

MLS Building Audit Program - Details

Property Address : 1 FOUNTAINHEAD RD

Legal Description: PLAN M1299 BLK D

Roll No. : 1908033331005000000

Building : 1 FOUNTAINHEAD RD -- NO FURTHER ACTION REQUIRED

Report Date : May 11, 2012

Building Audit Date : February 09, 2010

**** 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
3	Property Standards	10 116622 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	12-Feb-10	29-APR-11	100.00%
4	Property Standards	10 117033 PRS 00 IV	INTERIOR COMMON ELEMENTS, HALLWAYS, STAIRWELL, STORAGE ROOMS.	Closed	12-Feb-10	29-OCT-10	100.00%
5	Property Standards	10 117308 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	12-Feb-10	29-JUN-11	100.00%
6	Property Standards	10 117753 PRS 00 IV	INTERIOR COMMON ELEMENTS - MECHANICAL ROOMS	Closed	12-Feb-10	29-OCT-10	100.00%
7	Waste	10 116504 WST 00 IV	LITTER DUMPINT/REFUSE INVESTIGATION	Closed	12-Feb-10	22-FEB-10	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
3	Property Standards	10 116622 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	12-Feb-10	29-APR-11	30-Apr-11

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The (verandah, porch, deck, loading dock, ramp, balcony, fire escape or other similar structure, and/or other appurtenant attachment) and/or the supporting structural member(s) is not maintained in a clean and/or sanitary condition. Specifically accumulation of tenant material on the balcony.	6th Floor	Closed
2	The exterior walls and their components are not being maintained in good repair. Specifically spalling brick at the top face of the wall - North/East and South/East face	East	Closed
3	Equipment/attachment appurtenant to the building is not being maintained in good repair, namely, the (canopy, marquee, sign, awning, screen, grille, stairway, pipe, duct, standpipe, air conditioner. Etc). Specifically damaged/missing cable chase cover north of the entrance	East Front North	Closed
4	Driveway(s) and/or similar areas not maintained. Specifically pot holes in the driveways of the visitors parking area.	East Side of Property	Closed
5	Exterior garbage containment area not screened.	Rear West	Closed
6	Lighting on stairs is provided at less than 10 lux at ground or tread level and at angles and intersections at changes of level. Specifically lighting does not meet current standards in the exterior stairway leading to the underground parking garage	Storage Garage	Closed
7	Exterior steps, not maintained. Specifically stairway to underground parking garage has damaged stair treads and rusted/rotted support post on handrail.	Storage Garage	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
6	Property Standards	10 117753 PRS 00 IV	INTERIOR COMMON ELEMENTS - MECHANICAL ROOMS	Closed	12-Feb-10	29-OCT-10	30-Apr-10

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Floor and/or floor covering not kept in a clean and sanitary condition and free from rubbish and debris. Specifically accumulation of stored material in lobby area between hallway and compactor room	Compactor Room	Closed
2	Previously finished wall(s) in the public area of the property is not maintained in good repair. Specifically hole in wall by compactor, hole in ceiling in compactor room and paint damage in the moving room.	Compactor Room	Closed
3	Lighting in a service room is provided at less than 200 lux. Specifically lighting levels below 200 lux in the boiler room and electrical room	Electrical Room	Closed
4	Previously finished wall(s) in the public area of the property is not maintained in good repair. Specifically damaged concrete block above disconnect switch	Electrical Room	Closed
5	The electrical fixtures are not maintained in a safe and complete condition. Specifically missing covers on junction boxes	Electrical Room	Closed
6	The electrical connections are not maintained in a safe and complete condition. Specifically cover plate on junction box missing in elevator room	Elevator	Closed
7	Previously finished wall(s) in the public area of the property is not maintained in good repair. Tiles on the wall by the bathroom and tiles on the corner wall by the bathroom missing and/or broken	Laundry Room	Closed
8	The electrical fixtures are not maintained in a safe and complete condition. Specifically damaged door on breaker panel.	Laundry Room	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
5	Property Standards	10 117308 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	12-Feb-10	29-JUN-11	29-Jun-11

