

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 11, 2019**

Building Audit Date : **July 14, 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 11, 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	Graffiti	16 193394 GRA 00 IV		Closed	20-Jul-16	25-JUL-16	N/A**
2	Property Standards	16 192350 PRS 00 IV		Closed	27-Jul-16	29-AUG-16	100.00%
3	Property Standards	16 192618 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	27-Jul-16	27-JUL-17	100.00%
4	Property Standards	16 193171 PRS 00 IV		Closed	27-Jul-16	27-SEP-16	100.00%
5	Property Standards	16 193467 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	27-Jul-16	27-APR-17	100.00%
6	Property Standards	16 195509 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	27-Jul-16	02-FEB-17	100.00%
7	Waste	16 191280 WST 00 IV	LITTER DUMPING/REFUSE INVESTIGATION	Closed	20-Jul-16	23-JUL-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
6	Property Standards	16 195509 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	27-Jul-16	02-FEB-17	14-Apr-17

No. of defects contained within the Order : **8**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The ceilings in the parking or storage garage are not maintained free of holes, breaks or cracks. Namely cracks in ceiling over ramp down into underground lot.	Ceiling of ramp to underground.	Closed
2	Lighting in a garage is provided at less than 50 lux.	Parking garage	Closed
3	Yard that is used for the parking or storage of vehicles or surfaced with a material impervious to water is not maintained so as parking space marking are to be clearly visible. Namely parking space markings in underground lot are faded and deteriorated.	Parking garage	Closed
4	Previously finished surface(s) in the public area of the property is not maintained in good repair. Namely previously painted fan switch electrical box is corroded by parking space 68 - surface not maintained.	Parking garage	Closed
5	The ceilings in the parking or storage garage are not impervious to water. Namely, signs of water ingress on ceiling by space number 92.	Parking garage	Closed
6	The parking or storage garage columns painted surface is not maintained in a state of good repair. Namely but not limited to columns throughout.	Parking garage.	Closed
7	The ceilings in the parking or storage garage are not maintained free of holes, breaks or cracks. Namely but not limited to cracks in concrete ceiling exposing rebar between spaces 77 and 78.	Parking garage.	Closed
8	The parking or storage garage ceiling painted surface is not maintained in a state of good repair. Namely peeling and patchy paint throughout.	parking garage	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 192350 PRS 00 IV		Closed	27-Jul-16	29-AUG-16	18-Nov-16

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. namely but not limited to corridors and stairwells.	Corridors and stairwells	Closed
2	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 Owner/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. Namely but not limited to unit numbers 1007, 808, 804, 801, 706, 703, 702, 516, 415 and 402.	Exterior Of Building	Closed
3	Garbage disposal room is not maintained in a clean and odour free condition. namely but not limited to : Floors, walls, ceilings, chute doors and entrance doors.	Garbage chute rooms	Closed
4	The surface of a window is not kept reasonably clean. namely but not limited to : Stairwell doors throughout, lobby doors and windows.	Glazed doors	Closed
5	Previously finished walls and baseboards have marks, stains, graffiti, smoke damage, painted slogans and/or other defacements.	Stairways and corridors	Closed
6	Floor and/or floor covering not kept in a clean and sanitary condition. naimly but not limited to stains on carpets throughout building corridors.	Throughout Building	Closed
7	Ceiling not maintained clean. namely but not limited to stains, dust and dirt throughout: Basement, common corridors, stairwells, chute rooms and laundry rooms.	Throughout Building	Closed
8	Floor and/or floor covering not kept in a clean and sanitary condition. Namely but not limited to dust, dirt, debris, urine, vomit and cigarettes throughout: Basement floors, common corridor carpet and floors, staiwell floors, garbage chute room floors, laundry room floors and lobby floors.	Throughout Building	Closed
9	Walls and baseboards not maintained clean. Namely but not limited to stains, smears, dirt, dust throughout common corridors, stairwells, chute rooms and laundry rooms.	Walls through 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 192618 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	27-Jul-16	27-JUL-17	21-Nov-17

