

MLS Building Audit Program - Details

Property Address : 191 SHERBOURNE ST

Legal Description: PL 4A LTS 5-8 PT LTS 4 9-11 PL D139 LTS 9 10 PT LTS 8 11 P

Roll No. : 1904072090001000000

Building : **191 SHERBOURNE ST**

Report Date : January 17, 2020

Building Audit Date : August 19, 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 January 17, 2020

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 246134 PRS 00 IV | EXTERIOR COMMON ELEMENTS - DEFECTS | Closed | 1-Sep-10 | 21-AUG-14 | 100.00% |
| 2 | Property Standards | 10 246823 PRS 00 IV | INTERIOR COMMON ELEMENTS - DEFECTS | Closed | 1-Sep-10 | 30-NOV-10 | 100.00% |
| 3 | Property Standards | 10 246840 PRS 00 IV | PARKING GARAGE/STRUCTURE - DEFECTS | Closed | 1-Sep-10 | 01-DEC-10 | 100.00% |
| 4 | Property Standards | 10 249935 PRS 00 IV | INTERIOR COMMON ELEMENTS - DEFECTS | Closed | 1-Sep-10 | 30-NOV-10 | 100.00% |
| 8 | Property Standards | 10 249594 PRS 00 IV | REPORT ORDERS - window locking devices | Closed | 3-Sep-10 | 02-DEC-10 | 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 |
|-----|-----------------------|-----------------------------|--|----------------------|------------------|-----------------|--------------------------------|
| 8 | Property Standards | 10 249594 PRS 00 IV | REPORT ORDERS - window locking devices | Closed | 3-Sep-10 | 02-DEC-10 | 3-Dec-10 |

No. of defects contained within the Order :

No. of defects that remain outstanding :

| Deficiency Details | | | |
|--------------------|---|----------|--------|
| No. | Violation/Defect | Location | Status |
| 1 | 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. | Building | 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 249935 PRS 00 IV | INTERIOR COMMON ELEMENTS - DEFECTS | Closed | 1-Sep-10 | 30-NOV-10 | 17-Jul-12 |

No. of defects contained within the Order :

No. of defects that remain outstanding :

| Deficiency Details | | | |
|--------------------|---|------------------|----------------|
| No. | Violation/Defect | Location | Status |
| 1 | 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 by PS C |
| 2 | Guard has openings of a size that does not prevent the passage of a sphere having a diameter more than 100 millimetres | Stairway | 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 246840 PRS 00 IV | PARKING GARAGE/STRUCTURE - DEFECTS | Closed | 1-Sep-10 | 01-DEC-10 | 28-May-14 |

No. of defects contained within the Order : **26**

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

| Deficiency Details | | | |
|--------------------|--|----------|------------------|
| No. | Violation/Defect | Location | Status |
| 1 | Exterior door has defective hardware. | Garage | Closed |
| 2 | Previously finished wall(s) have marks, stains, graffiti, smoke damage, painted slogans and/or other defacements. | Garage | Closed |
| 3 | Lighting in a garage is provided at less than 50 lux. | Garage | Closed |
| 4 | The ceilings in the parking or storage garage are not maintained free of holes, breaks or cracks. | Garage | Closed |
| 5 | The parking or storage garage is used to keep machinery, boats, vehicles, trailers and/or parts of them that are in a wrecked, discarded, dismantled, inoperative or abandoned condition. | Garage | Substantially Co |
| 6 | The parking or storage garage is used to keep junk or rubbish. | Garage | Substantially Co |
| 7 | The parking or storage garage is used to keep junk or rubbish. | Garage | Substantially Co |
| 8 | The parking or storage garage pedestrian exit door has an electromagnetic locking device which does not meet with the required conditions. Namely: devices not functional | Garage | Substantially Co |
| 9 | The electrical fixtures are not maintained in good working order, namely missing lens covers and lights out. | Garage | Closed |
| 10 | The electrical receptacle are not maintained in good working order, namely missing, loose or damaged cover plates. | Garage | Closed |
| 11 | The electrical connections are not maintained in good working order, namely loose wires. | Garage | Closed |
| 12 | The floors in the parking or storage garage are not maintained free of holes, breaks or cracks | Garage | Closed |
| 13 | The property is not maintained and/or kept clean in accordance with the standards, namely power wash required. | Garage | Closed |
| 14 | The plumbing system is not kept in good working order, namely damaged grate at sump pump. | Garage | Closed |
| 15 | The plumbing system is not kept in good working order, namely loose insulation. | Garage | Closed |
| 16 | The plumbing system is not kept free from leaks or defects. | Garage | Closed |
| 17 | The floor drain is not maintained in good repair, namely damaged or missing floor drain covers. | Garage | Closed |
| 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. | Garage | Closed |
| 19 | 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 remove abandoned attachments. | Garage | Closed |
| 20 | 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. | Garage | Closed |
| 21 | The walls and columns in the parking or storage garage are not maintained free of holes, breaks or cracks. | Garage | Closed |
| 22 | The walls in the parking or storage garage are not impervious to water. | Garage | Closed |
| 23 | The parking or storage garage walls and columns are not painted white from sixty (60) centimeters above floor level. | Garage | Closed |
| 24 | The parking or storage garage wall and columns from floor level to a height of sixty (60) centimeters are not painted black. | Garage | Closed |
| 25 | The ventilation system or unit is not kept in good repair and maintained in good working condition at all times, namely remove cover off ventilation shafts. | Garage | Closed |
| 26 | Lighting in a service room is provided at less than 200 lux. | Garage | Substantially Co |

