

MLS Building Audit Program - Details

Property Address : 360 PITFIELD RD

Legal Description: PLAN M1341 BLK N

Roll No. : 1901121280016000000

Building : **360 PITFIELD RD**

Report Date : January 18, 2019

Building Audit Date : April 21, 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
6	Property Standards	09 132520 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	20-May-09	31-AUG-10	100.00%
7	Property Standards	09 132189 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	15-Jul-14	30-JUN-15	100.00%
8	Property Standards	09 135154 PRS 00 IV		Closed	15-Jul-14	30-JUN-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
8	Property Standards	09 135154 PRS 00 IV		Closed	15-Jul-14	30-JUN-15	30-Nov-16

No. of defects contained within the Order : **33**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The parking or storage garage columns from floor level to a height of sixty (60) centimeters are not painted black.	Underground Parking Area	Closed
2	The parking or storage garage is used to keep junk or rubbish including, inoperable and/or unlicensed vehicles, and any other materials by their nature of which appear to have been cast aside, discarded or abandoned.	Underground Parking Area	Substantially Co
3	The floors in the parking or storage garage are not maintained free of holes, breaks or cracks	Underground Parking Area	Closed
4	The interior lighting of the building area does not meet the level of illumination specified for the area in the Toronto Municipal Code. Namely; minimum level of 200 lux is not being provided.	Underground Parking Area	Substantially Co
5	The minimum level of 50 lux (4.6 foot candles) is not being provided to all driving aisles.	Underground Parking Area	Closed
6	Ventilation system or unit not kept in good repair and maintained in good working condition. Namely; broken grill cover and damaged fins.	Underground Parking Area	Closed
7	Interior lighting fixtures or lamps have not been installed.	Underground Parking Area	Closed
8	Interior lighting fixtures or lamps are not maintained.	Underground Parking Area	Closed
9	Immediate action has not been taken to eliminate an unsafe condition. Namely; broken barrier at Mechanical Pipes.	Underground Parking Area	Closed
10	Large safe-exit arrows are not displayed on safe-exit doors 1.5 metres above the floor, measured from the center of the arrow to the floor, with the arrow pointing down.	Underground Parking Area	Closed
11	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.	Underground Parking Area	Substantially Co
12	The safe-exit door, the frame of a safe-exit door and the wall adjacent to the safe-exit door to a distance of one (1) metre on both sides of the frame, and to a height of three (3) metres above the floor or to the soffit above the bulkhead over the door is not the required coloured green.	Underground Parking Area	Substantially Co
13	Alert signs are not prominently displayed on columns or walls 2.1 metres above the floor, measured from the top of the sign to the floor, so that there is 1 alert sign for every 25 parking stalls in the parking or storage garage, with the alert signs being evenly distributed in the parking or storage garage, but located no more than 30 metres apart.	Underground Parking Area	Closed
14	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.	Underground Parking Area	Closed
15	The walls in the parking or storage garage are not maintained free of holes, breaks or cracks.	Underground Parking Area	Closed
16	The walls in the parking or storage garage are not impervious to water.	Underground Parking Area	Closed
17	The parking or storage garage walls painted surface is not maintained in a state of good repair. Namely; graffiti on walls.	Underground Parking Area	Closed
18	The parking or storage garage walls painted surface is not maintained in a state of good repair.	Underground Parking Area	Closed
19	The parking or storage garage walls are not painted white from sixty (60) centimeters above floor level.	Underground Parking Area	Substantially Co
20	Exterior door has deteriorated/ineffective weather-proofing.	Underground Parking Area	Closed
21	Exterior door does not prevent the entry of vermin, rodents and/or insects.	Underground Parking Area	Substantially Co
22	Exterior door has defective hardware.	Underground Parking Area	Substantially Co
23	Entrance/exit door is not equipped with a self-closing and self-locking mechanisms.	Underground Parking Area	Closed

