

MLS Building Audit Program - Details

Property Address : 80 WELLESLEY ST E

Legal Description: CON 1 FB PT PARK LOT 7

Roll No. : 1904068280067000000

Building : **80 WELLESLEY ST E**

Report Date : January 18, 2019

Building Audit Date : October 25, 2011

**** 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	11 300097 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	4-Nov-11	02-APR-12	100.00%
2	Property Standards	11 301783 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	4-Nov-11	05-MAR-12	100.00%
3	Property Standards	11 300155 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	8-Nov-11	08-SEP-14	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	11 300097 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	4-Nov-11	02-APR-12	30-Oct-14

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The exterior walls and their components are not being maintained in good repair. Namely: Spalling bricks on the east side of building.	East Side of Building	Closed
2	The exterior surface has not been restored and/or resurfaced where necessary. Namely: Broken and damaged/deteriorated concrete/finish on curb on the east side of property adjacent to driveway providing access to the rear yard.	East Side of Property	Closed
3	Exterior garbage containment area not screened. Namely: Garbage bins are required to be screened from public view.	North Rear East	Closed
4	Dwelling unit window that is capable of being opened has no screen. Namely: Missing window screens on the north side of building.	North Side of Building	Closed
5	The electrical fixtures are not maintained in a safe and complete condition. Namely: Exterior light fixture is not secured properly to wall.	North Side of Building	Closed
6	An exterior panel door on the wall has a defective locking mechanism. Namely: Defective latch on rogers panel door.	North Side of Building	Closed
7	Previously finished surface(s) on the roof area of the property are not renewed or refinished, when necessary, to maintain a similar appearance. Namely: Ventilation grills on the roof for elevator room are corroded/rusted. Refinishing or painting is required.	Roof Of Building	Substantially Co
8	The catchbasin is not being maintained free from defect and/or obstructions. Namely: Hole in asphalt paving adjacent to drainage grate. Repairs are required.	South Front West	Closed
9	The exterior walls and their components are not being maintained in a weather tight condition. Namely: Wall above garage door. Wall finish is incomplete. Exterior wall and interior components are not protected against exterior elements. Repairs to exterior wall finish is required.	South Front West	Closed
10	The electrical connections are not maintained in a safe and complete condition. Namely: Hanging electrical cable on retaining wall above garage ramp.	South Side of Building	Closed
11	Exterior window(s) with broken/cracked glass. Namely: Broken window on the south side of building. Unit window on upper floor.	South Side of Building	Closed
12	The exterior surface of the building shall be maintained free of graffiti and/or painted slogans. Namely: Remove graffiti from retaining wall adjacent to garage ramp.	West Side of Building	Closed
13	Required guard does not prevent the passage of a spherical object having a diameter more than 100 millimetres. Namely: Retaining wall guard adjacent to garage ramp.	West Side of Building	Closed
14	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: Retaining wall guard adjacent to garage ramp.	West Side of Building	Closed
15	Handrail does not extend at least 300mm beyond the top or bottom of edges of the incline. Namely: Broken handrail on the west side of the building. From garage stairway exit.	West Side of Building	Closed
16	The protective/decorative finish on the exterior surfaces is not being maintained in good repair. Namely: All exterior surfaces where the paint finish has deteriorated, repairs/refinishing is required.		Closed
17	Required handrails on stairs or ramps are less than 865mm or more than 965mm high. Namely: Exterior handrails for stairs from garage area.		Closed
18	Guard with a minimum height of 1,070 millimetres has not been provided at a balcony where the difference in level is more than 600 millimetres. Namely: Exterior Balconies.		Closed
19	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.		Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
2	Property Standards	11 301783 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	4-Nov-11	05-MAR-12	29-Aug-14

No. of defects contained within the Order : **28**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	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.	Garage	Closed
2	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.	Garage	Substantially Co
3	The walls and ceilings in the parking or storage garage are not maintained free of holes, breaks or cracks.	Garage	Substantially Co
4	The walls in the parking or storage garage are not maintained free of holes, breaks or cracks.	Garage	Closed
5	The parking or storage garage walls painted surface is not maintained in a state of good repair, namely markings.	Garage	Closed
6	The parking or storage garage walls and ceilings painted surface is not maintained in a state of good repair.	Garage	Closed
7	The parking or storage garage walls from floor level to a height of sixty (60) centimeters are not painted black.	Garage	Closed
8	Immediate action has not been taken to eliminate an unsafe condition, namely remove appliances.	Garage	Closed
9	The plumbing system is not kept free from leaks or defects.	Garage	Closed
10	The ventilation system or unit is not kept in good repair and maintained in good working condition at all times.	Garage	Closed
11	The floor drain is not maintained in good repair.	Garage	Closed
12	The plumbing system is not kept in good working order, namely loose insulation.	Garage	Closed
13	The floors in the parking or storage garage are not maintained free of holes, breaks or cracks	Garage	Closed
14	The electrical connections are not maintained in good working order, namely loose wires.	Garage	Closed
15	The electrical fixtures are not maintained in good working order, namely lights out, covers missing and/or damaged lens covers.	Garage	Closed
16	The electrical fixtures are not maintained in good working order, namely fixtures hanging from plumbing.	Garage	Closed
17	The electrical fixtures are not maintained in good working order, namely missing fixtures.	Garage	Closed
18	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
19	The walls and ceilings in the parking or storage garage are not impervious to water.	Garage	Closed
20	The ceilings in the parking or storage garage are not maintained free of holes, breaks or cracks.	Garage	Closed
21	Height of handrail on stairs or ramp is less than the minimum 800mm	Garage	Closed
22	The guards and/or other appurtenant attachments and/or their supporting structural members are not maintained in good repair, namely damaged and loose guards.	Garage	Closed
23	The protective/decorative finish on the exterior surfaces is not being maintained in good repair.	Garage	Closed
24	The exterior walls and their components are not being maintained in good repair.	Garage	Closed
25	The electrical connections are not maintained in good working order, namely loose wires.	Locker Room	Closed
26	The parking or storage garage is used to keep junk or rubbish.	Locker Room	Closed

