

**MLS Building Audit Program - Details**

**Property Address : 3690 BATHURST ST**

Legal Description: PLAN 2053 LOT 5 TO 9 S PT LOT 10 LOT 117 TO 119

Roll No. : 1908043010014000000

Building : **3690 BATHURST ST -- N1502**

Report Date : **May 11, 2012**

Building Audit Date : **August 26, 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 248227 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Order Issued	2-Sep-10	24-FEB-12	17.65%
2	Property Standards	10 248228 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Order Issued	2-Sep-10	24-FEB-12	50.00%
3	Property Standards	10 248362 PRS 00 IV	REPORT ORDERS - WINDOW LIMITING DEVICES	Order Issued	2-Sep-10	24-FEB-12	0.00%
4	Property Standards	10 248529 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Order Issued	2-Sep-10	24-FEB-12	59.26%
5	Property Standards	10 250261 PRS 00 IV	REPORT ORDERS - AIR CONDITIONERS/SATELLITE DISHES	Order Issued	2-Sep-10	24-FEB-12	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
2	Property Standards	10 248228 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Order Issued	2-Sep-10	24-FEB-12	24-Feb-12

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The fence, screen and/or other enclosure on the property is not being maintained in good repair. Namely: the chain-link fence.	East Side of Property	Open
2	Equipment/attachment appurtenant to the building is not properly anchored and protected. Namely: cables and wirings.	Exterior Of Building	Closed
3	The yard does not have suitable ground cover to prevent unstable soil conditions or erosion.	Exterior of Property	Closed
4	The electrical connections are not maintained in good working order. Namely: junction box cover missing.	North Side of Building	Closed
5	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	North Side of Property	Closed
6	The stairs and/or other appurtenant attachments are not being maintained free from defects/hazards.	South Side of Building	Open
7	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.	South Side of Property	Open
8	Exterior garbage containment area not screened.	West Side of Property	Open
9	Driveway(s) and/or similar areas not maintained in good repair.	West Side of Property	Open
10	Exterior garbage bin(s) covers left open.	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
1	Property Standards	10 248227 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Order Issued	2-Sep-10	24-FEB-12	24-Feb-12

No. of defects contained within the Order : **17**

No. of defects that remain outstanding : **14**

Deficiency Details			
No.	Violation/Defect	Location	Status
1	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.	Underground Parking Area	Open
2	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.	Underground Parking Area	Open
3	The property is not maintained and/or kept clean in accordance with the standards. Namely: floor with oil stains, not clean.	Underground 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.	Underground Parking Area	Closed
5	The parking or storage garage is used to keep junk or rubbish.	Underground Parking Area	Open
6	The parking garage ceiling is not painted white. Namely: repaired areas not finished with required paint.	Underground Parking Area	Open
7	The parking or storage garage ceiling painted surface is not maintained in a state of good repair.	Underground Parking Area	Open
8	The ceilings in the parking or storage garage are not maintained free of holes, breaks or cracks.	Underground Parking Area	Open
9	Ceiling lighting fixtures or lamps are not maintained.	Underground Parking Area	Closed
10	The parking or storage garage walls painted surface is not maintained in a state of good repair.	Underground Parking Area	Open
11	The parking or storage garage walls and columns from floor level to a height of sixty (60) centimeters are not painted black.	Underground Parking Area	Open
12	Lighting fixtures or lamps are not maintained in good working condition.	Underground Parking Area	Closed
13	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.	Underground Parking Area	Open
14	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	Open
15	The supplied piece(s) of equipment and/or appliance(s) in or on the property is not maintained so that it will function safely and effectively. Namely: fire cabinet glass missing.	Underground Parking Area	Open
16	The walls in the parking or storage garage are not maintained free of holes, breaks or cracks.	Underground Parking Area	Open
17	The mechanical ventilation system in the parking or storage garage is not on at all times or otherwise controlled automatically by a carbon monoxide detection system that is located so as to provide full protection.	Underground Parking Area	Open

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
4	Property Standards	10 248529 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Order Issued	2-Sep-10	24-FEB-12	24-Feb-12

No. of defects contained within the Order : **27**

No. of defects that remain outstanding : **11**

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The electrical connections are not maintained in a safe and complete condition. No cover on junction box.	4th Floor	Closed
2	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair. Hole in door.	7th Floor	Open
3	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	7th Floor	Open
4	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	7th Floor	Closed
5	Previously finished wall(s) in the public area of the property is not maintained in good repair.	7th Floor	Open
6	Lighting in a service room is provided at less than 200 lux.	Basement	Closed
7	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Basement	Open
8	Electrical equipment room is not equipped to provide illumination to an average level of not less than 50 lux at floor or tread level.	Basement	Closed
9	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Basement	Closed
10	Interior door(s), frames(s), not maintained in good repair. Paint on elevator door frames is chipped cracked and scratched.	Elevator	Open
11	Exterior window(s) with broken/cracked glass.	Ground Floor	Closed
12	The ventilation system or unit is not regularly cleaned.	Hall	Open
13	Lighting in a service hallway is provided at less than 50 lux.	Hall	Closed
14	Adequate ventilation has not been provided.	Hall	Closed
15	Repair(s) does not reasonably match existing wall(s)	Hall	Open
16	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Laundry Area	Closed
17	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Laundry Area	Closed
18	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	Laundry Area	Closed
19	Emergency contact sign does not indicate current name, address and telephone number of the person responsible for the property and the name and telephone number of the authorized person to contact in case of an emergency on a 24 hour basis.	Lobby	Closed
20	Communication system identifies the tenant by unit number.	Lobby	Closed
21	The emergency contact sign is not in lettering of not less than 12.7 millimetres in height.	Lobby	Closed
22	An emergency contact sign is not posted and maintained in a prominent place in the front lobby or entrance to the building.	Lobby	Closed
23	Intermediate handrails not provided between landings or greater then 1650mm apart	Lobby	Open
24	Guard has openings of a size that does not prevent the passage of a sphere having a diameter more than 100 millimetres. Opening at bottom of guard is more than 100 millimetres.	Roof Of Building	Open
25	Previously finished wall(s) in the public area of the property is not maintained in good repair.	Stairway	Open
26	Handrails on both sides of stair or ramp 1,100mm in width or more not provided	Stairway	Open
27	Lighting in a service stairway is provided at less than 50 lux.	Stairway	Closed

### Part III - Apartment Unit Activity Summary for Property Standards Orders :

<b>Active apartment unit related investigation matters (Property Standards only) :</b>	<b>0</b>
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.**