24	Immediate action has not been taken to eliminate an unsafe condition. Namely; wood has been nailed to ceiling and soffit of underground parking garage.	Underground Parking Area	Closed
25	The supplied facility in or on the property is maintained so that it will function safely and effectively. Namely: return parking stall number 8 to its constructed and original intended use.	Underground Parking Area	Closed
26	The parking or storage garage columns are not painted white from sixty (60) centimeters above floor level.	Underground Parking Area	Closed
27	The parking or storage garage columns painted surface is not maintained in a state of good repair.	Underground Parking Area	Substantially Co
28	The columns in the parking or storage garage are not maintained free of holes, breaks or cracks.	Underground Parking Area	Substantially Co
29	The parking or storage garage ceiling painted surface is not maintained in a state of good repair.	Underground Parking Area	Closed
30	The ceilings in the parking or storage garage are not impervious to water.	Underground Parking Area	Closed
31	The ceilings in the parking or storage garage are not maintained free of holes, breaks or cracks.	Underground Parking Area	Closed
32	The required guard(s)/handrail(s) are not installed/maintained to comply with the Toronto Municipal Code.	Underground Parking Area	Closed
33	The minimum level of 50 lux (4.6 foot candles) is not being provided to all designated parking spaces.	Underground Parking Area	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
7	Property Standards	09 132189 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	15-Jul-14	30-JUN-15	14-Aug-17

No. of defects contained within the Order : **36**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Exterior doors has defective hardware.	Exterior	Closed
2	The protective/decorative finish on the exterior surfaces is not being maintained in good repair to include all pervious painted surfaces.	Exterior	Closed
3	The exterior surface of the building shall be maintained free of graffiti and/or painted slogans.	Exterior	Closed
4	The light standard(s) supporting artificial light is not kept in good repair and in good working order.	Exterior	Closed
5	Immediate action has not been taken to eliminate an unsafe condition.	Exterior	Substantially Co
6	The (stairs, treads, risers, guards, handrails, and/or other appurtenant attachments) and/or their supporting structural members are not maintained in good repair.	Exterior	Substantially Co
7	The balcony slab or other similar structure, and/or other appurtenant attachment and/or the supporting structural member(s) is not maintained in good repair.	Exterior	Closed
8	The balcony pannel and/or other appurtenant attachment and/or the supporting structural member (s) is not maintained in good repair.	Exterior	Closed
9	The exterior walls and their components are not being maintained in good repair. Namely; shear walls.	Exterior	Closed
10	The exterior walls and their components are not being maintained in good repair. Namely; Spalling bricks.	Exterior	Closed
11	The exterior walls and their components are not being maintained in good repair. Namely; siding.	Exterior	Closed
12	Exterior window missing.	Exterior	Closed
13	Dwelling unit window that is capable of being opened has no screen.	Exterior	Closed
14	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.	Exterior	Closed
15	The fence, screen and/or other enclosure around or on the property is not being maintained in good repair.	Exterior	Closed
16	Exterior garbage containment area not screened.	Exterior	Closed
17	Exterior yard surface and/or similar areas not maintained free from ponding water.	Exterior	Closed
18	The yard does not have suitable ground cover to prevent unstable soil conditions or erosion. Namely; sod or reseed as required.	Exterior	Closed
19	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.	Exterior	Substantially Co
20	Exterior area of property for vehicular traffic or parking/storage not provided with curb stops or other restraining device.	Exterior	Closed
21	The retaining wall is not being maintained in good repair.	Exterior	Substantially Co
22	Exterior walkway not maintained in good repair.	Exterior	Closed
23	The required guard(s) are not installed/maintained/provided to comply with the Toronto Municipal Code.	Exterior	Substantially Co
24	The required guard on top of retaining wall is not provided (the minimum guard height shall be one thousand and seventy (1070) millimetres).	Exterior	Closed
25	The electrical receptacle are not maintained in a safe and complete condition. Namely; secure cable boxes.	Exterior	Closed
26	The electrical connections are not maintained in a safe and complete condition.	Exterior	Closed
27	The ventilation system or unit is not kept in good repair.	Exterior	Closed

28	The ventilation is not kept in good repair and maintained in good repair. Namely; ventilation grills in disrepair.	Exterior	Closed
29	The ventilation system or unit is not regularly cleaned.	Exterior	Closed
30	The roof or one of its components is not weather tight. Namely; missing hopper / vent piping.	Roof Of Building	Closed
31	The exterior surface has not been restored and/or resurfaced where necessary. Namely; roof top equipment.	Roof Of Building	Closed
32	Roof drainage not discharging directly into the building drain. Namely; water ponding on roof.	Roof Of Building	Closed
33	Roof decks, catwalks and/or related guards are not maintained in good repair.	Roof Of Building	Closed
34	Exterior lighting fixtures or lamps are not maintained.	Throughout Building	Closed
35	The required guard(s) are not installed/maintained to comply with the Toronto Municipal Code, namely; The openings through the guard do not prevent the passage of a spherical object having a diameter of more than 100mm (4 inches).	Throughout Building	Closed
36	The required guard(s) are not installed securely or maintained in good repair.	Throughout Building	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
6	Property Standards	09 132520 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	20-May-09	31-AUG-10	31-Oct-16