No. of defects contained within the Order : **9**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The balcony and/or the supporting structural member is not maintained in good repair, namely deteriorated balcony slab edges and nosings.	Balcony	Closed
2	Exterior yard that is used for the parking or storage of vehicles or surfaced with a material impervious to water is not maintained in good repair, free from cracks, holes and ruts. Namely but not limited to driveway leading to and from underground parking garage is cracked and deteriorated.	Driveway	Closed
3	The protective/decorative finish on the exterior surfaces is not being maintained in good repair. Namely but not limited to peeling paint on walls and pillars.	Exterior of building	Closed
4	Exterior walks not maintained, namely but not limited to broken and uneven tiles on exterior walkway.	Exterior of building	Closed
5	Curb stops or restraining devices are not positioned to prevent vehicles from causing injury, damage or encroaching on to property. namely but not limited to deteriorated curb stops between tennis court and parking area.	Exterior parking area	Closed
6	Exterior yard that is used for the parking or storage of vehicles or surfaced with a material impervious to water is not maintained so as parking space marking are to be clearly visible.	Exterior parking area.	Closed
7	Exterior walkway not maintained. Namely the walkway around the exit stairwell doors by the entrance / exit to the underground parking garage.	Walkway	Closed
8	Exterior yard surface and/or similar areas not maintained. Namely but not limited to broken curb at edge of driveway, north side of parking garage, exposing re-bar, and throughout where required.	Yard	Closed
9	The grass is not being maintained in a living condition. namely but not limited to missing ground-cover on dirt areas around building.	Yard	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
5	Property Standards	16 193467 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	27-Jul-16	27-APR-17	15-Aug-17

No. of defects contained within the Order : **39**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely loose or detached baseboard in corridor, vicinity of unit 1008.	10th Floor	Closed
2	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely hole in plaster wall,	1st Floor centre corridor	Closed
3	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair. Namely the door to unit 418 is unfinished.	4th Floor	Closed
4	Previously finished surface(s) in the public area of the property is not maintained in good repair. Namely but not limited to: Peeling paint, plaster missing, patchy stains and dirt on ceilings throughout common areas to include but not limited to: Corridors, elevator lobbies, garbage chute rooms, and laundry rooms.	Ceilings	Closed
5	The ventilation system or unit is not kept in good repair and maintained in good working condition at all times. Namely inoperative fan in communications room.	Communications room	Closed
6	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely hole in plaster next to unit #208.	Corridor by unit 208	Closed
7	Interior lighting fixtures or lamps are not maintained. Namely but not limited to missing bulb and cover north-east corridor, by stairwell	Corridor	Closed
8	Previously finished surface(s) in the public area of the property is not maintained in good repair. Namely chipped paint on door from elevator lobby to corridor, 3rd floor.	Corridor	Closed
9	Previously finished surface in the public area of the property is not maintained in good repair. Namely painted hatch in ceiling has peeling paint by west stairwell.	Corridor	Closed
10	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely patchy and peeling paint on corridor ceilings throughout.	Corridor ceilings	Closed
11	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely peeling and patchy paint on walls and baseboards of corridors throughout building.	Corridor walls and baseboards	Closed
12	Previously finished surface(s) in the public area of the property is not maintained in good repair. Namely dirty and marked doors in hallways, stairwells and entrance doors to units.	Corridors	Closed
13	Interior lighting fixtures or lamps are not maintained. Namely 'EXIT' signs at numerous locations throughout the building are burnt out, missing or broken / damaged.	Corridors / common areas.	Closed
14	Eavestrough, roof gutter, flashing and/or down pipe has a deteriorated protective finish. Namely the flashing around the edges of the flat roof.	Edges of roof	Closed
15	Interior lighting fixtures or lamps are not maintained. Namely but not limited to light units not working 7th floor elevator lobby.	Elevator lobby	Closed
16	The floor and every appurtenance, surface cover and finish is not maintained. namely but not limited to missing tiles at base of wall.	Elevator lobby	Closed
17	Previously finished wall(s) have marks, stains, graffiti, smoke damage, painted slogans and/or other defacements. Namely but not limited to marks and stains on walls of elevator lobbies throughout.	Elevator lobby	Closed
18	Wall(s) not maintained clean. Namely water ingress and staining on walls of elevator room.	Elevator room	Closed
19	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely cracked / damaged or missing tiles, 7th floor garbage chute room.	Garbage chute room	Closed
20	Floor and/or floor covering not kept in a clean and sanitary condition and free from rubbish and debris. Namely plywood, tiles and other building materials stored in hallway.	Hallway	Closed
21	Previously finished wall(s) in the public area of the property is not maintained in good repair. Namely but not limited to unfinished patch of plaster opposite unit 906.	Hallway	Closed
22	Laundry room and the facilities, amenities and associated equipment is not maintained in good repair. Namely missing sink, 3rd floor laundry room.	Laundry room	Closed

