

MLS Building Audit Program - Details

Property Address : 35 FOUNTAINHEAD RD

Legal Description: PLAN M1299 BLK C

Roll No. : 1908033331004000000

Building : 35 FOUNTAINHEAD RD -- NO FURTHER ACTION REQUIRED

Report Date : May 11, 2012

Building Audit Date : February 16, 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
1	Property Standards	10 119571 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	23-Feb-10	23-SEP-10	100.00%
5	Property Standards	10 120614 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS IN SERVICE ROOMS	Closed	23-Feb-10	25-MAR-10	100.00%
6	Property Standards	10 120673 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	23-Feb-10	25-JAN-11	100.00%
7	Property Standards	10 121760 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	25-Feb-10	25-JAN-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
6	Property Standards	10 120673 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	23-Feb-10	25-JAN-11	26-Mar-10

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 articles on the 4th level balcon north/east section.	Balcony	Closed
2	Driveway(s) and/or similar areas does not afford safe passage. Namely; minor concrete damage on curbs [S/E island]	Driveway	Closed
3	The tree, plant, limb or branch, which is located on the property is dead and has not been removed or otherwise pruned to remove the dead portion. Specifically broken branch on tree by entrance to parking garage	Driveway	Closed
4	Exterior steps not maintained. Specifically minor damage to concrete stairs to the B2 level safe exit	East Side of Property	Closed
5	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 cable chase on north face of building - east section	North Front East	Closed
6	Exterior garbage containment area not screened.	Rear Yard	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 120614 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS IN SERVICE ROOMS	Closed	23-Feb-10	25-MAR-10	26-Mar-10

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The plumbing system is not kept in good working order. Specifically damaged insulation on air make-up unit in boiler room	Boiler Room	Closed
2	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Specifically hole in the ceiling in the entrance room to the compactor area	Compactor Room	Closed
3	Lighting in a service room is provided at less than 200 lux.	Compactor Room	Closed
4	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Specifically hole in the floor	Compactor Room	Closed
5	Garbage disposal room is not maintained in a clean and odour free condition. Specifically connection from the chute to the compactor is not secured properly	Compactor Room	Closed
6	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition. Specifically missing cover on floor drain	Mechanical Room	Closed
7	Wall(s) constructed for the purpose of separation is not of a gas tight construction. Specifically missing fire-stop at mechanical pipe penetration through wall	Mechanical Room	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
7	Property Standards	10 121760 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	25-Feb-10	25-JAN-11	30-Mar-10

No. of defects contained within the Order : **14**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Lighting in a garage is provided at less than 50 lux. Specifically extra lighting required by 10	1st Parking Level	Closed
2	The ceilings in the parking or storage garage are not maintained free of holes, breaks or cracks. Specifically hole in ceiling by 58	1st Parking Level	Closed
3	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 additional safe exit arrows required throughout the P1 level	1st Parking Level	Closed
4	The plumbing system is not kept in good working order. Specifically damaged insulation on pipes by 58	1st Parking Level	Closed
5	The parking or storage garage ceiling painted surface is not maintained in a state of good repair. Specifically damaged ceiling paint by 59 and east exit	1st Parking Level	Closed
6	The ceilings in the parking or storage garage are not impervious to water. Specifically soffit leak by 10	1st Parking Level	Closed
7	The parking or storage garage is used to keep junk or rubbish. Specifically litter on floor by exit at 241	2nd Parking Level	Closed
8	The electrical connections are not maintained in good working order. Specifically cover plate on junction box by 240 missing.	2nd Parking Level	Closed
9	The walls in the parking or storage garage are not maintained free of holes, breaks or cracks. Specifically hole in ventiation grill area	2nd Parking Level	Closed
10	The parking or storage garage ceiling painted surface is not maintained in a state of good repair. specifically damaged ceiling paint by 212, 239 and other locations	2nd Parking Level	Closed
11	The plumbing system is not kept in good working order. Specifically missing floor drain covers by 289, 239 and other locations	2nd Parking Level	Closed
12	Previously finished surface(s) in the public area of the property is not maintained in good repair. Specifically door by 276 requires paint finish	2nd Parking Level	Closed
13	Lighting in a garage is provided at less than 50 lux. Specifically lighting in area 262 through 274 and 259 through 247 not up to standards	2nd Parking Level	Closed
14	The plumbing system is not kept in good working order. specifically damaged insulation by 188	2nd 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	10 119571 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	23-Feb-10	23-SEP-10	23-Sep-10

No. of defects contained within the Order : **19**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The ceiling in cleaners room has holes.	Ceiling in cleaners room	Closed
2	Numerous locations of the walls require paint where repairs were made.	Interior of Building	Closed
3	Light fixture near apt 802 is not working.	Interior of Building	Closed
4	Firefighter phone access panel on wall beside elevator is damaged.	Interior of Building	Closed
5	Numerous stairwell doors will not self close and latch.	Interior of Building	Closed
6	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Interior of Building	Closed
7	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Interior of Building	Closed
8	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Interior of Building	Closed
9	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Interior of Building	Closed
10	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Interior of Building	Closed
11	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Interior of Building	Closed
12	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Interior of Building	Closed
13	Floor drain cover in locker room B is not provided.	Locker room B	Closed
14	The wall in locker room H contains broken and damaged blocks.	Locker room H	Closed
15	Wall in locker room O is damaged and detached from the wall.	Locker room O	Closed
16	Individual lockers within locker rooms are damaged.	Locker rooms	Closed
17	Locker rooms throughout building are full of debris.	Locker rooms	Closed
18	Numerous light fixtures in locker rooms are not working.	Locker rooms	Closed
19	The wall in cleaners room has damaged plaster and finish.	Wall in cleaners room	Closed

**Part III - Apartment Unit Activity Summary for Property Standards Orders :35
FOUNTAINHEAD RD**

Active apartment unit related investigation matters (Property Standards only) :	3
Number of investigation-related Orders issued to Property owner :	3
Number of investigation-related Orders issued to tenants :	0

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