No. of defects contained within the Order : **37**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Repair(s) does not reasonably match existing wall(s), namely corridor wall not sound and plumb.	7th Floor	Closed
2	The plumbing system is not kept free from leaks or defects, namely boiler unit.	Boiler Room	Closed
3	The electrical fixtures are not maintained in a safe and complete condition, namely missing access panels, and damaged conduits.	Boiler Room	Closed
4	Elevator(s) is not maintained in a clean condition.	Elevator	Closed
5	Elevator part(s) and appendages are not maintained in good repair and operational. Namely : (lighting fixtures, lamps, elevator buttons, floor indicators and ventilation fans), namely missing elevator control panels.	Roof Of Building	Closed
6	The supplied facility in or on the property is not constructed, installed and/or maintained so that it will function safely and effectively, namely saunas, and recreation room.	Sauna	Closed
7	The plumbing system is not kept free from leaks or defects.	Sauna	Closed
8	The required guard(s) are not installed/maintained to comply with the Toronto Municipal Code, Chapter 629, namely; The required guard has not been provided at areas in stair risers and adjacent, where openings exceed 100 mm.	Stairway	Closed
9	The electrical connections are not maintained in a safe and complete condition, namely loose wires.	Throughout Building	Closed
10	The electrical receptacle are not maintained in a safe and complete condition.	Throughout Building	Closed
11	Interior door(s), and/or hardware not maintained in good repair.	Throughout Building	Closed
12	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	Throughout Building	Closed
13	Previously finished surface(s) in the public area of the property is not maintained in good repair, to include elevator doors, walls and ceilings.	Throughout Building	Closed
14	Previously finished surface(s) in the public area of the property is not maintained in good repair, to include doors, and stairwell floor surfaces.	Throughout Building	Closed
15	Floor and/or floor covering not kept in a clean and sanitary condition, namely deteriorated and damaged carpets.	Throughout Building	Closed
16	Floor and/or floor covering not kept in a clean and sanitary condition.	Throughout Building	Closed
17	Floor and/or floor covering not kept free from holes, stains, rubbish and debris.	Throughout Building	Closed
18	Floor and/or floor covering not kept free from holes, stains, rubbish and debris.	Throughout Building	Closed
19	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials, to include missing and/or damaged ceiling tiles.	Throughout Building	Closed
20	The minimum level of 200 lux (18.6 foot candles) is not being provided to the service, utility and/or laundry rooms.	Throughout Building	Closed
21	The floor drain is not maintained in good repair, namely missing floor drain cover.	Throughout Building	Closed
22	The required guard(s)/handrails are not installed and maintained in accordance with the Toronto Municipal Code, Chapter 629.	Throughout Building	Closed
23	Adequate ventilation has not been provided.	Throughout Building	Closed
24	The ventilation system or unit is not kept in good repair and maintained in good working condition at all times.	Throughout Building	Closed
25	The ventilation system or unit is not regularly cleaned.	Throughout Building	Closed
26	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials, to include missing and/or damaged baseboards.	Throughout Building	Closed
27	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials, to include deteriorated and damaged wall tiles.	Throughout Building	Closed

28	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials, to include refinishing.	Throughout Building	Closed
29	Previously finished wall(s) have marks, stains, graffiti, smoke damage, painted slogans and/or other defacements.	Throughout Building	Closed
30	Previously finished wall(s) have marks, stains, graffiti, smoke damage, painted slogans and/or other defacements.	Throughout Building	Closed
31	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition, namely missing and/or damaged floor tiles.	Throughout Building	Closed
32	Floor and/or floor covering not kept free from holes, stains, rubbish and debris, namely junk and garbage.	Throughout Building	Closed
33	Garbage chute system originally installed in the multiple-dwelling is not maintained operative, namely defective self closing device at garbage chute door.	Throughout Building	Closed
34	Garbage chute system originally installed in the multiple-dwelling is not maintained operative, namely missing garbage chute dampers.	Throughout Building	Closed
35	The average level of 50 lux (4.6 foot candles) is not being provided to the corridor(s) and stairwells.	Throughout Building	Closed
36	The minimum level of 50 lux (4.6 foot candles) is not being provided to the doorway(s), and/or stairway(s). Namely: floor disposal rooms.	Throughout Building	Closed
37	The electrical receptacle are not maintained in good working order.	Throughout Building	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.**