

**MLS Building Audit Program - Details**

**Property Address : 470 SENTINEL RD**

Legal Description: PLAN M1299 BLK B

Roll No. : 1908033331001000000

Building : **470 SENTINEL RD**

**Report Date : January 18, 2019**

**Building Audit Date : July 26, 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 197899 PRS 00 IV         |                           | Closed               | 5-Aug-16         | 01-FEB-17       | 100.00%    |
| 2   | Property Standards    | 16 197906 PRS 00 IV         |                           | Closed               | 5-Aug-16         | 01-FEB-17       | 100.00%    |
| 3   | Property Standards    | 16 197909 PRS 00 IV         |                           | Closed               | 5-Aug-16         | 04-OCT-16       | 100.00%    |
| 4   | Property Standards    | 16 200846 PRS 00 IV         |                           | Closed               | 5-Aug-16         | 14-SEP-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 |
|-----|-----------------------|-----------------------------|---------------------------|----------------------|------------------|-----------------|--------------------------------|
| 4   | Property Standards    | 16 200846 PRS 00 IV         |                           | Closed               | 5-Aug-16         | 14-SEP-16       | 15-Sep-16                      |

No. of defects contained within the Order :

No. of defects that remain outstanding :

| Deficiency Details |   |                     |        |
|--------------------|---|---------------------|--------|
| No.                | Violation/Defect  | Location            | Status |
| 1                  | In a dwelling unit, a window located more than 2,000 millimetres above grade opens within 1,500 millimetres of the floor not leading to a balcony does not employ a controlled sash operation to restrict, when engaged, the opening of the operable sash to not more than 100 millimetres. A letter is required to be submitted to the officer for evaluation and approval by the Owner or property manager 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 |

| No. | Type of Investigation | Investigation Reference No. | Investigation Description | Investigation Status | Date of Issuance | Expiration Date | Next Scheduled Inspection Date |
|-----|-----------------------|-----------------------------|---------------------------|----------------------|------------------|-----------------|--------------------------------|
| 3   | Property Standards    | 16 197909 PRS 00 IV         |                           | Closed               | 5-Aug-16         | 04-OCT-16       | 15-Dec-16                      |

No. of defects contained within the Order :

No. of defects that remain outstanding :

| Deficiency Details |   |                      |        |
|--------------------|---|----------------------|--------|
| No.                | Violation/Defect  | Location             | Status |
| 1                  | Immediate action has not been taken to eliminate an unsafe condition. Namely: Remove bicycles overhanging balcony guards.                                       | Exterior Balconies   | Closed |
| 2                  | The exterior walls and their components are not being maintained in good repair. Namely: Exterior concrete shear walls, evidence of cracks and broken concrete. | Exterior shear walls | Closed |

| No. | Type of Investigation | Investigation Reference No. | Investigation Description | Investigation Status | Date of Issuance | Expiration Date | Next Scheduled Inspection Date |
|-----|-----------------------|-----------------------------|---------------------------|----------------------|------------------|-----------------|--------------------------------|
| 2   | Property Standards    | 16 197906 PRS 00 IV         |                           | Closed               | 5-Aug-16         | 01-FEB-17       | 24-Feb-17                      |

No. of defects contained within the Order : **13**

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

| Deficiency Details |  |  |        |
|--------------------|--|--|--------|
| No.                | Violation/Defect   | Location                               | Status |
| 1                  | The parking or storage garage is used to keep junk or rubbish. Namely: Clean debris from the floor.  | B1 U/g garage, Bell room               | Closed |
| 2                  | The walls in the parking or storage garage are not maintained free of holes, breaks or cracks. Namely; B1 Level. Near space 4. Repair the cracks in the concrete blocks, and paint to match.   | B1 level near space 4                  | Closed |
| 3                  | The floor drain is not maintained in good repair. Namely; floor drain cover needs replacing. Hazardous.  | B1 u/g garage near space 14            | Closed |
| 4                  | The parking or storage garage is used to keep junk or rubbish. Namely: B2 Underground Garage. Remove tires from parking spaces 213 and 214.  | B2 Level, parking garage               | Closed |
| 5                  | The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.   | B2 U/G Garage Emergency Generator Room | Closed |
| 6                  | The walls in the parking or storage garage are not maintained free of holes, breaks or cracks. Namely: A Grille is required in the hole in the wall.   | B2 u/g garage near space 227           | Closed |
| 7                  | The garage door that is equipped with an automatic closing mechanism is not equipped with a sensing device that does not allow the door to close when any person, animal or object is crossing its path.                                     | Main vehicle garage doors              | Closed |
| 8                  | The electrical connections are not maintained in a safe and complete condition. Namely: Missing electrical cover plate on wall.  | Near space 178                         | Closed |
| 9                  | The guards and/or other appurtenant attachments and/or their supporting structural members are not maintained in good repair. Namely: B2 U/G garage near space 178 exit door to stairway, Stairguard railing is rusted out, needs replacing. | Near space 178 exit door to stairway   | Closed |
| 10                 | The parking or storage garage is used to keep junk or rubbish. Namely: B1 u/g garage Remove debris and discarded materials.  | Near space 34                          | Closed |
| 11                 | The walls in the parking or storage garage are not impervious to water. Namely: Evidence of moisture penetration on the wall.  | Top of ramp from B1 to B2 levels       | Closed |
| 12                 | The plumbing system is not kept free from leaks or defects. Namely: Drain pipe is corroded and leaking. Repairs required.  | U/g garage near space 124              | Closed |
| 13                 | The parking or storage garage ceiling painted surface is not maintained in a state of good repair. Namely: B1 u/g garage Paint is peeling on the ceiling.  | u/g garage near space 161              | Closed |