| No. | Type of Investigation | Investigation Reference No. | Investigation Description | Investigation Status | Date of Issuance | Expiration Date | Next Scheduled Inspection Date |
|-----|-----------------------|-----------------------------|------------------------------------|----------------------|------------------|-----------------|--------------------------------|
| 1 | Property Standards | 10 246134 PRS 00 IV | EXTERIOR COMMON ELEMENTS - DEFECTS | Closed | 1-Sep-10 | 21-AUG-14 | 6-May-15 |

No. of defects contained within the Order : **30**

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

| Deficiency Details | | | |
|--------------------|---|----------------------|------------------|
| No. | Violation/Defect | Location | Status |
| 1 | Dwelling unit window that is capable of being opened has no screen. | Building | Closed |
| 2 | Exterior window(s) with broken/cracked glass. | Building | Closed |
| 3 | 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. | Building | Closed |
| 4 | The electrical receptacle are not maintained in good working order, namely cable cover. | Building | Closed |
| 5 | 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. | Building | Closed |
| 6 | The electrical connections are not maintained in good working order, namely loose wires. | Building | Closed |
| 7 | Walk(s), ramp(s) and/or similar areas does not afford safe passage, namely trip hazards. | Building | Closed |
| 8 | The exterior walls and their components are not being maintained in good repair. | Exterior | Closed |
| 9 | The exterior walls and their components are not being maintained in good repair, to include columns at garage ramp and retaining walls in court yard. | Exterior | Closed |
| 10 | 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 basketball net. . | Exterior | Closed |
| 11 | The exterior surface of the building shall be maintained free of markings. | Exterior | Closed |
| 12 | The protective/decorative finish on the exterior surfaces is not being maintained in good repair, to include balcony guards and benches. | Exterior | Substantially Co |
| 13 | The electrical receptacle are not maintained in good working order, missing cover plate(s). | Exterior | Closed |
| 14 | The light standard(s) supporting artificial light is not kept in good repair and in good working order. | Exterior | Substantially Co |
| 15 | The ventilation system or unit is not regularly cleaned. | Exterior | Closed |
| 16 | The ventilation system or unit is not kept in good repair and maintained in good working condition at all times, namely damaged vent shaft grill. | Exterior | Closed |
| 17 | Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. | Exterior | Closed |
| 18 | Handrails on both sides of stair or ramp 1,100mm in width or more not provided | Exterior | Closed |
| 19 | The tree, plant, limb or branch, which is located on the property is dead and has not been removed or otherwise pruned to remove the dead portion. | Exterior | Substantially Co |
| 20 | A retaining wall exceeding 1,000 millimetres in exposed height is not protected by a guard on the open side where access is provided. | Exterior | Closed |
| 21 | The retaining wall is not being maintained in good repair. | Exterior | Closed |
| 22 | Exterior yard that is used for the parking or storage of vehicles or surfaced with a material impervious to water is not maintained so as parking space marking are to be clearly visible. | Exterior | Closed |
| 23 | Exterior garbage containment area not screened. | Exterior | Closed |
| 24 | 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. | Exterior | Closed |
| 25 | The electrical fixtures are not maintained in good working order, namely missing light fixture. | Exterior Of Building | Closed |
| 26 | The balconies and/or the supporting structural member(s) is not maintained in good repair, namely delamination on balcony slabs. | Exterior Of Building | Closed |
| 27 | Immediate action has not been taken to eliminate an unsafe condition, namely remove satelite dishes, air conditioners, balcony screens and excessive storage on balconies. | Exterior Of Building | Closed |
| 28 | Exterior walkway not maintained, to include curbing. | Exterior Of Building | Closed |

