

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 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 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 :

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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.**