23	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely hole in plaster wall.	Laundry room	Closed
24	The electrical fixtures are not maintained in good working order. namely but not limited to burnt out light fixture 3rd floor laundry room.	Laundry room.	Closed
25	Previously finished wall(s) in the public area of the property is not maintained in good repair. Namely tile baseboard missing, 1st Floor centre lobby / corridor area.	Lobby corridor	Closed
26	The roof or one of it's components is not free from loose, unsecured or unsafe objects and/or materials. Namely loose insulation material.	Roof	Closed
27	Equipment/attachment appurtenant to the building is not protected from the elements by paint/other protective coating, namely, the air conditioner / ventilation ducting on the roof.	Roof	Closed
28	The exterior walls and their components are not being maintained in good repair. Namely deteriorated concrete wall around vent shart exposing rebar.	Roof	Closed
29	The protective/decorative finish on the exterior surfaces is not being maintained in good repair. Namely deteriorated concrete slab beneath air exchange unit.	Roof	Closed
30	Floor and/or floor covering not kept in a clean and sanitary condition and free from rubbish and debris. Namely underneath stairs leading to elevator room.	Stairs to elevator room	Closed
31	Lighting in a service hallway is provided at less than 50 lux. Namely west stairwell, 5th floor.	Stairwell	Closed
32	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. Namely the ladder in the north-east 5th floor stairwell is located so close to the landing guard that it facilitates climbing.	Stairwell	Closed
33	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely rubbish and debris in stairwells and corridors.	Stairwells and corridors	Closed
34	Previously finished surface in the public area of the property is not maintained in good repair. namely but not limited to ceilings in stairwells have peeling / flaking paint.	Stairwells	Closed
35	The electrical connections are not maintained in good working order. Namely missing cover plates from redundant fire alarm call system in stairwells leaving exposed wiring.	Stairwells	Closed
36	Interior lighting fixtures or lamps are not maintained. Namely missing light cover in superintendents workshop.	Superintendents workshop	Closed
37	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely missing ceiling tiles.	Superintendents workshop	Closed
38	Interior lighting fixtures or lamps are not maintained. Namely corridor, stairwell, garbage chute room, laundry room and elevator lobby missing light covers, light units burnt out and dirty throughout building.	Throughout building.	Closed
39	The exterior door is not capable of being locked or otherwise secured from inside the building. Namely the access door from the upper stairwell to the roof does not have a latch.	Upper stairwell to roof	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 193171 PRS 00 IV		Closed	27-Jul-16	27-SEP-16	1-Jun-18

No. of defects contained within the Order : **52**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The electrical connections are not maintained in good working order. Namely but not limited to loose hanging wires from ceiling near to garbage chute room, 3rd floor.	3rd Floor	Closed
2	The floor and every appurtenance, surface cover and finish is not maintained. Namely 4th floor north-west corridor carpet lifting.	4th Floor	Closed
3	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair. Namely 4th floor centre stairwell door has broken latch hardware.	4th Floor	Closed
4	The electrical connections are not maintained in good working order. Namely exposed wiring and connectors on boiler.	Boiler	Closed
5	Floor and/or floor covering not kept in a clean and sanitary condition. Namely standing water on floor in boiler room.	Boiler room	Closed
6	The electrical fixtures are not maintained in good working order. Namely missing cover plates from electrical connection boxes.	Boiler room	Closed
7	Floor and/or floor covering not kept in a clean and sanitary condition and free from rubbish and debris. Namely the boiler room has chemical containers and debris / rubbish stored.	Boiler room	Closed
8	Floor and/or floor covering not kept in a clean and sanitary condition and free from rubbish and debris. Namely storage of junk /debris / rubbish, communications room.	Communications room	Closed
9	The electrical connections are not maintained in good working order. Namely open electrical boxes.	Communications room.	Closed
10	The electrical connections are not maintained in good working order. Namely protruding wires from fire alarm system, communications room.	Communications room.	Closed
11	Garbage disposal room is not maintained in a clean and odour free condition. Namely odor and debris in garbage compactor room.	Compactor room	Closed
12	Extension cords or other extensions are used as a permanent wiring system. Namely but not limited to trailing extension cord from corridor leading into unit #211.	Corridor	Closed
13	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection. Namely light unit outside units 901, 513, 403 and 412.	Corridors.	Closed
14	The light standard(s) supporting artificial light is not kept in good repair and in good working order. Namely but not limited to: Missing cover plate and light fixture on lamp by tennis court.	East side of building	Closed
15	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair. Namely but not limited to missing lock on electrical panel closet, 10th floor.	Electrical panel	Closed
16	Floor and/or floor covering not kept in a clean and sanitary condition and free from rubbish and debris. Namely storage of kitchen units and other debris in electrical room.	Electrical room.	Closed
17	Door hardware/devices are not maintained in good repair. Namely door handle / latch assembly sticking, will not latch closed.	Elevator lobby	Closed
18	The electrical connections are not maintained in good working order. Namely missing cover plates from electrical box next to switch panel and three motors.	Elevator room	Closed
19	The ventilation system or unit is not kept in good repair and maintained in good working condition at all times. Namely but not limited to missing grille panel from ventilation fan.	Elevator room.	Closed
20	The light standard(s) supporting artificial light is not kept in good repair and in good working order. Namely but not limited to broken / damaged or missing exterior lighting throughout the property.	Exterior	Closed
21	Exterior garbage containment area not screened.	Exterior of building	Closed
22	The property is not maintained and/or kept clean in accordance with the standards. Namely the interior of the fire cabinets on each floor are dirty.	Fire cabinets.	Closed
23	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely staining and holes in carpets throughout building.	Hallways	Closed
24	Exterior window(s) with broken/cracked glass. Namely cracked window glass Janitor's room, 2nd floor.	Janitor's room	Closed