No. of defects contained within the Order : **9**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The plumbing system is not kept in good working order. Specifically floor drain covers missing throughout.	1st Underground Parking Level	Closed
2	Door providing access to a parking or storage garage has not been equipped with a self-closing device designed to return the door to the closed and latched position after each use. Specifically safe exit door by parking stall 206 is ill-fitting in its frame and doesn't self latch upon closing.	2nd Parking Level	Closed
3	The plumbing system is not kept in good working order. Specifically drain floor covers missing through	2nd Underground Parking Level	Closed
4	The plumbing system is not kept in good working order. Specifically damaged insulation on mechanical pipes.	Underground Parking Area	Closed
5	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. Specifically - requires more arrows	Underground Parking Area	Closed
6	The parking or storage garage walls painted surface is not maintained in a state of good repair.	Underground Parking Area	Closed
7	The electrical connections are not maintained in a safe and complete condition. specifically ceiling junction boxes are missing covers throughout the P1 and P2 levels	Underground Parking Area	Closed
8	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
9	The parking or storage garage walls from floor level to a height of sixty (60) centimeters are not painted black.	Underground Parking Area	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
4	Property Standards	10 117033 PRS 00 IV	INTERIOR COMMON ELEMENTS, HALLWAYS, STAIRWELL, STORAGE ROOMS.	Closed	12-Feb-10	29-OCT-10	30-Nov-10

No. of defects contained within the Order : **43**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	1st Floor	Closed
2	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair. Self closer not operational.	1st Floor	Closed
3	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition. No floor drain.	1st Floor	Closed
4	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	1st Floor	Closed
5	Previously finished wall(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance.	1st Floor	Closed
6	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	1st Floor	Closed
7	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Ceiling tiles missing.	1st Floor	Closed
8	Previously finished wall(s) in the public area of the property is not maintained in good repair.	1st Floor	Closed
9	The property is not maintained and/or kept clean in accordance with the standards.	1st Floor	Closed
10	The electrical receptacle are not maintained in a safe and complete condition.	19th Floor	Closed
11	The electrical receptacle are not maintained in a safe and complete condition.	21st Floor	Closed
12	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Ceiling tile is missing.	23rd Floor	Closed
13	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Baseboard is damaged.	Basement	Closed
14	The property is not maintained and/or kept clean in accordance with the standards.	Closet	Closed
15	Previously finished wall(s) have marks, stains, graffiti, smoke damage, painted slogans and/or other defacements.	Elevator	Closed
16	Previously finished wall(s) have marks, stains, graffiti, smoke damage, painted slogans and/or other defacements.	Elevator	Closed
17	Interior door is not a good fit in its frame. Door scratching floor.	Exit	Closed
18	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Garbage Room	Closed
19	Previously finished wall(s) have marks, stains, graffiti, smoke damage, painted slogans and/or other defacements.	Hall	Closed
20	Previously finished wall(s) have marks, stains, graffiti, smoke damage, painted slogans and/or other defacements.	Hall	Closed
21	Adequate ventilation has not been provided. Namely low air flow in all hallways.	Hall	Closed
22	The property has not been repaired in accordance with the standards. Bell service closet latch not secured.	Hall	Closed
23	. Stain on carpet.	Hall	Closed
24	The electrical fixtures are not maintained in good working order. exit light not secure.	Hall	Closed
25	Repair(s) does not reasonably match existing wall(s), baseboard.	Hall	Closed
26	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Mail Room	Closed

27	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Plastic baseboard is not secure.	Stairway	Closed
28	The floor and every appurtenance, surface cover and finish is not maintained. Plastic baseboard is loose, not secure	Stairway	Closed
29	The floor and every appurtenance, surface cover and finish is not maintained. Paint is chipped cracked and peeling.	Stairway	Closed
30	Previously finished surface(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance. Floor paint is worn.	Stairway	Closed
31	Previously finished surface(s) in the public area of the property is not maintained in good repair. Paint on door is chipped.	Stairway	Closed
32	Interior door is not a good fit in its frame. door sticking on floor.	Stairway	Closed
33	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Stairway	Closed
34	The guards and/or other appurtenant attachments and/or their supporting structural members are not maintained in good repair. Steel guard post is cracked.	Stairway	Closed
35	The floor and every appurtenance, surface cover and finish is not maintained.	Stairway	Closed
36	Previously finished wall(s) in the public area of the property is not maintained in good repair. Hole in wall.	Steam Room	Closed
37	The property has not been repaired in accordance with the standards. Storage rooms not identified by use, or number.	Storage Room	Closed
38	The electrical connections are not maintained in good working order. Junction box without cover.	Storage Room	Closed
39	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Bathtub visible through hole in ceiling.	Storage Room	Closed
40	Lighting in a storage room is provided at less than 50 lux.	Storage Room	Closed
41	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Storage Room	Closed
42	The light standard(s) supporting artificial light is not kept in good repair and in good working order.	Storage Room	Closed
43	The property is not maintained and/or kept clean in accordance with the standards.	Storage Room	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.**