

**MLS Building Audit Program - Details**

**Property Address : 2895 BATHURST ST**

Legal Description: PLAN 1564 LOTS 12 TO 16

Roll No. : 1908061200001000000

Building : **2895 BATHURST ST -- NO FURTHER ACTION REQUIRED**

**Report Date : May 11, 2012**

**Building Audit Date : April 01, 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 150086 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	14-Apr-10	07-AUG-12	100.00%
4	Property Standards	10 150410 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	14-Apr-10	07-AUG-12	100.00%
5	Property Standards	10 150657 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	14-Apr-10	07-AUG-12	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
5	Property Standards	10 150657 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	14-Apr-10	07-AUG-12	6-Jul-12

No. of defects contained within the Order : **13**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The parking or storage garage walls painted surface is not maintained in a state of good repair.	1st Parking Level	Closed
2	The parking or storage garage walls from floor level to a height of sixty (60) centimeters are not painted black. Specifically black paint is deteriorated and needs to be refreshed.	1st Parking Level	Closed
3	The walls in the parking or storage garage are not maintained free of holes, breaks or cracks. Specifically damaged concrete on beam by 13 & 46	1st 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 Parking Level	Closed
5	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.	1st Parking Level	Closed
6	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.	1st Parking Level	Closed
7	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.	1st Parking Level	Closed
8	The floors in the parking or storage garage are not maintained free of holes, breaks or cracks. Specifically damaged concrete on floors by 51 and by vehicle door	1st Parking Level	Closed
9	The electrical fixtures are not maintained in a safe and complete condition. Specifically cover plates missing on junction boxes by vehicle door and covers required on Bell telephone boxes by 18-19,13, and 34-35	1st Parking Level	Closed
10	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 door needs to be replaced	1st Parking Level	Closed
11	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 fire cabinets require replacing	1st Parking Level	Closed
12	The parking or storage garage ceiling painted surface is not maintained in a state of good repair. Specifically ceiling requires repainting white	1st Parking Level	Closed
13	The parking or storage garage is used to keep junk or rubbish. Specifically accumulation of stored material is present through-out	1st Parking Level	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 150410 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	14-Apr-10	07-AUG-12	29-Jun-12

No. of defects contained within the Order : **21**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The retaining wall is not being maintained in good repair. Namely: paint is chipped and peeling.	East Side of Property	Closed
2	Exterior garbage containment area not screened.	East Side of Property	Closed
3	The protective/decorative finish on the exterior surfaces is not being maintained in good repair. Namely: grade level flashing is not secure and paint is chipped and peeling.	Exterior Of Building	Closed
4	The protective/decorative finish on the exterior surfaces is not being maintained in good repair. Namely A/C grills are not not secure and showing rust.	Exterior Of Building	Closed
5	The protective/decorative finish on the exterior surfaces is not being maintained in good repair. Namely Finns in furnace room window are bent.	Exterior Of Building	Closed
6	Openings in exterior wall not protected with suitable materials. Namely: A/C opening without grill cover.	Exterior Of Building	Closed
7	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 good repair. Namely: concrete slbs damaged in sections.	Exterior Of Building	Closed
8	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 good repair.	Exterior Of Building	Closed
9	The required guard on top of the retaining wall is not maintained in good repair. Namely: wooden pickets missing in sections.	North	Closed
10	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. Namely: used as storage place.	Parking Area	Closed
11	Exterior yard that is used for the parking or storage of vehicles or surfaced with a material impervious to water is not maintained so as parking space marking are to be clearly visible.	Parking Area	Closed
12	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.	Parking Area	Closed
13	The retaining wall is not being maintained in good repair. Namely : spalling concrete in sections.	Parking Area	Closed
14	The electrical connections are not maintained in good working order. Namely conduit pipe is damaged.	Ramp	Closed
15	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.	Ramp	Closed
16	Required guards not constructed or maintained in accordance with Subsection 19.D. (1) (a) Except as otherwise provided in this section, a guard not less then 1,070 millimetres high shall be provided: [3] At each raised floor, mezzanine, balcony, gallery, interior or exterior vehicular ramp, and at other locations where the difference in level is more than 600 millimetres.	Ramp	Closed
17	Walk(s), ramp(s) and/or similar areas does not afford safe passage. Namely; Ramp concrete is cracked and damaged.	Ramp	Closed
18	The sign(s), fastening and/or supporting members are not being maintained free from defects or faded lettering. Namely: Siamese sign for fire hydrant.	South Side of Building	Closed
19	The retaining wall is not being maintained free from hazards. Namely: flower bed.	West Side of Building	Closed
20	The exterior walls and their components are not being maintained free from loose or unsecured objects or materials.	West Side of Property	Closed
21	Walk(s), ramp(s) and/or similar areas does not afford safe passage. Namely; concrete walkway is cracked and damaged.	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
3	Property Standards	10 150086 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	14-Apr-10	07-AUG-12	29-Jun-12

