

MLS Building Audit Program - Details

Property Address : 595 SHERBOURNE ST

Legal Description: PLAN D58 PT LOT 1 PLUS ROW

Roll No. : 1904074420039000000

Building : 595 SHERBOURNE ST

Report Date : January 18, 2019

Building Audit Date : July 24, 2012

** 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	12 217406 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	3-Aug-12	30-JAN-13	100.00%
2	Property Standards	12 217845 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	3-Aug-12	30-JAN-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
1	Property Standards	12 217406 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	3-Aug-12	30-JAN-13	31-Jan-13

No. of defects contained within the Order : **17**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The yards and /or other part of property is not being kept clean and free from accumulation of junk, rubbish, brush, refuse, litter, garbage and/or other debris.	Exterior	Closed
2	The protective/decorative finish on the exterior surfaces is not being maintained in good repair, namely deteriorated finish.	Exterior	Closed
3	The exterior walls and their components are not being maintained in good repair, namely deterioration of mortar joints at brick.	Exterior	Closed
4	The exterior walls and their components are not being maintained in good repair, namely deterioration at masonry window sills.	Exterior	Closed
5	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 damaged window screen.	Exterior	Substantially Co
6	The exterior walls and their components are not being maintained in good repair, namely deteriorated and/or damaged siding.	Exterior	Closed
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, namely deteriorated and/or damaged concrete at balcony slab soffit and columns.	Exterior	Substantially Co
8	Exterior yard surface and/or similar areas not maintained, namely deteriorated concrete and/or asphalt adjacent to foundation, allowing water penetration to basement elevation.	Exterior	Closed
9	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 balcony slab not impervious to water.	Exterior	Substantially Co
10	The protective/decorative finish on the exterior surfaces is not being maintained in good repair, namely deteriorated finish at balcony guards.	Exterior	Closed
11	The protective/decorative finish on the exterior surfaces is not being maintained in good repair, namely deteriorated finish at roof soffit and fascia.	Exterior Of Building	Substantially Co
12	The exterior surface of the building shall be maintained free of graffiti and/or painted slogans.	Exterior Of Building	Closed
13	The ventilation system or unit is not kept in good repair and maintained in good working condition at all times, namely deteriorated and/or damaged exterior dryer vent covers.	Exterior Of Building	Closed
14	Handrails on one side of stair or ramp less than 1,100mm in width not provided.	Exterior Of Building	Closed
15	Required guard does not prevent the passage of a sphere having a diameter more than 100 millimetres.	Exterior Of Building	Closed
16	Height of the guard for the exit stairs are less than 1,070 millimetres around landings.	Exterior Of Building	Closed
17	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 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

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
2	Property Standards	12 217845 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	3-Aug-12	30-JAN-13	31-Jan-13

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 a safe and complete condition. Namely; loose wires	2nd Floor	Closed
2	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.	2nd Floor	Closed
3	An emergency contact sign is not posted and maintained in a prominent place in the front lobby or entrance to the building.	Entranceway	Closed
4	The electrical connections are not maintained in good working order. Namely; missing cover plate	Interior	Closed
5	The electrical switches are not maintained in a safe and complete condition.	Interior	Closed
6	Door(s) and/or hatch(es) providing access to roof is not kept locked at all times.	Interior	Closed
7	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely; roof hatch damaged.	Interior	Closed
8	Lighting in a service stairway is provided at less than 50 lux.	Interior	Closed
9	Interior lighting fixtures or lamps are not maintained. Namely; missing lens covers where required	Interior	Closed
10	The guard is designed that a member, attachment or opening located between 140 millimetres and 900 millimetres above the level being protected facilitates climbing.	Interior	Closed
11	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.	Interior	Substantially Co
12	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	Interior	Closed
13	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.	Interior	Closed
14	Height of the guard for the exit stairs are less than 1,070 millimetres around landings.	Interior	Closed
15	Previously finished surface(s) in the public area of the property is not maintained in good repair.	Interior	Closed
16	Previously finished surface(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance.	Interior	Closed
17	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition. Namely; mats, shoes etc...	Interior	Closed
18	Floor and/or floor covering not kept in a clean and sanitary condition Namely; clean carpet	Interior	Closed
19	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely; storage throughout to include Laundry room storage rooms and meter room.	Interior	Closed
20	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	Meter Room	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.**