

MLS Building Audit Program - Details

Property Address : 150 FERMANAGH AVE

Legal Description: PLAN 1271 PT BLK A

Roll No. : 1904023320109000000

Building : **150 FERMANAGH AVE**

Report Date : January 18, 2019

Building Audit Date : October 03, 2013

**** 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 | 13 245725 PRS 00 IV | INTERIOR COMMON ELEMENTS - DEFECTS | Closed | 11-Oct-13 | 30-NOV-15 | 100.00% |
| 3 | Property Standards | 13 246275 PRS 00 IV | <<Assigned Officer: Robinson, Douglas EXTERIOR COMMON ELEMENTS - DEFECTS | Closed | 11-Oct-13 | 13-OCT-15 | 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 |
|-----|-----------------------|-----------------------------|---|----------------------|------------------|-----------------|--------------------------------|
| 3 | Property Standards | 13 246275 PRS 00 IV | <<Assigned Officer: Robinson, Douglas EXTERIOR COMMON ELEMENTS - DEFECTS | Closed | 11-Oct-13 | 13-OCT-15 | 15-Nov-15 |

No. of defects contained within the Order : **18**

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

| Deficiency Details | | | |
|--------------------|--|----------------|------------------|
| No. | Violation/Defect | Location | Status |
| 1 | The protective/decorative finish on the exterior surfaces is not being maintained in good repair. Namely : Paint is chipped cracked and peeling. | Front Entrance | Closed |
| 2 | The protective/decorative finish on the exterior surfaces is not being maintained in good repair. Namely : Paint is chipped cracked and peeling. | Front Entrance | Closed |
| 3 | Required guard does not prevent the passage of a sphere having a diameter more than 100 millimetres. | North Side | Substantially Co |
| 4 | Height of the guard for exit ramps and landings is less than 1,070 millimetres measured vertically to the top of the guard from the ramp surface where the difference in elevation between the adjacent ground or floor level and the ramp is more than 600 millimetres. | North Side | Substantially Co |
| 5 | 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. | North Side | Substantially Co |
| 6 | The retaining wall is not being maintained in good repair. | North Side | Closed |
| 7 | Required guard does not prevent the passage of a sphere having a diameter more than 100 millimetres. | North Side | Substantially Co |
| 8 | The guard is designed that a member, attachment or opening located between 140 millimetres and 900 millimetres above the level being protected facilitates climbing. | North Side | Substantially Co |
| 9 | Required guard does not prevent the passage of a sphere having a diameter more than 100 millimetres. | North Side | Substantially Co |
| 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. | North Side | Substantially Co |
| 11 | The fire escape and/or the supporting structural member(s) is not maintained in good repair. Namely: Landing guard is not secured. | North Side | Substantially Co |
| 12 | The fire escape and/or the supporting structural member(s) is not maintained in good repair. Namely: Third floor angle supports are not secure. | North Side | Substantially Co |
| 13 | The protective/decorative finish on the exterior surfaces is not being maintained in good repair. Namely : Rust is showing, paint is chipped cracked and peeling. | North Side | Substantially Co |
| 14 | The protective/decorative finish on the exterior surfaces is not being maintained in good repair. Namely : Rust is showing, paint is chipped cracked and peeling. | North Side | Closed |
| 15 | Window well(s) are not protected so as to afford safe passage. Namely: Window well sheet metal is not secured. | North West | Closed |
| 16 | The fence, screen and/or other enclosure around or on the property is not being maintained in good repair. Namely: Hole in chain link fence. | South Side | Closed |
| 17 | The protective/decorative finish on the exterior surfaces is not being maintained in good repair. Namely : Paint is chipped cracked and peeling. | West Side | Closed |
| 18 | The protective/decorative finish on the exterior surfaces is not being maintained in good repair. Namely: Wrough Iron Fence is damaged, rusting and not secure. | West Side | Closed |

| No. | Type of Investigation | Investigation Reference No. | Investigation Description | Investigation Status | Date of Issuance | Expiration Date | Next Scheduled Inspection Date |
|-----|-----------------------|-----------------------------|------------------------------------|----------------------|------------------|-----------------|--------------------------------|
| 1 | Property Standards | 13 245725 PRS 00 IV | INTERIOR COMMON ELEMENTS - DEFECTS | Closed | 11-Oct-13 | 30-NOV-15 | 30-Apr-16 |

