

MLS Building Audit Program - Details

Property Address : 1545 BATHURST ST

Legal Description: PLAN M1688 LOTS 36 TO 38

Roll No. : 1904111150001000000

Building : 1545 BATHURST ST -- S2106

Report Date : May 11, 2012

Building Audit Date : June 29, 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 May 11, 2012

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 242963 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Expiry Date Extended	2-Aug-11	30-NOV-11	87.50%
2	Property Standards	11 245816 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	2-Aug-11	03-OCT-11	100.00%
3	Property Standards	11 246571 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	2-Aug-11	03-OCT-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
3	Property Standards	11 246571 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	2-Aug-11	03-OCT-11	4-Oct-11

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The ceilings and bulkheads in the parking or storage garage are not maintained free of holes, breaks or cracks. (Namely: Delaminated cement, perforations and exposed rebar, repair as required)	1st Underground Parking Level	Closed
2	The parking or storage garage columns from floor level to a height of sixty (60) centimeters are not painted black.	1st Underground Parking Level	Closed
3	The property is not maintained clean in accordance with the standards. (Namely: Improper storage and retention of materials located throughout garage and parking stalls)	1st Underground Parking Level	Closed
4	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.	1st Underground Parking Level	Closed
5	The parking or storage garage walls from floor level to a height of sixty (60) centimeters are not painted black.	1st Underground Parking Level	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
1	Property Standards	11 242963 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Expiry Date Exten	2-Aug-11	30-NOV-11	4-May-12

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Balconies are not maintained in good repair. (Namely: Spalling bricks throughout balcony faces - repair as required)	Balcony	Open
2	The grass height exceeds twenty (20) centimeters.	East Side of Property	Closed
3	A retaining wall exceeding 1,000 millimeters in exposed height is not protected by a guard on the open side where access is provided.	North Side of Property	Closed
4	Exterior window with broken/cracked glass. (North Facing Window in Pent House)	Roof Of Building	Closed
5	The location and size of openings present a hazard as they are designed with members or attachments between 140 millimeters and 900 millimeters above the level protected by the guard which facilitate climbing.	South Side of Building	Closed
6	Required guard does not prevent the passage of a sphere having a diameter more than 100 millimeters.	South Side of Building	Closed
7	Handrails on both sides of stair or ramp 1,100mm in width or more not provided	South Side of Property	Closed
8	A retaining wall exceeding 1,000 millimeters in exposed height is not protected by a guard on the open side where access is provided. (Namely: All west facing retaining walls from north of property to garage vehicle entrance)	West Side of Property	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 245816 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	2-Aug-11	03-OCT-11	28-Sep-11

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The stairs and their supporting structural members are not maintained in good repair. (Namely: Rusted stair riser and nosing)	1st Floor	Closed
2	Ceiling not maintained free of holes. (Namely: Ceiling perforated near elevator)	2nd Floor	Closed
3	Wall not maintained free of cracks and deteriorated materials. (Namely: Bubbling and cracking plaster in stairway)	3rd Floor	Closed
4	Immediate action has not been taken to eliminate an unsafe condition. (Namely: Door mats located in common corridor)	3rd Floor	Closed
5	Wall(s) not maintained free of damaged and deteriorated materials. (Namely: Wall damaged near suites 403, 405, 409. Repair as required)	4th Floor	Closed
6	Wall(s) not maintained free of holes. (Namely: Wall perforation)	Basement	Closed
7	Ceiling not maintained free of holes. (namely: Ceiling perforation)	Basement	Closed
8	The electrical connections are not maintained in a safe and complete condition. (Namely: Unprotected or open electrical connections)	Basement	Closed
9	The property is not maintained clean in accordance with the standards. (Namely: Improper storage of materials that are not kept within designated storage areas)	Basement	Closed
10	Immediate action has not been taken to eliminate an unsafe condition. (Specifically: Unprotected sump pump pit)	Basement	Closed
11	The floor finish is not maintained. (Namely: Floor paint not free from defect)	Basement	Closed
12	The property is not maintained clean in accordance with the standards. (Namely: Improper storage and retention of materials within fan room, clean, clear, organize)	Roof Of Building	Closed
13	Door hardware/devices are not maintained in good repair. (Namely: Stairway doors that fail to self close and self latch, repair as required)	Stairway	Closed
14	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
15	The guard is designed that a member, attachment or opening located between 140 millimetres and 900 millimetres above the level being protected facilitates climbing.	Stairway	Closed
16	Height of the guard for the exit stairs are less than 1,070 millimetres around landings.	Stairway	Closed
17	Required guard does not prevent the passage of a sphere having a diameter more than 100 millimetres.	Stairway	Closed
18	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.	Stairway	Closed
19	Public corridor is not equipped to provide illumination to an average level of not less than 50 lux at floor level.	Throughout Building	Closed
20	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection. (Namely: Missing light lenses, replace as required)	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.**