| No. | Type of Investigation | Investigation Reference No. | Investigation Description | Investigation Status | Date of Issuance | Expiration Date | Next Scheduled Inspection Date |
|-----|-----------------------|-----------------------------|---------------------------|----------------------|------------------|-----------------|--------------------------------|
| 1   | Property Standards    | 16 197899 PRS 00 IV         |                           | Closed               | 5-Aug-16         | 01-FEB-17       | 2-Feb-17                       |

No. of defects contained within the Order : **25**

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

| Deficiency Details |  |  |        |
|--------------------|--|--|--------|
| No.                | Violation/Defect   | Location                                   | Status |
| 1                  | Previously finished wall(s) in the public area of the property is not maintained in good repair. Namely: Damaged wall plaster. Repairs required.   | 1st floor near north exit door             | Closed |
| 2                  | The exhaust vent is not maintained and/or kept clean in accordance with the standards. Namely: 1st floor storage room. Clean exhaust vent in the ceiling.  | 1st floor storage room.                    | Closed |
| 3                  | Garbage chute system originally installed in the multiple-dwelling is not maintained operative. Namely: Missing fire damper in garbage chute.  | 3rd floor.                                 | Closed |
| 4                  | Previously finished wall(s) in the public area of the property is not maintained in good repair. Namely: Deteriorated caulking on the top frame of garbage chute. Repairs required.                    | 4th flr. Garbage room                      | Closed |
| 5                  | Previously finished wall(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance. Namely: Damaged plaster/paint on wall in the stairway. | 6th to 7th floor stairway                  | Closed |
| 6                  | The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection. Namely: Replace missing lens covers on ceiling light fixtures.                | All locker rooms.                          | Closed |
| 7                  | Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. B1 Storage room. Peeling paint on walls and ceiling.   | B1 Storage Room                            | Closed |
| 8                  | Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely: Storage rm. south side near laundry rm. Clean and clear all debris and discarded materials.                  | B1 Storage rm. South side near laundry rm. | Closed |
| 9                  | The floor drain is not maintained in good repair. B1 and B2 levels, locker rooms, replace missing floor drain covers   | B1&B2 levels Locker rooms                  | Closed |
| 10                 | The electrical fixtures are not maintained in a safe and complete condition. Namely: B2 Lobby area. Missing electrical cover plate in ceiling, exposing wires.   | B2 Lobby area                              | Closed |
| 11                 | The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.   | B2 Sprinkler Room                          | Closed |
| 12                 | Lighting in a service room is provided at less than 200 lux. Namely: Light meter readings at floor level are below 200 Lux.  | Boiler room                                | Closed |
| 13                 | Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely: Electrical Room. Remove all debris and combustible materials from the floor.                                 | Electrical Room B1                         | Closed |
| 14                 | Elevator Room is not maintained in a clean condition. Namely: Clear metal parts from the stairway providing access to elevator room. Also clean and clear all debris from the floor.                   | Elevator Room                              | Closed |
| 15                 | The electrical connections are not maintained in a safe and complete condition. Namely: Remove hanging or loose wires from the ceiling.  | Elevator Room                              | Closed |
| 16                 | The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.   | Emergency Tank Room B2 level,              | Closed |
| 17                 | Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely: Paint is peeling on walls and ceiling.   | Former sauna room B1                       | Closed |
| 18                 | Exit, public corridor or corridor is not equipped to provide illumination to an average level of not less than 50 lux at floor or tread level.   | Hallways                                   | Closed |
| 19                 | Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely: Clean and clear all debris from the aisleway in the locker rooms.  | Locker rooms.                              | Closed |
| 20                 | Previously finished wall(s) in the public area of the property is not maintained in good repair. Namely: Broken tile on wall in garbage chute room.  | Near unit 1001                             | Closed |
| 21                 | Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely: Plaster/paint damage on wall near unit 1004.   | Near unit 1004                             | Closed |
| 22                 | Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely: Stain on carpet to be removed.   | Near unit 511                              | Closed |
| 23                 | Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely: clean and clear all debris from the floor in all storage rooms. B1 and B2 levels.                            | Storage Rooms                              | Closed |

|    |   |                     |        |
|----|---|---------------------|--------|
| 24 | The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection. Namely: Replace missing lens covers on ceiling light fixtures in all storage rooms | Storage rooms       | Closed |
| 25 | Previously finished wall(s) in the public area of the property is not maintained in good repair. Namely: Repair damaged plaster/paint on wall near unit 2307.   | wall near unit 2307 | Closed |

## Part III - Apartment Unit Activity Summary for Property Standards Orders :

|  |          |
|--|----------|
| <b>Active apartment unit related investigation matters (Property Standards only) :</b> | <b>0</b> |
| 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.**