25	The plumbing system is not kept in good working order. Namely clogged sink drain in utility sink, 4th floor laundry room.	Laundry room	Closed
26	Floor and/or floor covering not kept in a clean and sanitary condition and free from rubbish and debris. Namely but not limited to the storage closet attached to the 5th floor laundry room.	Laundry room closet	Closed
27	Recreation or other ancillary room and the facilities, amenities and associated equipment is not maintained in a clean condition. Namely lint and dirt behind laundry machines.	Laundry rooms	Closed
28	The handrails and/or other appurtenant attachments and/or their supporting structural members are not being maintained free from defects/hazards. Namely two handrails detached from wall or loosely fitted.	North East corridor	Closed
29	Exterior window(s) with broken/cracked glass.	North-west corridor	Closed
30	The ventilation system or unit is not kept in good repair and maintained in good working condition at all times. Namely missing cover from ventilation fan.	Paarking garage.	Closed
31	The ventilation system or unit is not kept in good repair and maintained in good working condition at all times. Namely missing cover from ventilation fan.	Parking garage	Closed
32	Previously finished surface(s) in the public area of the property is not maintained in good repair. Namely surface of fan electrical switch box is corroded.	Parking garage.	Closed
33	The mechanical ventilation system in the parking or storage garage is not on at all times or otherwise controlled automatically by a carbon monoxide detection system that is located so as to provide full protection. Namely, fan not operating, lower level.	Parking garage.	Closed
34	Small safe-exit arrows are not prominently displayed on columns or walls 1.5 metres above the floor, measured from the center of the arrow to the floor; at least every ten (10) metres along the safe-exit route; at all safe-exit route decision points along the safe-exit route; and wherever a safe-exit route crosses a traffic aisle.	Parking garage.	Closed
35	The plumbing system is not protected from freezing. namely damaged insulation around ceiling mounted drain pipe near to spaces 4 and 5.	Parking garage.	Closed
36	The electrical connections are not maintained in good working order. Namely two electrical boxes open, exposing wires.	Parking garage.	Closed
37	The electrical connections are not maintained in good working order. Namely but not limited to open electrical box missing cover plate by space 1.	Parking garage.	Closed
38	The electrical connections are not maintained in good working order. Namely electrical conduit corroded - Ceiling close to space 92.	Parking garage.	Closed
39	The electrical switches are not maintained in good working order. Namely fan switch cover not secure.	Parking garage.	Closed
40	The electrical connections are not maintained in good working order. Namely but not limited to loose wires visible inside insecure electrical fan switch box by space 68.	Parking garage.	Closed
41	Interior lighting fixtures or lamps are not maintained. Namely burnt out light units in stairwells.	Parking garage.	Closed
42	Interior lighting fixtures or lamps are not maintained. Namely broken, damaged or missing 'EXIT' signs, throughout.	Parking garage.	Closed
43	The ventilation system or unit is not kept in good repair and maintained in good working condition at all times. Namely inoperative fan by space 68.	Parking garage.	Closed
44	The light standard(s) supporting artificial light is not kept in good repair and in good working order. Namely but not limited to: Missing globe on lamp south side of building facing Sheppard Ave East.	South Side of building	Closed
45	The fence, screen and/or other enclosure around or on the property is not being maintained in good repair. Namely deteriorated fence around previous swimming pool area.	South side of property.	Closed
46	The parking or storage garage pedestrian exit door does not have a reliable self-closing mechanism. namely door closure on exit stairwell does not function.	Stairwells.	Closed
47	Exterior window(s) with broken/cracked glass.	Superintendent's workshop	Closed
48	The electrical switches are not maintained in good working order. Namely missing switch plate covers.	Superintendent's workshop	Closed
49	The electrical receptacle are not maintained in good working order. Namely missing receptacle covers.	Superintendent's workshop	Closed
50	The fence, screen and/or other enclosure around or on the property is not being maintained in good repair. Namely deteriorated fence around tennis courts.	Tennis Court	Closed
51	The ventilation system or unit is not regularly cleaned. Namely ventilation grilles dirty and clogged, throughout.	Throughout building.	Closed
52	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 several dead trees on the west side of the building facing the condos.	West side of building	Closed

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

Active apartment unit related investigation matters (Property Standards only) :	1
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.**