

MLS Building Audit Program - Details

Property Address : 177 PENDRITH ST

Legal Description: PLAN 197 PT LOTS 17 & 18 PLAN D1407 PT BLK A PT RESER

Roll No. : 1904051240032000000

Building : 177 PENDRITH ST

Report Date : January 18, 2019

Building Audit Date : February 25, 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 | Graffiti | 09 115142 AUD 00 IV | MRAB BUILDING AUDIT- graffiti | Closed | 9-Mar-09 | 08-APR-09 | N/A** |
| 4 | Property Standards | 09 114354 PRS 00 IV | EXTERIOR COMMON ELEMENTS - DEFECTS Note: building permit issued sept 3, 2009 for repair of balcony concrete and aluminim panels for 36 balconiies | Closed | 9-Mar-09 | 08-APR-09 | 100.00% |
| 5 | Property Standards | 09 125436 PRS 00 IV | INTERIOR COMMON ELEMENTS - DEFECTS | Closed | 16-Apr-09 | 16-MAY-09 | 100.00% |
| 6 | Property Standards | 10 123196 PRS 00 IV | EXTERIOR COMMON ELEMENTS - DEFECTS- re-issue order for East side stair ret wall guard def. Exp Aug 31, 2010 | Closed | 26-Feb-10 | 31-AUG-10 | 100.00% |
| 7 | Property Standards | 10 122937 PRS 00 IV | INTERIOR COMMON ELEMENTS - DEFECTS reissue order for stair guards only Exp Aug 31 2010 | Closed | 22-Apr-13 | 13-OCT-16 | 100.00% |
| 8 | Waste | 09 113497 WST 00 IV | LITTER DUMPING AND REFUSE INVESTIGATION | Closed | 3-Mar-09 | 10-MAR-09 | 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 | 10 123196 PRS 00 IV | EXTERIOR COMMON ELEMENTS - DEFECTS- re-issue order for East side stair ret wall guard def. Exp Aug 31, 2010 | Closed | 26-Feb-10 | 31-AUG-10 | 1-Sep-10 |

No. of defects contained within the Order :

No. of defects that remain outstanding :

| Deficiency Details | | | |
|--------------------|---|-----------------------|--------|
| No. | Violation/Defect | Location | Status |
| 1 | Height of the guard for the exit stair retaining wall is less than 1,070 millimetres high where the difference in level is more than 600 millimetres. | East Side of Building | Closed |

| No. | Type of Investigation | Investigation Reference No. | Investigation Description | Investigation Status | Date of Issuance | Expiration Date | Next Scheduled Inspection Date |
|-----|-----------------------|-----------------------------|--|----------------------|------------------|-----------------|--------------------------------|
| 7 | Property Standards | 10 122937 PRS 00 IV | INTERIOR COMMON ELEMENTS - DEFECTS reissue order for stair guards only Exp Aug 31 2010 | Closed | 22-Apr-13 | 13-OCT-16 | 14-Mar-14 |

No. of defects contained within the Order :

No. of defects that remain outstanding :

| Deficiency Details | | | |
|--------------------|---|----------|--------|
| No. | Violation/Defect | Location | Status |
| 1 | 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. | Stairway | Closed |
| 2 | Height of the guard for the exit stairs are less than 1,070 millimetres around landings. | Stairway | Closed |

| No. | Type of Investigation | Investigation Reference No. | Investigation Description | Investigation Status | Date of Issuance | Expiration Date | Next Scheduled Inspection Date |
|-----|-----------------------|-----------------------------|---|----------------------|------------------|-----------------|--------------------------------|
| 4 | Property Standards | 09 114354 PRS 00 IV | EXTERIOR COMMON ELEMENTS - DEFECTS Note: building permit issued sept 3, 2009 for repair of balcony concrete and aluminim panels for 36 balconiies | Closed | 9-Mar-09 | 08-APR-09 | 5-Oct-09 |

No. of defects contained within the Order : **13**

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

| Deficiency Details | | | |
|--------------------|--|------------------------|--------|
| No. | Violation/Defect | Location | Status |
| 1 | The exterior walls and their components are not being maintained in good repair. | East Side of Building | Closed |
| 2 | The required guard on top of retaining wall is less than one thousand and seventy (1070) millimetres high. | East Side of Property | Closed |
| 3 | The required guard(s) are not maintained in good repair. Namely the guard protective finish is rusted and deteriorated. | Exterior Of Building | Closed |
| 4 | Immediate action has not been taken to eliminate an unsafe condition. Namely balcony storage represents a climbing hazard. | Exterior Of Building | Closed |
| 5 | The protective/decorative finish on the exterior surfaces is not being maintained in good repair. Namely the paint is deteriorated on the balcony floor slabs. | Exterior Of Building | Closed |
| 6 | Eavestrough/roof gutter not maintained free from obstructions. | North Side of Building | Closed |
| 7 | Eavestrough or roof gutter does not discharge in to a downpipe to drain roof surfaces. | North Side of Building | Closed |
| 8 | 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. | North Side of Building | Closed |
| 9 | Roof drainage discharging at more than one hundred and fifty (150) millimeters above grade. | South Side of Building | Closed |
| 10 | Exterior yard that is used for the parking or storage of vehicles or surfaced with a material impervious to water is not adequately graded and drained so as to prevent the ponding of water . | South Side of Property | Closed |
| 11 | Exterior walkway not maintained in good repair. Namely the concrete is cracked. | South Side of Property | Closed |
| 12 | 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. | South Side of Property | Closed |
| 13 | Exterior window not maintained in good repair. Namely the window sill is deteriorated. | West Side of Building | Closed |

