
7	Guard with a minimum height of 1,070 millimetres has not been provided at a raised floor/top of retaining wall where the difference in level is more than 600 millimetres.	South Side of Property	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. Namely: South side of property, retaining wall adjacent to exit stairway from garage.	South Side of Property	Closed
9	Immediate action has not been taken to eliminate an unsafe condition. Namely: West side of building. Unsecured cable wires hanging from the roof. Repairs are required.	West Side of Building	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
2	Property Standards	13 119075 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	21-Feb-13	19-SEP-13	23-May-13

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The parking or storage garage ceiling painted surface is not maintained in a state of good repair. Namely: Near space # 22. Paint is peeling on the ceiling.	1st Underground Parking Level	Closed
2	The parking or storage garage columns from floor level to a height of sixty (60) centimeters are not painted black.	Underground Parking Area	Closed
3	The parking or storage garage walls from floor level to a height of sixty (60) centimeters are not painted black.	Underground Parking Area	Closed
4	Lighting in a garage is provided at less than 50 lux. Namely: Underground Parking Garage. Add more lighting where required.	Underground Parking Area	Closed
5	The parking or storage garage walls are not painted white from sixty (60) centimeters above floor level.	Underground Parking Area	Closed
6	The electrical fixtures are not maintained in a safe and complete condition. Namely: Near space # 40. Electrical cover plate is missing from junction box.	Underground Parking Area	Closed
7	The floor drain is not maintained in good repair. Namely: Missing floor drain cover in drive aisle near space # 40.	Underground Parking Area	Closed
8	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
9	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
10	The parking or storage garage columns are not painted white from sixty (60) centimeters above floor level.	Underground Parking Area	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
3	Property Standards	13 119568 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	21-Feb-13	19-SEP-13	23-May-13

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

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	1st Floor	Closed
2	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	1st Floor	Closed
3	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely: No doors on Milk Boxes.	2nd Floor	Closed
4	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Basement	Closed
5	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Basement	Closed
6	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Basement	Closed
7	Lighting in a service room is provided at less than 200 lux.	Basement	Closed
8	Electrical equipment room is not equipped to provide illumination to an average level of not less than 50 lux at floor or tread level.	Basement	Closed
9	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Basement	Closed
10	Floor and/or floor covering not kept in a clean and sanitary condition. Namely: Wires, litter, concrete rubble...	Hallway	Closed
11	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition. Namely: Door mats in hallway, in front of unit doors.	Hallway	Closed
12	Lighting in a service hallway is provided at less than 50 lux.	Hallways	Closed
13	Emergency contact sign does not indicate current name, address and telephone number of the person responsible for the property and the name and telephone number of the authorized person to contact in case of an emergency on a 24 hour basis.	Lobby	Closed
14	Communication system identifies the tenant by unit number.	Lobby	Closed
15	The emergency contact sign is not in lettering of not less than 12.7 millimetres in height.	Lobby	Closed
16	An emergency contact sign is not posted and maintained in a prominent place in the front lobby or entrance to the building.	Lobby	Closed
17	The guards and/or other appurtenant attachments and/or their supporting structural members are not maintained in good repair. Namely: The stairs are showing rust and guard is not secure.	Roof Top	Closed
18	Lighting in a service stairway is provided at less than 50 lux.	Stairway	Closed
19	Height of the guard for the exit stairs are less than 1,070 millimetres around landings.	Stairway Landings	Closed
20	Required guard does not prevent the passage of a spherical object having a diameter more than 100 millimetres	Stairway Landings	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.	Stairway Landings	Closed
22	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.	Stairway Stair Guards	Closed
23	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 Stair Guards	Closed
24	Required guard does not prevent the passage of a spherical object having a diameter more than 100 millimetres	Stairway Stair Guards	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.**