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| 29 | Driveway(s) and/or similar areas not maintained. | Parking Area | Closed |
| 30 | Driveway(s) and/or similar areas not maintained. | Parking Area | 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 246823 PRS 00 IV | INTERIOR COMMON ELEMENTS - DEFECTS | Closed | 1-Sep-10 | 30-NOV-10 | 14-May-12 |

No. of defects contained within the Order : **78**

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

| Deficiency Details | | | |
|--------------------|---|-------------------|------------------|
| No. | Violation/Defect | Location | Status |
| 1 | The electrical connections are not maintained in a safe and complete condition: Missing cover plate | 2nd Floor | Closed |
| 2 | The electrical fixtures are not maintained in a safe and complete condition: Missing cover plate | 2nd Parking Level | Closed |
| 3 | Exterior door not maintained in good repair. | 2nd Parking Level | Closed |
| 4 | Interior door not maintained in good repair: Paint deteriorated | 2nd Parking Level | Closed |
| 5 | Previously finished wall(s) in the public area of the property is not maintained in good repair. | 2nd Parking Level | Closed |
| 6 | Previously finished wall(s) in the public area of the property is not maintained in good repair. | 3rd Parking Level | Closed |
| 7 | Wall(s) not maintained clean. | 3rd Parking Level | Closed |
| 8 | Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. | 3rd Parking Level | Closed |
| 9 | Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. | 3rd Parking Level | Closed |
| 10 | The electrical fixtures are not maintained in good working order: Missing lense cover | 3rd Parking Level | Substantially Co |
| 11 | The property is not maintained and/or kept clean in accordance with the standards: Mirrors dirty | 4th Floor | Closed |
| 12 | The property has not been repaired in accordance with the standards: Broken tiles | 4th Floor | Closed |
| 13 | Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. | 6th Floor | Closed |
| 14 | Exterior window or skylight not maintained in good repair: Damaged screen | 7th Floor | Substantially Co |
| 15 | Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition: Missing baseboard | 9th Floor | Closed |
| 16 | Immediate action has not been taken to eliminate an unsafe condition: Cracked mirror | 10th Floor | Closed |
| 17 | Interior door hardware not maintained in good repair: Self latching mechanism defective | 11th Floor | Closed |
| 18 | Interior door not maintained in good repair: Deteriorated finish | 12th Floor | Closed |
| 19 | Previously finished wall(s) in the public area of the property is not maintained in good repair: Missing tile | 12th Floor | Closed |
| 20 | Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition: Base board not maintained | 14th Floor | Closed |
| 21 | Interior door not maintained in good repair: Deteriorated finish | 14th Floor | Closed |
| 22 | Previously finished wall(s) in the public area of the property is not maintained in good repair. | 17th Floor | Closed |
| 23 | Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition: Loose carpet | 17th Floor | Closed |
| 24 | Interior door not maintained in good repair: Deteriorated finish | 17th Floor | Closed |
| 25 | Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. | 18th Floor | Substantially Co |
| 26 | Previously finished wall(s) in the public area of the property is not maintained in good repair. | 18th Floor | Substantially Co |
| 27 | The property is not maintained and/or kept clean in accordance with the standards. | Elevator | Closed |
| 28 | The electrical fixtures are not maintained in good working order: Missing bulb | Elevator | Closed |
| 29 | Interior door(s) not maintained in good repair. | Elevator | Closed |
| 30 | The property is not maintained and/or kept clean in accordance with the standards. | Elevator | Closed |
| 31 | The electrical connections are not maintained in a safe and complete condition: Missing cover plate(s), loose wires, unsecured electrical box | Elevator | Closed |