| No. | Type of Investigation | Investigation Reference No. | Investigation Description | Investigation Status | Date of Issuance | Expiration Date | Next Scheduled Inspection Date |
|-----|-----------------------|-----------------------------|------------------------------------|----------------------|------------------|-----------------|--------------------------------|
| 5 | Property Standards | 09 125436 PRS 00 IV | INTERIOR COMMON ELEMENTS - DEFECTS | Closed | 16-Apr-09 | 16-MAY-09 | 8-Sep-09 |

No. of defects contained within the Order : **69**

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

| Deficiency Details | | | |
|--------------------|--|-----------|--------|
| No. | Violation/Defect | Location | Status |
| 1 | Previously finished wall(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance. (work in progress) | 1st Floor | Closed |
| 2 | Floor not kept in a clean and sanitary condition and free from rubbish and debris. | 1st Floor | Closed |
| 3 | The ventilation system or unit is not regularly cleaned. namely; vent grill. | 1st Floor | Closed |
| 4 | Previously finished surface(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance. namely; ceiling | 1st Floor | Closed |
| 5 | The floor and every appurtenance, surface cover and finish is not maintained. namely; floor tiles defective. | 1st Floor | Closed |
| 6 | The floor and every appurtenance, surface cover and finish is not maintained. namely; floor tiles defective. | 1st Floor | Closed |
| 7 | Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition. namely; door mats #117. | 1st Floor | Closed |
| 8 | Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition. namely; door mats # 103, 104, 105, 106, 107, 108 | 1st Floor | Closed |
| 9 | Garbage storage area is not maintained in a clean and odour free condition. | 1st Floor | Closed |
| 10 | Interior lighting fixtures or lamps are not maintained. namely; the light fixture is missing the cover. | 1st Floor | Closed |
| 11 | Interior lighting fixtures or lamps are not maintained. namely; light fixture missing cover | 1st Floor | Closed |
| 12 | The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection. | 1st Floor | Closed |
| 13 | Wall(s) not maintained clean. | 1st Floor | Closed |
| 14 | The ventilation system or unit is not regularly cleaned. namely; vent grill. | 2nd Floor | Closed |
| 15 | Floor and/or floor covering not kept in a clean and sanitary condition | 2nd Floor | Closed |
| 16 | Floor and/or floor covering not kept in a clean and sanitary condition | 2nd Floor | Closed |
| 17 | The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection. | 2nd Floor | Closed |
| 18 | caretaker's room, amenities and associated equipment is not maintained in a clean condition. namely; the floor wash tub. | 2nd Floor | Closed |
| 19 | Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition. namely; door mats # 219, 210, 211. | 2nd Floor | Closed |
| 20 | Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition. namely; door mats, # 209, 208,205, 203, 202, 201. | 2nd Floor | Closed |
| 21 | The floor and every appurtenance, surface cover and finish is not maintained. namely; (1) the floor tiles are defective. (2) there are missing floor tiles. | 2nd Floor | Closed |
| 22 | Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. namely; paint peeling. | 2nd Floor | Closed |
| 23 | The ventilation system or unit is not regularly cleaned. namely; vent grill. | 3rd Floor | Closed |
| 24 | The ventilation system or unit is not regularly cleaned. namely; vent grill. | 3rd Floor | Closed |
| 25 | Floor and/or floor covering not kept in a clean and sanitary condition | 3rd Floor | Closed |
| 26 | Interior lighting fixtures or lamps are not maintained. namely light covers are missing and light covers are defective. | 3rd Floor | Closed |
| 27 | Garbage disposal room is not maintained in a clean and odour free condition. | 3rd Floor | Closed |
| 28 | Wall(s) not maintained clean. | 3rd Floor | Closed |

