

**MLS Building Audit Program - Details**

**Property Address : 5600 SHEPPARD AVE E**

Legal Description: PLAN 217 LOT 20 22 24 26 28 30 32 PT LOT 17 TO 19 21 23 25

Roll No. : 1901125025008000000

Building : **5600 SHEPPARD AVE E**

**Report Date : January 18, 2019**

**Building Audit Date : April 28, 2009**

**\*\* 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	09 130799 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	12-Jun-09	30-JUN-10	100.00%
2	Property Standards	09 130800 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	12-Jun-09	31-OCT-10	100.00%
3	Property Standards	09 140137 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	12-Jun-09	31-DEC-10	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	09 130800 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	12-Jun-09	31-OCT-10	31-Dec-11

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The parking or storage garage ceiling are not painted white.	Garage	Closed
2	The parking or storage garage is used to keep junk or rubbish, to include unlicensed and/or unplatd vehicles.	Garage	Closed
3	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.	Garage	Closed
4	The electrical receptacle are not maintained in good working order, namely missing cover plates and loose wires.	Garage	Substantially Co
5	The electrical connections are not maintained in good working order, namely loose wires.	Garage	Substantially Co
6	The floors in the parking or storage garage are not maintained free of holes, breaks or cracks	Garage	Closed
7	The minimum level of 50 lux (4.6 foot candles) is not being provided to all driving aisles.	Garage	Closed
8	The minimum level of 50 lux (4.6 foot candles) is not being provided to all designated parking spaces.	Garage	Closed
9	Immediate action has not been taken to eliminate an unsafe condition, namely inoperative camera housing.	Garage	Closed
10	The safe-exit door, the frame of a safe-exit door and the wall adjacent to the safe-exit door to a distance of one (1) metre on both sides of the frame, and to a height of three (3) metres above the floor or to the soffit above the bulkhead over the door is not the required coloured green.	Garage	Closed
11	Alert signs are not prominently displayed on columns or walls 2.1 metres above the floor, measured from the top of the sign to the floor, so that there is 1 alert sign for every 25 parking stalls in the parking or storage garage, with the alert signs being evenly distributed in the parking or storage garage, but located no more than 30 metres apart.	Garage	Closed
12	The supplied piece(s) of equipment and/or appliance(s) in or on the property is not constructed, installed and/or maintained so that it will function safely and effectively, namely remove unused camera mount.	Garage	Closed
13	The parking or storage garage is not equipped with a mechanical ventilation system capable of providing a supply of fresh air at all times.	Garage	Closed
14	The walls in the parking or storage garage are not impervious to water.	Garage	Closed
15	The parking or storage garage walls are not painted white from sixty (60) centimeters above floor level.	Garage	Closed
16	The parking or storage garage walls from floor level to a height of sixty (60) centimeters are not painted black.	Garage	Closed
17	The electrical fixtures are not maintained in good working order, namely missing lenses and bulbs.	Garage	Closed
18	The ventilation system or unit is not kept in good repair and maintained in good working condition at all times, including clean out shaft spaces.	Garage	Closed
19	The ventilation system or unit is not kept in good repair and maintained in good working condition at all times, namely damaged grills at ventilation cagess and shaft spaces .	Garage	Closed
20	Previously finished wall(s) have marks, stains, graffiti, smoke damage, painted slogans and/or other defacements.	Garage	Closed
21	The ceilings in the parking or storage garage are not impervious to water.	Garage	Closed
22	The ceilings in the parking or storage garage are not maintained free of holes, breaks or cracks.	Garage	Closed
23	The required guard(s) are not installed/maintained to comply with the Toronto Muncipal Code.	Garage	Substantially Co

24	The minimum level of 200 lux (18.6 foot candles) is not being provided to the service, utility and/or laundry rooms.	Garage	Closed
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No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
3	Property Standards	09 140137 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	12-Jun-09	31-DEC-10	31-Dec-11

No. of defects contained within the Order : **24**

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

### Deficiency Details

No.	Violation/Defect	Location	Status
1	Door(s), passageway(s) and/or exit(s), not maintained free from hazardous condition, obstruction and impediments, namely damaged floor tiles.	Entranceway	Closed
2	The fence, screen and/or other enclosure around or on the property is not being maintained in a structurally sound and/or plumb condition, namely damaged post footing at chain gate.	Exterior	Closed
3	The fence, screen and/or other enclosure around or on the property is not being maintained in good repair.	Exterior	Closed
4	The yard does not have suitable ground cover to prevent unstable soil conditions or erosion.	Exterior	Closed
5	Exterior lighting fixtures or lamps are not maintained, to include missing fixture covers.	Exterior	Closed
6	The tree, plant, limb or branch, which is located on the property is dead and has not been removed or otherwise pruned to remove the dead portion, namely tree stumps.	Exterior	Substantially Co
7	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(s) is not maintained in good repair, to include pre-fab concrete panel.	Exterior	Closed
8	The exterior walls and their components are not being maintained in good repair, namely deteriorated, cracked and spalling concrete.	Exterior Of Building	Closed
9	The protective/decorative finish on the exterior surfaces is not being maintained in good repair.	Exterior Of Building	Closed
10	The exterior columns and their components are not being maintained in good repair, namely damaged concrete curbing at columns.	Exterior Of Building	Closed
11	Exterior walkway not maintained, namely deteriorated patio slab.	Exterior Of Building	Closed
12	Exterior walkway not maintained, to include broken and cracked interlock.	Exterior Of Building	Substantially Co
13	The required guard on top of retaining wall is not provided (the minimum guard height shall be one thousand and seventy (1070) millimetres).	Exterior Of Building	Closed
14	The catchbasin is not being maintained free from defect and/or obstructions, namely ponding water.	Parking Area	Closed
15	The roof or one of its components is not weather tight, namely deteriorated roof flashing.	Roof Of Building	Closed
16	Exterior yard surface and/or similar areas not maintained, namely deteriorated and cracked pavement.	Tennis Court	Closed
17	Aerial, satellite dish, or other similar structure and/or its supporting member is not maintained in a safe condition.	Throughout Building	Closed
18	Dwelling unit window that is capable of being opened has no screen, to include removal of window air conditioning units.	Throughout Building	Closed
19	Exterior window missing, to include removal of all window air conditioning units.	Throughout Building	Closed
20	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 ripped and damaged screens.	Throughout Building	Closed
21	Window more than two metres above finished grade and not leading to a balcony is not equipped with a safety device to prevent an opening in any part of the window greater than 100 millimetres.	Throughout Building	Closed
22	Driveway(s) and/or similar areas not maintained, namely cracks and potholes, to include at parking spaces.	Throughout Property	Closed
23	Exterior window(s) with broken/cracked glass.		Closed
24	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(s) is not maintained in good repair, namely deteriorated, cracked and spalling concrete at balconies.		Closed



