

MLS Building Audit Program - Details

Property Address : 260 SHERBOURNE ST

Legal Description: PLAN 150 PT LOT 63

Roll No. : 1904066330052000000

Building : **260 SHERBOURNE ST**

Report Date : January 18, 2019

Building Audit Date : March 15, 2016

**** 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	16 130342 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	18-Aug-16	16-NOV-16	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	16 130342 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	18-Aug-16	16-NOV-16	

No. of defects contained within the Order : **17**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The protective/decorative finish on the exterior surfaces is not being maintained in good repair. NAMELY: The finish is damaged on the exterior door.	3rd Floor	Closed
2	The protective/decorative finish on the exterior surfaces is not being maintained in good repair. NAMELY: The exterior wood finish including the doors, fascia and soffet.	Exterior Of Building	Closed
3	Exterior steps, not maintained. NAMELY: The wood members are damaged on the steps.	Front	Closed
4	The (stairs, treads, risers, guards, handrails, and/or other appurtenant attachments) and/or their supporting structural members are not being maintained free from defects/hazards. NAMELY: The metal risers are deteriorated.	Rear	Closed
5	The exterior walls and their components are not being maintained in good repair. NAMELY: Cracks and open mortar joints.	Rear	Closed
6	Chimney, smoke stack or supporting member is not maintained in good repair and/or free from defects. NAMELY: Spalling concrete.	Rear	Closed
7	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. NAMELY: Accumulation of waste and debris observed on the stair landing.	Rear	Closed
8	Storm or screen door not maintained in good repair.	Rear	Closed
9	Exterior yard that is used for the parking or storage of vehicles or surfaced with a material impervious to water is not adequately graded and drained so as to prevent the ponding of water. NAMELY: Soil erosion and ponding of water in the parking area.	Rear	Closed
10	The exterior walls and their components are not being maintained in good repair. NAMELY: Spalling concrete observed on the south of side of the stairway.	Rear	Closed
11	The roof or one of its component is not free from leaks.	Roof Of Building	Closed
12	Chimney, smoke stack or supporting member is not maintained in good repair and/or free from defects. NAMELY: Delaminated concrete	Roof Of Building	Closed
13	The exterior walls and their components are not being maintained in good repair. NAMELY: Crack observed between the window lintel and the window sill.	South Side of Building	Closed
14	In a dwelling unit, window located more than 2,000 millimetres above grade opens within 1,500 millimetres of the floor is not protected by a guard conforming to Subsection 19.D.(5). NAMELY: Window observed opened more that 4 inches.	South Side of Building	Closed
15	The opening in an exterior wall is not protected by suitable materials to prevent the entry of rodents, vermin and/or insects. NAMELY: A cover is not provided for the vent.	South Side of Building	Closed

16	Eavestrough, roof gutter, flashing and/or down pipe not maintained in good repair. NAMELY: The eavestrough is damaged and has sharp edge.	Top Floor	Closed
17	Eavestrough, roof gutter, flashing and/or down pipe not maintained free from hazards.		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.**