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| 32 | Previously finished wall(s) in the public area of the property is not maintained in good repair. | Elevator | Closed |
| 33 | Elevator machine room is not equipped to provide illumination to an average level of not less than 100 lux at floor level. | Elevator | Closed |
| 34 | All repairs shall be made with materials that are suitable and sufficient for the purpose: Door sill plate | Elevator | Closed |
| 35 | Immediate action has not been taken to eliminate an unsafe condition: Unsecured cabinet doors for elevator switch board(s) | Elevator | Closed |
| 36 | The electrical fixtures are not maintained in good working order: Missing cover | Garbage Room | Closed |
| 37 | Immediate action has not been taken to eliminate an unsafe condition: Missing drain cover | Garbage Room | Closed |
| 38 | The property is not maintained and/or kept clean in accordance with the standards. | Garbage Room | Substantially Co |
| 39 | Lighting in a service room is provided at less than 200 lux. | Garbage Room | Closed |
| 40 | The electrical fixtures are not maintained in a safe and complete condition: Missing lense cover | Laundry Room | Closed |
| 41 | The property is not maintained and/or kept clean in accordance with the standards: Cleaning required behind machines | Laundry Room | Substantially Co |
| 42 | The electrical connections are not maintained in a safe and complete condition: Insecured electircal panel door | Laundry Room | Closed |
| 43 | Immediate action has not been taken to eliminate an unsafe condition: Missing drain cover | Laundry Room | Closed |
| 44 | The property is not maintained and/or kept clean in accordance with the standards. | Locker Room | Substantially Co |
| 45 | Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair. | Locker Room | Closed |
| 46 | Previously finished wall(s) in the public area of the property is not maintained in good repair. | Locker Room | Substantially Co |
| 47 | Lighting in a storage room is provided at less than 50 lux. | Locker Room | Closed |
| 48 | The electrical connections are not maintained in a safe and complete condition. | Locker Room | Closed |
| 49 | Door(s), passageway(s) and/or exit(s), not maintained free from hazardous condition, obstruction and impediments: Door sill plate defective | Roof Of Building | Closed |
| 50 | An exterior door has a defective locking mechanism. | Roof Of Building | Closed |
| 51 | Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. | Sauna | Closed |
| 52 | The electrical connections are not maintained in good working order: loose wires, missing cover plate, light fixture not installed properly | Steam Room | Closed |
| 53 | Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. | Swimming Pool Room | Closed |
| 54 | Interior door not maintained in good repair. | Swimming Pool Room | Closed |
| 55 | Lighting in a service stairway is provided at less than 50 lux. | Swimming Pool Room | Closed |
| 56 | The property is not maintained and/or kept clean in accordance with the standards: Grafitti on locker | Swimming Pool Room | Closed |
| 57 | Previously finished wall(s) in the public area of the property is not maintained in good repair. | Swimming Pool Room | Closed |
| 58 | The electrical connections are not maintained in a safe and complete condition: Missing cover plate | Swimming Pool Room | Closed |
| 59 | Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. | Swimming Pool Room | Closed |
| 60 | All repairs shall be made with materials that are suitable and sufficient for the purpose | Swimming Pool Room | Substantially Co |
| 61 | The electrical fixtures are not maintained in good working order: Missing lense cover | Swimming Pool Room | Closed |
| 62 | Previously finished wall(s) in the public area of the property is not maintained in good repair. | Throughout Building | Substantially Co |
| 63 | The ventilation system or unit is not kept in good repair and maintained in good working condition at all times: Make up air system not operational | Throughout Building | Closed |
| 64 | 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: Missing dampers in garbage chute | Throughout Building | Substantially Co |
| 65 | Floor and/or floor covering not kept in a clean and sanitary condition | Throughout Building | Substantially Co |
| 66 | Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition: Trip hazard at the entrance of chute rooms | Throughout Building | Substantially Co |
| 67 | Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition: Foot mat creating a trip hazard | Throughout Building | Substantially Co |
| 68 | The floor and every attached surface cover and finish is not maintained. | Throughout Building | Closed |

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|----|---|---------------------|------------------|
| 69 | Previously finished surface in the public area of the property is not maintained in good repair: Ceiling and walls in the stairwell area | Throughout Building | Closed |
| 70 | Lighting in a service hallway is provided at less than 50 lux: Illumination level too low in the hallways creating a possible hazardous situation | Throughout Building | Closed |
| 71 | Immediate action has not been taken to eliminate an unsafe condition: Compromised fire separation in electrical closets in hallways | Throughout Building | Substantially Co |
| 72 | All repairs shall ensure that the component repaired can perform its intended function: Self closure on garbage chute doors not maintained | Throughout Building | Closed |
| 73 | The electrical connections are not maintained in a safe and complete condition: Loose wires, missing cover plate, insecured electrical panel | | Closed |
| 74 | The property is not maintained and/or kept clean in accordance with the standards. | | Closed |
| 75 | Interior door hardware not maintained in good repair: Access door not functional | | Closed |
| 76 | Lighting in a service room is provided at less than 200 lux. | | Closed |
| 77 | The electrical connections are not maintained in a safe and complete condition. | | Closed |
| 78 | The electrical connections are not maintained in good working order. | | Closed |

Part III - Apartment Unit Activity Summary for Property Standards Orders :

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| 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.**