27	Lighting in a storage room is provided at less than 50 lux.	Locker Room	Closed
28	Interior doors, frames, and/or hardware not maintained in good repair.	Locker Room	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
3	Property Standards	11 300155 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	8-Nov-11	08-SEP-14	3-Nov-14

No. of defects contained within the Order : **48**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Interior lighting fixtures or lamps are not maintained operative.	1st Floor	Closed
2	Interior lighting fixtures or lamps are not maintained operative.	1st Floor	Closed
3	Required guard does not prevent the passage of a sphere having a diameter more than 100 millimetres.	1st Floor	Closed
4	Height of the guard for the exit stairs are less than 1,070 millimetres around landings.	1st Floor	Closed
5	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.	1st Floor	Closed
6	Interior lighting fixtures or lamps are not maintained, namely broken and/or damaged lens cover.	1st Floor	Closed
7	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	1st Floor	Closed
8	The floor drain is not maintained in good repair, namely missing drain cover.	1st Floor	Closed
9	Previously finished surface(s) in the public area of the property is not maintained in good repair.	1st Floor	Closed
10	An emergency contact sign is not posted and maintained in a prominent place in the front lobby or entrance to the building.	1st Floor	Closed
11	The electrical connections are not maintained in a safe and complete condition, namely loose and unsecured wires.	1st Floor	Substantially Co
12	The electrical fixtures are not maintained in a safe and complete condition, namely missing panel cover.	1st Floor	Closed
13	The electrical fixtures are not maintained in a safe and complete condition, namely missing cover plate.	1st Floor	Closed
14	Previously finished wall(s) in the public area of the property is not maintained in good repair.	1st Floor	Closed
15	Lighting in a service room is provided at less than 200 lux.	1st Floor	Substantially Co
16	Lighting in a laundry room is provided at less than 200 lux.	1st Floor	Closed
17	Ceiling and walls not maintained free of holes, cracks, damaged and deteriorated materials.	1st Floor	Substantially Co
18	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials, namely missing, broken and/or damaged ceiling tiles.	1st Floor	Closed
19	The electrical connections are not maintained in a safe and complete condition, namely exposed conduit.	1st Floor	Closed
20	Garbage chute system originally installed in the multiple-dwelling is not maintained operative, namely damaged and/or detached chute mechanism.	1st Floor	Closed
21	The property is not maintained and/or kept clean in accordance with the standards, namely refuse, junk and undue storage.	1st Floor	Substantially Co
22	The ventilation system or unit is not kept in good repair and maintained in good working condition at all times, namely missing vent cover.	2nd Floor	Closed
23	Previously finished surface(s) in the public area of the property is not maintained in good repair.	7th Floor	Closed
24	The electrical connections are not maintained in a safe and complete condition, namely loose and unsecured wires.	7th Floor	Closed
25	The electrical connections are not maintained in a safe and complete condition, namely loose and unsecured wires.	10th Floor	Closed
26	Wall(s) and ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	10th Floor	Substantially Co
27	The property has not been repaired in accordance with the standards, namely unsecured fire hose cabinet, and cracked glass at cabinet door.	10th Floor	Closed

28	Floor and/or floor covering not kept free from holes, stains, rubbish and debris, namely debris and refuse material.	10th Floor	Closed
29	Floor and/or floor covering not kept free from holes, stains, rubbish and debris, namely stained carpet.	11th Floor	Closed
30	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair, namely unsecured access panel door.	11th Floor	Closed
31	The protective/decorative finish on the exterior surfaces is not being maintained in good repair, namely deteriorated finish at mechanical units.	Roof Of Building	Closed
32	The roof or one of it's components is not free from loose, unsecured or unsafe objects and/or materials.	Roof Of Building	Closed
33	Exterior window(s) with broken/cracked glass.	Roof Of Building	Closed
34	The property is not maintained and/or kept clean in accordance with the standards, namely refuse, debris, and undue storage.	Roof Of Building	Closed
35	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	Roof Of Building	Closed
36	The property is not maintained and/or kept clean in accordance with the standards, namely refuse, debris and undue storage.	Throughout Building	Substantially Co
37	Garbage disposal room is not maintained in a clean and odour free condition.	Throughout Building	Substantially Co
38	Garbage chute system originally installed in the multiple-dwelling is not maintained operative, and in a satisfactory condition, namely defective self closing devices at chute lids, and missing fire dampers.	Throughout Building	Closed
39	Floor and/or floor covering not kept in a clean and sanitary condition	Throughout Building	Substantially Co
40	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair, namely defective self closing devices.	Throughout Building	Substantially Co
41	The ventilation system or unit is not kept in good repair and maintained in good working condition at all times.	Throughout Building	Closed
42	Previously finished surface(s) in the public area of the property is not maintained in good repair.	Throughout Building	Substantially Co
43	Required handrails on stairs or ramps are less than 865mm or more than 965mm high.	Throughout Building	Closed
44	The electrical fixtures are not maintained in a safe and complete condition, namely missing and/or damaged coverplates at switches, boxes and receptacles.	Throughout Building	Substantially Co
45	The ventilation system or unit is not regularly cleaned.	Throughout Building	Substantially Co
46	Previously finished surface(s) in the public area of the property is not maintained in good repair, to include wall papered areas.	Throughout Building	Closed
47	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.	Throughout Building	Closed
48	Interior lighting fixtures or lamps are not maintained operative, namely missing light bulbs.		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.**