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|----|---|-----------|--------|
| 29 | Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. | 3rd Floor | Closed |
| 30 | Ceiling not maintained free from damaged and deteriorated materials. namely; paint peeling | 3rd Floor | Closed |
| 31 | The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection. | 3rd Floor | Closed |
| 32 | The floor and every appurtenance, surface cover and finish is not maintained. namely; (1) the floor tiles are defective (2) the floor has missing tiles. | 3rd Floor | Closed |
| 33 | Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition. namely; door mat # 316. | 3rd Floor | Closed |
| 34 | Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition. namely; door mats # 309, 307, 304. | 3rd Floor | Closed |
| 35 | Previously finished surface(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance. namely; metal work on balconies as required throughout building. | Balcony | Closed |
| 36 | Previously finished wall(s) have marks and/or other defacements. | Basement | Closed |
| 37 | Previously finished wall(s) have marks and/or other defacements. | Basement | Closed |
| 38 | The trapped floor drain is not screened with a metal grill or other suitable material so as to effectively exclude rodents. namely; drain cover loose. | Basement | Closed |
| 39 | Floor and/or floor covering not kept in a clean and sanitary condition | Basement | Closed |
| 40 | Floor and/or floor covering not kept in a clean and sanitary condition | Basement | Closed |
| 41 | Floor and/or floor covering not kept in a clean and sanitary condition | Basement | Closed |
| 42 | Interior door(s), frames(s), and/or hardware not maintained in good repair and missing doors. | Basement | Closed |
| 43 | Locker door(s), frames(s), and or hardware not maintained in good repair and missing doors. | Basement | Closed |
| 44 | Ceiling not maintained free of holes, damaged and deteriorated materials. namely; ceiling tiles defective. | Basement | Closed |
| 45 | Exterior door has deteriorated/ineffective weather-proofing. | Stairway | Closed |
| 46 | Interior lighting fixtures or lamps are not maintained. namely; the light cover is missing. | Stairway | Closed |
| 47 | Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. namely; wall under stairs. | Stairway | Closed |
| 48 | Floor and/or floor covering not kept in a clean and sanitary condition | Stairway | Closed |
| 49 | Interior door not maintained in good repair. namely; the stairs exit door does not close shut. | Stairway | Closed |
| 50 | Previously finished surface(s) in the public area of the property is not maintained in good repair. namely; stairs exit door paint is peeling. | Stairway | Closed |
| 51 | Previously finished surface(s) in the public area of the property is not maintained in good repair. namely; paint peeling off the stairs exit door. | Stairway | Closed |
| 52 | The required guard(s) are not installed securely or maintained in good repair. namely; the stair guard screen is defective. | Stairway | Closed |
| 53 | Previously finished surface(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance. namely; hand rails and guards. | Stairway | Closed |
| 54 | Previously finished surface(s) have marks and/or other defacements. namely the sairs exit door. | Stairway | Closed |
| 55 | The required guard(s) are not installed/maintained to comply with the Ontario Building Code, namely; The required guard on the landing, is less than 1070 mm (42 inches) in height. | Stairway | Closed |
| 56 | The floor and every appurtenance, surface cover and finish is not maintained. namely; paint peeling from stairs and landings | Stairway | Closed |
| 57 | The required guard(s) are not installed/maintained to comply with the Ontario Building Code, namely; The required guard on the landing is less than 1070 mm (42 inches) in height. | Stairway | Closed |
| 58 | The required guard(s) are not installed/maintained to comply with the Ontario Building Code, namely; The required guard on the stair landings are less than 1070 mm (42 inches) in height. | Stairway | Closed |
| 59 | The required guard(s) are not installed securely or maintained in good repair. Namely; the guard screen is defective. | Stairway | Closed |
| 60 | Exterior window does not prevent the entry of vermin, rodents and/or insects. | Stairway | Closed |
| 61 | Floor and/or floor covering not kept in a clean and sanitary condition | Stairway | Closed |
| 62 | Previously finished wall(s) have marks and/or other defacements. | Stairway | Closed |
| 63 | The required guard(s) are not maintained in good repair. namely the guard screen is defective. | Stairway | Closed |

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|----|--|----------|--------|
| 64 | The required guard(s) are not installed/maintained to comply with the Ontario Building Code, namely; The open side of the interior/exterior stairs is protected by a guard that is less than 920 mm (36 inches) in height. | Stairway | Closed |
| 65 | The treads and/or other appurtenant attachments and/or their supporting structural members are not maintained in good repair. namely; stair nosing strip missing. | Stairway | Closed |
| 66 | The treads and/or other appurtenant attachments and/or their supporting structural members are not maintained in good repair. namely; (1) stair nosing strips are defective (2) stair nosing strips are missing. | Stairway | Closed |
| 67 | The treads and/or other appurtenant attachments and/or their supporting structural members are not maintained in good repair. namely; stair nosing strip missing. | Stairway | Closed |
| 68 | Previously finished surface(s) in the public area of the property is not maintained in good repair. namely; stair exit door paint is deteriorated. | Stairway | Closed |
| 69 | Exterior door has deteriorated/ineffective weather-proofing. | 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.**