

MLS Building Audit Program - Details

Property Address : 61 PELHAM PARK GDNS

Legal Description: PLAN 1156 BLK A PLAN 141 PT LOT 53 PLAN 571 LOT A LOT 5

Roll No. : 1904032090001000000

Building : **61 PELHAM PARK GDNS**

Report Date : **January 18, 2019**

Building Audit Date : **September 24, 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	Property Standards	09 172804 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	30-Sep-09	03-MAY-10	100.00%
2	Property Standards	11 117614 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS ORDER RE-ISSUED RE GUARDS	Closed	7-Feb-11	30-JUN-11	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
2	Property Standards	11 117614 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS ORDER RE-ISSUED RE GUARDS	Closed	7-Feb-11	30-JUN-11	25-Feb-12

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	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.	Stairway	Closed
2	Guard has openings of a size that does not prevent the passage of a sphere having a diameter more than 100 millimetres	Stairway	Closed
3	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
1	Property Standards	09 172804 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	30-Sep-09	03-MAY-10	10-Mar-11

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Plaster damage on wall.	2nd Floor	Closed
2	Electrical connection box missing cover.	2nd Floor	Closed
3	Hallway door warped.	5th Floor	Closed
4	Vent grille on wall loose.	5th Floor	Closed
5	Ceiling light fixture not properly secured.	6th Floor	Closed
6	Access panel on wall. Door is loose.	6th Floor	Closed
7	Hallway door punctured on inside panel.	8th Floor	Closed
8	Doors damaged in area of lock.	Hall	Closed
9	Paint chipped, deteriorated and peeling on many doors throughout building.	Hall	Closed
10	Ceiling(s) constructed for the purpose of separation is not maintained in a good state of repair. Surface has opening.	Hall	Closed
11	Hole through wall.	Hall	Closed
12	Plaster on walls bulged out under wallpaper.	Hall	Closed
13	Paint peeling on walls and ceilings.	Hall	Closed
14	Ceiling tiles missing in areas.	Hall	Closed
15	The ventilation system or unit is not kept in good repair and maintained in good working condition at all times.	Hall	Closed

16	Cover flap on mail slot in door missing.	Hall	Closed
17	Light bulbs missing.	Hall	Closed
18	Area of floor covering is loose and lifting.	Hall	Closed
19	Ceiling tiles stained in areas.	Hall	Closed
20	Hallway doors do not close properly.	Hall	Closed
21	Plaster damage on walls.	Laundry Room	Closed
22	Area of wallcovering peeling off.	Laundry Room	Closed
23	Plaster damage on ceiling.	Laundry Room	Closed
24	Hole in ceiling.	Room	Closed
25	Vent grille missing.	Room	Closed
26	Plaster damage on ceiling.	Room	Closed
27	Plaster damage on ceiling.	Room	Closed
28	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	Stairway	Closed
29	The ventilation system or unit is not regularly cleaned. Grilles are dirty.	Stairway	Closed
30	Paint peeling on floors and steps.	Stairway	Closed
31	Doors to hallways do not close properly. 17th, 16th and 10th floors west stairwell. 6th floor east stairwell.	Stairway	Closed
32	The required guard(s) are not installed/maintained to comply with the Ontario Building 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).	Stairway	Closed
33	The required guard(s) are not installed/maintained to comply with the Ontario Building Code, namely; The required guard is designed so that a member, attachment or opening between 100 mm (4 inches) and 900mm (35 inches) above the floor of the structure, which it is protecting, facilitates climbing.	Stairway	Closed
34	Glass pane cracked.	Stairway	Closed
35	Paint on walls damaged in areas.	Stairway	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.**