

MLS Building Audit Program - Details

Property Address : 2601 BATHURST ST

Legal Description: PLAN 3018 LOTS 83 TO 87 PT LOTS 28 TO 31

Roll No. : 1904113590001000000

Building : 2601 BATHURST ST

Report Date : May 11, 2012

Building Audit Date : March 22, 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
2	Property Standards	10 137616 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	25-Mar-10	08-APR-11	100.00%
5	Property Standards	10 137227 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	26-Mar-10	30-MAY-12	100.00%
6	Property Standards	10 137241 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Order Issued	26-Mar-10	30-MAY-12	75.00%

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
6	Property Standards	10 137241 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Order Issued	26-Mar-10	30-MAY-12	29-Jun-12

No. of defects contained within the Order : 16

No. of defects that remain outstanding : 4

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Paint on ceiling is faded and deteriorated.	Parking Area	Open
2	Paint on columns faded and deteriorated.	Parking Area	Open
3	Paint on walls faded and deteriorated.	Parking Area	Open
4	The garage door that is equipped with an automatic closing mechanism is not equipped with a sensing device that does not allow the door to close when any person, animal or object is crossing its path.	Parking Area	Open
5	Open electrical connection box near ceiling.	Parking Area	Closed
6	Floor surface pitted and deteriorated in areas.	Parking Area	Closed
7	Drain pipe on ceiling leaking.	Parking Area	Closed
8	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.	Parking Area	Closed
9	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.	Parking Area	Closed
10	Only safe-exit doors, 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 to be coloured green. The door leading to the interior stairwell is not a safe exit door and should not be coloured green.	Parking Area	Closed
11	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.	Parking Area	Closed
12	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.	Parking Area	Closed
13	Concrete block wall. Areas of deteriorated mortar.	Parking Area	Closed
14	Small area of bricks missing near ceiling.	Parking Area	Closed
15	Deteriorated concrete and exposed re bar on ceiling.	Storage Room	Closed
16	Rusted metal conduit on wall near ceiling.	Storage 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 137227 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	26-Mar-10	30-MAY-12	29-Jun-12

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Guard has openings of a size that does not prevent the passage of a sphere having a diameter more than 100 millimetres	Balcony	Closed
2	Guard with a minimum height of 1,070 millimetres has not been provided at a balcony where the difference in level is more than 600 millimetres..	Balcony	Closed
3	Required guard does not prevent the passage of a sphere having a diameter more than 100 millimetres.	East	Closed
4	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.	East	Closed
5	Exterior garbage containment area not screened.	East	Closed
6	Driveway surface deteriorated, cracked and broken.	East	Closed
7	Concrete retaining wall is cracked and broken in areas and leaning to the west.	East	Closed
8	Areas of deteriorated and missing mortar. Loose bricks.	Front	Closed
9	Bricks on wall spalling and missing.	Roof Of Building	Closed
10	Spalling bricks on chimneys.	Roof Of Building	Closed
11	A retaining wall exceeding 1,000 millimetres in exposed height is not protected by a guard on the open side where access is provided.	South	Closed
12	Brick foundation under concrete slab at door.	South	Closed
13	Wall at side has damaged and deteriorated surface. Also hole in end.	South	Closed
14	Dor does not latch shut properly.	South	Closed
15	Sections of concrete pad collapsing.	South	Closed
16	Area of damaged bricks.	South East	Closed
17	Guard has openings of a size that does not prevent the passage of a sphere having a diameter more than 100 millimetres	Yard	Closed
18	Guard with a minimum height of 1,070 millimetres has not been provided.	Yard	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
2	Property Standards	10 137616 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	25-Mar-10	08-APR-11	8-Apr-11

No. of defects contained within the Order : **24**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Floor drain cover in meter room is not provided.	Interior of Building	Closed
2	The main floor office bathroom floor is not level, a portion of the floor has collapses.	Interior of Building	Closed
3	Floor tile on main floor opposite the elevator is broken.	Interior of Building	Closed
4	Communication system identifies the tenant by unit number.	Interior of Building	Closed
5	Main floor office wall has broken plaster	Interior of Building	Closed
6	Floor drain cover in boiler room is not provided.	Interior of Building	Closed
7	An emergency contact sign is not posted and maintained in a prominent place in the front lobby or entrance to the building.	Interior of Building	Closed
8	Light fixture in sprinkler room is not properly installed, the fixture is hanging from a water pipe.	Interior of Building	Closed
9	The electrical fixtures are not maintained in a safe and complete condition. The main floor office bathroom light not secured to ceiling.	Interior of Building	Closed
10	Electrical light fixture in boiler room is hanging loose, light is not properly installed.	Interior of Building	Closed
11	The electrical box on the ceiling of main floor bathroom is open.	Interior of Building	Closed
12	The electrical box on the boiler room ceiling is open.	Interior of Building	Closed
13	Ceiling in main floor corridor is stained.	Interior of Building	Closed
14	Main floor office ceiling contains a hole	Interior of Building	Closed
15	The supplied piece(s) of equipment and/or appliance(s) in or on the property is not constructed, installed and/or maintained so that it will function safely and effectively. Specifically the exhaust fan blades are not protected.	Interior of Building	Closed
16	The supplied piece(s) of equipment and/or appliance(s) in or on the property is not constructed, installed and/or maintained so that it will function safely and effectively. Specifically the elevator does not stop flush with the floor.	Interior of Building	Closed
17	4th floor electrical room wall contains holes.	Interior of Building	Closed
18	Storage , utility rooms not free from debris.	Interior of Building	Closed
19	Ceiling in sprinkler room contains holes	Interior of Building	Closed
20	Lighting in stairwells is less than 50 lux.	Interior of Building	Closed
21	Lighting in a laundry room is provided at less than 200 lux.	Interior of Building	Closed
22	Corridors are not equipped to provide illumination to an average level of not less than 50 lux at floor or tread level.	Interior of Building	Closed
23	Required guard does not prevent the passage of a spherical object having a diameter more than 100 millimetres	Interior of Building	Closed
24	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.	Interior of 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.**