No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
1	Property Standards	09 130799 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	12-Jun-09	30-JUN-10	20-Jun-12

No. of defects contained within the Order : **36**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The plumbing system is not kept in good working order, namely damaged fixtures..	3rd Floor	Closed
2	Exterior window(s) with broken/cracked glass.	4th Floor	Closed
3	The floor drain is not maintained in good repair.	Recreation Room	Closed
4	The electrical receptacle are not maintained in good working order, missing covers.	Recreation Room	Substantially Co
5	Interior door not maintained in good repair, namely door removed.	Recreation Room	Closed
6	The supplied facility in or on the property is not constructed, installed and/or maintained so that it will function safely and effectively.	Recreation Room	Substantially Co
7	Interior doors not maintained in good repair.	Throughout Building	Closed
8	Interior doors not maintained in good repair.	Throughout Building	Substantially Co
9	Interior door hardware not maintained in good repair.	Throughout Building	Closed
10	The electrical fixtures are not maintained in good working order, missing lenses.	Throughout Building	Substantially Co
11	The electrical fixtures are not maintained in good working order, namely missing or burnt out lights.	Throughout Building	Closed
12	The electrical receptacle are not maintained in good working order.	Throughout Building	Substantially Co
13	The electrical connections are not maintained in good working order, namely loose wires.	Throughout Building	Substantially Co
14	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition, namely mats.	Throughout Building	Closed
15	Floor and/or floor covering not kept free from holes, stains, rubbish and debris, namely paint. and/or replace tiles	Throughout Building	Closed
16	Floor and/or floor covering not kept free from holes, stains, rubbish and debris.	Throughout Building	Closed
17	Floor and/or floor covering not kept free from holes, stains, rubbish and debris.	Throughout Building	Closed
18	Garbage chute system originally installed in the multiple-dwelling is not maintained operative, namely missing dampers.	Throughout Building	Closed
19	Garbage chute system originally installed in the multiple-dwelling is not maintained operative, namely missing dampers.	Throughout Building	Closed
20	Garbage disposal room is not maintained in a clean and odour free condition.	Throughout Building	Closed
21	The interior lighting of the building area does not meet the level of illumination specified for the area in the Toronto Municipal Code. Namely;	Throughout Building	Substantially Co
22	The average level of 50 lux (4.6 foot candles) is not being provided to the corridor(s).	Throughout Building	Substantially Co
23	Immediate action has not been taken to eliminate an unsafe condition, namely provide safety barrier to underside of stairs.	Throughout Building	Closed
24	The supplied facility in or on the property is not constructed, installed and/or maintained so that it will function safely and effectively.	Throughout Building	Closed
25	The supplied piece(s) of equipment and/or appliance(s) in or on the property is not kept in a satisfactory working condition, namely unused thermostats.	Throughout Building	Closed
26	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	Throughout Building	Closed
27	Previously finished wall(s) have marks, stains, graffiti, smoke damage, painted slogans and/or other defacements.	Throughout Building	Closed
28	Exterior window or skylight not maintained in good repair, namely interior sills.	Throughout Building	Substantially Co
29	Door(s), passageway(s) and/or exit(s), not maintained free from hazardous condition, obstruction and impediments.	Throughout Building	Closed

30	Previously finished surface in the public area of the property is not maintained in good repair.	Throughout Building	Closed
31	Previously finished wall(s) in the public area of the property is not maintained in good repair.	Throughout Building	Closed
32	The ventilation system or unit is not regularly cleaned, namely grills.	Throughout Building	Closed
33	The ventilation system or unit is not regularly cleaned, namely shaft space.	Throughout Building	Closed
34	The required handrail(s) are not installed/maintained to comply with the Toronto Municipal Code, namely the required handrails on both sides of the ramp/stairs that are 1100mm (43 inches) in width or greater, are not provided.	Throughout Building	Closed
35	The minimum level of 200 lux (18.6 foot candles) is not being provided to the service, utility and/or laundry rooms.	Throughout Building	Closed
36	Window in common area of multiple-dwelling that is less than one metre from the floor does not have a guard that complies with the Toronto Municipal Code. Namely; the required guard is not provided (the minimum guard height shall be 1070 mm (42 inches)).	Throughout Building	Closed

**Part III - Apartment Unit Activity Summary for Property Standards Orders :5600  
SHEPPARD AVE E**

<b>Active apartment unit related investigation matters (Property Standards only) :</b>	<b>1</b>
Number of investigation-related Orders issued to Property owner :	1
Number of investigation-related Orders issued to tenants :	0

**\* Note: The number of unit related orders relate to all buildings on the above property.**