

MLS Building Audit Program - Details

Property Address : 433 SHERBOURNE ST

Legal Description: PLAN D58 PT LOT 6

Roll No. : 1904074270011000000

Building : **433 SHERBOURNE ST**

Report Date : January 18, 2019

Building Audit Date : February 06, 2013

**** 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	13 116824 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	11-Feb-13	12-AUG-13	100.00%
2	Property Standards	13 116825 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	11-Feb-13	12-AUG-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
2	Property Standards	13 116825 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	11-Feb-13	12-AUG-13	8-Jun-15

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The electrical connections are not maintained in good repair, namely loose and unsecured cables/wires.	Basement	Closed
2	An emergency contact sign is not posted and maintained in a prominent place in the front lobby or entrance to the building.	Front	Closed
3	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, due to radiator heating units.	Throughout Building	Closed
4	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, due to insufficient guard height.	Throughout Building	Closed
5	Height of the guard for the exit stairs are less than 920 millimetres measured vertically to the top of the guard from a line drawn through the outside edges of the stair nosings.	Throughout Building	Closed
6	Height of the guard for the exit stairs are less than 1,070 millimetres around landings.	Throughout Building	Closed
7	A window in a stairway that extends to less than 1,070 millimetres above the landing is protected by a guard that is less than 1,070 millimetres high measured to the top of the guard from the surface of the landing.	Throughout Building	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
1	Property Standards	13 116824 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	11-Feb-13	12-AUG-13	13-Aug-13

No. of defects contained within the Order : **10**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The fence, screen and/or other enclosure around or on the property is not being maintained free from hazards. Namely; remove barbed wire	Exterior	Closed
2	The electrical connections are not maintained in a safe and complete condition. Namely; loose wires	Exterior Of Building	Closed
3	The protective/decorative finish on the exterior surfaces is not being maintained in good repair.	Exterior Of Building	Closed
4	The exterior surface of the building shall be maintained free of graffiti and/or painted slogans.	Exterior Of Building	Closed
5	The exterior walls and their components are not being maintained in good repair. Namely; decorative trim	Exterior Of Building	Closed
6	The exterior walls and their components are not being maintained in good repair. Namely; tuck pointing of bricks where required.	Exterior Of Building	Closed
7	Exterior window not maintained in good repair. Namely; damaged window sill.	Exterior Of Building	Closed
8	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. Namely; damage screen	Exterior Of Building	Closed
9	Immediate action has not been taken to eliminate an unsafe condition. Where window air-conditioners installation prevents a safety device from being installed a report is required to be submitted to the Officer for evaluation and approval by a professional or other certified person confirming that the installation of the air-conditioner has been done safe and securely; that there are no openings greater than one hundred (100) millimetres adjacent to the air conditioning unit and that the electrical supply and distribution in the suite is capable of safely operating the air conditioning unit. Also it must address any remedial action that must be taken in order to maintain its safe manner.	Throughout Building	Closed
10	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. A report is required to be submitted to the Officer for evaluation and approval by a professional or other certified person confirming that acceptable safety devices have been installed on all subject windows in an acceptable manner, and that the subject windows are not capable of being opened in excess of one hundred (100) millimeters.	Throughout Building	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.**