

MLS Building Audit Program - Details

Property Address : 262 SHERBOURNE ST

Legal Description: PLAN 150 PT LOT 63 RP 63R987 PARTS 1 TO 4

Roll No. : 1904066330051000000

Building : **262 SHERBOURNE ST**

Report Date : **January 17, 2020**

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 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	16 174030 PRS 00 IV	REAR BALCONY MISSING SECTION OF GUARD	Closed	17-Jun-16	18-JUL-16	100.00%
3	Property Standards	16 130248 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	18-Aug-16	17-OCT-16	100.00%
4	Property Standards	16 185939 PRS 00 IV		Closed	18-Aug-16	17-OCT-16	0.00%
5	Property Standards	16 185947 PRS 00 IV		Closed	18-Aug-16	17-OCT-16	0.00%
6	Waste	16 128610 WST 00 IV	LITTER DUMPING/REFUSE INVESTIGATION	Closed	21-Mar-16	04-APR-16	N/A**

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 174030 PRS 00 IV	REAR BALCONY MISSING SECTION OF GUARD	Closed	17-Jun-16	18-JUL-16	

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The (verandah, porch, deck, loading dock, ramp, balcony, fire escape or other similar structure, and/or other appurtenant attachment) and/or the supporting structural member is not maintained in good repair.	Rear Balcony	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
4	Property Standards	16 185939 PRS 00 IV		Closed	18-Aug-16	17-OCT-16	2-Nov-16

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The stair guard when measured vertically from the stair nosing is less than 900 millimetres high.	Stairway	Open
2	Required guard does not prevent the passage of a spherical object having a diameter of 100 millimetres	Stairway	Open
3	Height of the guard for the exit stairs are less than 1,070 millimetres around landings.	Stairway	Open

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
5	Property Standards	16 185947 PRS 00 IV		Closed	18-Aug-16	17-OCT-16	2-Nov-16

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The stair guard when measured vertically from the stair nosing is less than 900 millimetres high.	2nd and 3rd floors	Open
2	The stair guard when measured vertically from the stair nosing is less than 900 millimetres high.	Stairway	Open
3	Height of the guard for the exit stairs are less than 1,070 millimetres around landings.	Stairway	Open
4	The stair guard when measured vertically from the stair nosing is less than 900 millimetres high.	Stairway	Open
5	Height of the guard for the exit stairs are less than 1,070 millimetres around landings.	Stairway	Open

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
3	Property Standards	16 130248 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	18-Aug-16	17-OCT-16	

No. of defects contained within the Order : **22**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The exterior walls and their components are not being maintained in good repair. NAMELY: Open mortar joints.	East Side of Building	Closed
2	Mailbox or mail receptacle is not maintained in good repair. NAMELY: The finish is deteriorated on the mail boxes.	Front	Closed
3	Exterior walkway not maintained. NAMELY: The drain is broken and a cover is not provided.	Front	Closed
4	Mailbox or mail receptacle is not maintained in good repair. NAMELY: The finish is deteriorated on the mail boxes.	Front	Closed
5	The protective/decorative finish on the exterior surfaces is not being maintained in good repair. NAMELY: The protective finish is deteriorated in areas below the window sill.	Front Of Building	Closed
6	The protective/decorative finish on the exterior surfaces is not being maintained in good repair. NAMELY: The protective finish is deteriorated below the window sills.	Front Of Building	Closed
7	Mailbox or mail receptacle is not maintained in good repair. NAMELY: The lock is broken on mailbox #4.	Mail Box	Closed
8	The protective/decorative finish on the exterior surfaces is not being maintained in good repair. NAMELY: The protective finish is deteriorated on the door and wall.	Main Entrance Of The Building	Closed
9	All repairs shall be made in a good workmanlike manner. NAMELY: The repair of the exterior wall is not done in a workmanlike manner.	North Side of Building	Closed
10	The exterior walls and their components are not being maintained in good repair. NAMELY: Damaged bricks.	North Side of Building	Closed
11	The opening in an exterior wall is not protected by suitable materials to prevent the entry of rodents, vermin and/or insects. NAMELY: Cover not provided for the vent.	North Side of Building	Closed
12	The protective/decorative finish on the exterior surfaces is not being maintained in good repair. NAMELY: The paint is deteriorated on the exterior wall.	North Side of Building	Closed
13	Driveway(s) and/or similar areas not maintained. NAMELY: The asphalt is damaged.	North Side of Property	Closed
14	The exterior walls and their components are not being maintained in good repair. NAMELY: Missing bricks and mortar joints.	Rear	Closed
15	The protective/decorative finish on the exterior surfaces is not being maintained in good repair.	Rear	Closed
16	Storm or screen door not maintained in good repair. NAMELY: The screen door is damaged and the door handle is broken.	Rear	Closed
17	Exterior door is not maintained in good repair. NAMELY: The glass insert is broken and the door finish is deteriorated.	Rear	Closed

18	The yard does not have suitable ground cover to prevent unstable soil conditions or erosion.	Rear	Closed
19	The electrical fixtures are not maintained in a safe and complete condition. NAMELY: A light bulb is not provided for the light fixture.	Rear Of Building	Closed
20	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection. NAMELY: A cover is not provided for the light fixture.	Rear Of Building	Closed
21	The yard does not have suitable ground cover to prevent recurrent ponding of water.	Rear Yard	Closed
22	The protective/decorative finish on the exterior surfaces is not being maintained in good repair. NAMELY: The protective finish is deteriorated on the wood surfaces of the building.	Various Locations	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.**