No. of defects contained within the Order : 42

No. of defects that remain outstanding : 0

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The electrical fixtures are not maintained in good working order. Namely: Exit sign not secure, no junction box cover.	3rd Floor	Closed
2	Interior door(s), and/or hardware not maintained in good repair.	3rd Floor	Closed
3	The electrical/cable connections are not maintained in good working order.	5th Floor	Closed
4	Lighting in a service stairway is provided at less than 50 lux.	Centre	Closed
5	Floor and/or floor covering not kept in a clean and sanitary condition	Hall	Closed
6	The electrical receptacle are not maintained in good working order.	Hall	Closed
7	The electrical fixtures (Exit sign) are not maintained in good working order.	Hall	Closed
8	The electrical fixtures are not maintained in good working order.	Hall	Closed
9	The ventilation system or unit is not regularly cleaned.	Hall	Closed
10	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	Interior of Building	Closed
11	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	Interior of Building	Closed
12	The handrails and/or other appurtenant attachments and/or their supporting structural members are not maintained in good repair.	Interior of Building	Closed
13	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Interior of Building	Closed
14	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
15	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	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.	Interior of Building	Closed
17	The (stairs, treads, risers, guards, handrails, and/or other appurtenant attachments) and/or their supporting structural members are not maintained in good repair.	Interior of Building	Closed
18	The property is not maintained and/or kept clean in accordance with the standards.	Interior of Building	Closed
19	The property is not maintained and/or kept clean in accordance with the standards.	Interior of Building	Closed
20	The floor and every appurtenance, surface cover and finish is not maintained.	Interior of Building	Closed
21	Interior door is not a good fit in its frame.	Interior of Building	Closed
22	Interior door is not a good fit in its frame.	Interior of Building	Closed
23	Interior door is not a good fit in its frame.	Interior of Building	Closed
24	Interior door is not a good fit in its frame.	Interior of Building	Closed
25	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair.	Interior of Building	Closed
26	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	Interior of Building	Closed
27	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Laundry Room	Closed
28	The plumbing system is not kept in good working order. Namely: "P" trap in laundry tub is leaking.	Laundry Room	Closed
29	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	Laundry Room	Closed
30	Exterior door, window, skylight or basement hatchway not maintained in good repair.	South Side of Building	Closed

31	The guards and/or other appurtenant attachments and/or their supporting structural members are not maintained in good repair.	Stairway	Closed
32	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	Stairway	Closed
33	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Storage Room	Closed
34	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Storage Room	Closed
35	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	Storage Room	Closed
36	The (stairs, treads, risers, guards, handrails, and/or other appurtenant attachments) and/or their supporting structural members are not maintained in good repair.	Storage Room	Closed
37	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	Storage Room	Closed
38	The property is not maintained and/or kept clean in accordance with the standards.	Storage Room	Closed
39	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition. Namely: raised floor drain.	Storage Room	Closed
40	The electrical connections are not maintained in a safe and complete condition.	Storage Room	Closed
41	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	Storage Room	Closed
42	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 :2895  
BATHURST ST**

<b>Active apartment unit related investigation matters (Property Standards only) :</b>	<b>1</b>
Number of investigation-related Orders issued to Property owner :	1
Number of investigation-related Orders issued to tenants :	0

**\* Note: The number of unit related orders relate to all buildings on the above property.**