

MLS Building Audit Program - Details

Property Address : 2020 SHEPPARD AVE W

Legal Description: PLAN M1245 BLK A

Roll No. : 1908011220020000000

Building : **2020 SHEPPARD AVE W**

Report Date : January 17, 2020

Building Audit Date : September 11, 2012

**** 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	12 245543 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	18-Sep-12	14-AUG-13	100.00%
2	Property Standards	12 245546 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	18-Sep-12	13-SEP-13	100.00%
3	Property Standards	12 245547 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	18-Sep-12	16-APR-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
3	Property Standards	12 245547 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	18-Sep-12	16-APR-13	29-Mar-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 does not have a designated safe-exit route.	Underground Parking Area	Closed
2	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
3	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, so that there is 1 alert sign for every 25 parking stalls in the parking or storage garage, with the alert signs being evenly distributed in the parking or storage garage, but located no more than 30 metres apart.	Underground 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	12 245546 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	18-Sep-12	13-SEP-13	28-Jun-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.	Exterior Of Building	Closed
2	The porch, balcony, fire escape or other similar structure, and/or other appurtenant attachment (balcony steel guards) and/or the supporting structural member is not maintained in good repair. Namely: Balcony steel guards are rusted.	Exterior Of Building	Closed
3	The balcony, fire escape or other similar structure, and/or other appurtenant attachment and/or the supporting structural member is not maintained in good repair. Namely: Balcony concrete slabs are cracked, damaged.	Exterior Of Building	Closed
4	The exterior walls and their components are not being maintained in good repair. Namely: Paint is cracked and peeling.	S/E Retaining Wall	Closed
5	The exterior surface of the building shall be maintained free of graffiti and/or painted slogans.	S/W Stairwell Wall	Closed
6	The exterior walls and their components are not being maintained in good repair. Namely: Paint is chipped and cracked.	Stairway Walls	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
1	Property Standards	12 245543 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	18-Sep-12	14-AUG-13	28-Jun-13

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

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Lighting in a service room is provided at less than 200 lux.	1st Floor	Closed
2	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	1st Floor	Closed
3	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	1st Floor	Closed
4	The electrical fixtures are not maintained in good working order. Namely: Exit sign is not secure.	3rd Floor	Closed
5	Entrance/exit door is not equipped with a self-closing mechanisms.	3rd Floor	Closed
6	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair. Namely: Hole in door.	5th Floor	Closed
7	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely: Wall tiles missing in sections.	6th Floor	Closed
8	Exterior window or skylight not maintained in good repair. Namely: Window sill is damaged.	7th and 6th Floor	Closed
9	The electrical receptacle are not maintained in good working order. Namely: Damaged cover plate.	8th Floor	Closed
10	Door hardware/devices are not maintained in good repair. Namely: Garbage Chute door is damaged.	11th Floor	Closed
11	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely: Hole in ceiling.	12th Floor	Closed
12	Lighting in a service room is provided at less than 200 lux.	Basement	Closed
13	The ventilation system or unit is not regularly cleaned.	Garbage Rooms	Closed
14	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely: Holes in floor and waste litter on floor.	Hall Electrical Closets	Closed
15	The ventilation system or unit is not regularly cleaned.	Hallway	Closed
16	Floor and/or floor covering not kept free from holes, stains, rubbish and debris.	Hallway Floors	Closed
17	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Hallways	Closed
18	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
19	An emergency contact sign is not posted and maintained in a prominent place in the front lobby or entrance to the building.	Lobby	Closed
20	The emergency contact sign is not in lettering of not less than 12.7 millimetres in height.	Lobby	Closed
21	The electrical connections are not maintained in good working order. Namely: No cover plate on junction box.	PH Electrical Closet	Closed
22	Previously finished surface(s) have marks, stains, graffiti, smoke damage, painted slogans and/or other defacements.	Roof Top	Closed
23	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Roof Top	Closed
24	The electrical receptacle are not maintained in good working order.	Roof Top	Closed
25	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Roof Top	Closed
26	The guards and/or other appurtenant attachments and/or their supporting structural members are not maintained in good repair.	Roof Top	Closed
27	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Service Rooms	Closed

28	Previously finished wall(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance.	Stairway Walls	Closed
29	The floor and every appurtenance, surface cover and finish is not maintained. Namely: Paint is chipped and peeling on stairway landings and steps.	Stairways	Closed
30	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Stairways	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.**