No. of defects contained within the Order : **38**

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

| Deficiency Details | | | |
|--------------------|--|--------------------|------------------|
| No. | Violation/Defect | Location | Status |
| 1 | Exterior window(s) with broken/cracked glass. Namely: 2nd floor, near unit 23. Window is broken. | 2nd Floor | Closed |
| 2 | Dwelling unit window that is capable of being opened has no screen. Namely: 3rd floor. Vacant unit 74. Missing window screen and window safety device. | 3rd Floor | Closed |
| 3 | Previously finished surface in the public area of the property is not maintained in good repair. Namely: 3rd floor lobby near elevator. Hole in ceiling. Plaster and paint repairs required. | 3rd Floor | Closed |
| 4 | Previously finished surface(s) in the public area of the property is not maintained in good repair. Namely: West stairway 5th floor wall. Plaster repairs on wall needs painting. | 5th Floor | Closed |
| 5 | Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition. Namely: 1st floor near unit 5. Carpet is not secured properly. Trip Hazard. Repairs required. | 1st floor | Closed |
| 6 | Previously finished surface(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance. Namely: 1st floor near unit 9. Exit door. Deteriorated paint finish. | 1st floor | Closed |
| 7 | Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition. Namely: 2nd floor near unit 23. Carpet is torn and frayed. Repairs are required. | 2nd floor | Closed |
| 8 | 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. 3rd floor window near unit 33. | 3rd floor | Closed |
| 9 | The window(s) that is capable of being opened has defective hardware. Namely: 5th floor near unit 53, hallway window. Safety device preventing the window from opening more than 100mm is defective. Repairs are required. | 5th floor | Closed |
| 10 | Lighting in a storage room is provided at less than 50 lux. Namely: Basement. Bicycle Room. Light meter readings are less than 50 lux. Replace lens covers on light fixtures. | Basement | Closed |
| 11 | The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection. Namely: Basement hallway. Replace missing lens covers on light fixtures. | Basement | Closed |
| 12 | Immediate action has not been taken to eliminate an unsafe condition. Namely: Basement. Storage Room for Appliances. Sewage water on floor due to sewer back-up. Repair immediately. | Basement | Closed |
| 13 | Floor and/or floor covering not kept in a clean and sanitary condition. Namely: Basement Office Floor. Floor finish is inadequate. Repair and finish floor properly. | Basement Office | Closed |
| 14 | Wall(s) constructed for the purpose of separation is not maintained in a good state of repair. Namely: Basement Office Area. Repair and paint ceiling and walls. | Basement office | Closed |
| 15 | The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection. Namely: Boiler Room. Provide lens covers or wire cage for ceiling lights. | Boiler Room | Closed |
| 16 | The electrical fixtures are not maintained in a safe and complete condition. Namely: Basement boiler room near rogers wireless equipment. No cover plate on electrical outlet. | Boiler Room | Closed |
| 17 | Previously finished surface(s) in the public area of the property is not maintained in good repair. Namely: East stairway wall. 1st floor. Plaster repairs are not painted. | East stairway wall | Closed |
| 18 | The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection. Namely: Electrical room. Provide lens cover on light fixture. Repair hole in floor. | Electrical Room | Substantially Co |
| 19 | Previously finished wall(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance. Namely: Elevator room. New drywall on the walls and ceiling should be painted. | Elevator Room | Closed |
| 20 | 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. Namely: Hallway windows where the window sill is less than 1.5m above the floor. Those windows accessing a fire escape, a guard is not required. | Hallway Windows | Closed |

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| 21 | 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. Namely: Hallways. Light meter readings at floor level are below 50 lux. Upgrading of light fixtures are required. | Hallways | Closed |
| 22 | The floor and every appurtenance, surface cover and finish is not reasonably smooth and level. Namely: Laundry Room Floor. Cracked and buckling, deteriorated paint finish on floor surface, replace burnt out light bulbs. | Laundry Room | Closed |
| 23 | Lighting in a laundry room is provided at less than 200 lux. Namely: Laundry Room. Light readings at floor level were below 200 Lux. | Laundry Room | Closed |
| 24 | Emergency contact sign has not been revised to reflect changes in displayed information within one week of the change. | Lobby | Closed |
| 25 | Emergency contact sign does not indicate current name, address and telephone number of the person responsible for the property and the name and telephone number of the authorized person to contact in case of an emergency on a 24 hour basis. | Lobby | Closed |
| 26 | The emergency contact sign is not in lettering of not less than 12.7 millimetres in height. | Lobby | Closed |
| 27 | The guard is designed that a member, attachment or opening located between 140 millimetres and 900 millimetres above the level being protected facilitates climbing. Namely: New addition, north stairway. Landing and stair guards. | New addition | Closed |
| 28 | Exterior window(s) with broken/cracked glass. Namely: New addition, north stairway. 3rd floor. Broken window | New addition | Closed |
| 29 | Height of the guard for the exit stairs are less than 1,070 millimetres around landings. Namely: New addition, north staircase. Landing guard height is less than 1070mm. | New addition | Closed |
| 30 | Required guard does not prevent the passage of a sphere having a diameter more than 100 millimetres. Namely: New addition, middle and north stair case. Landing and stair guard, openings are wider than 100mm. Repairs are required. | New addition | Closed |
| 31 | 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. Namely: New addition, middle and north stair guards are less than 920mm. | New addition | Closed |
| 32 | Height of the guard for the exit stairs are less than 1,070 millimetres around landings. Namely: New addition, middle stairway. Landing guards are less than 1070mm. | New addition | Closed |
| 33 | Previously finished surface(s) in the public area of the property is not maintained in good repair. Namely: North stairway wall, 1st floor. Paint peeling on wall. | North stairway | Closed |
| 34 | The exterior surface has not been restored and/or resurfaced where necessary. Namely: Roof. Exterior metal cladding for roof access is in a state of corrosion/rusting. Refinishing or painting is required. | Roof Access | Closed |
| 35 | A window in a stairway for which the distance measured vertically between the bottom of the window and a line drawn through the outside edges of the stair nosings is less than 900 millimetres is not protected by a guard that is located approximately 900 millimetres high. Namely: Stairways. Missing guard on window near the stairs. | Stairway where the window is close to the stairs. | Closed |
| 36 | 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. Namely: Throughout building. Missing stairway landing window guards. | Throughout Building | Closed |
| 37 | Floor and/or floor covering not kept free from stains. Namely: Hallway carpet is not free from stains. Areas where the carpet is marked or stained should be power washed. | Throughout Building | Closed |
| 38 | The floor and every appurtenance, surface cover and finish is not maintained. Namely: West stairway. 1st and 2nd floors. Deteriorated paint finish on landing and stairs. Painting is required. | West Stairway | Closed |

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

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| 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.**