

**MLS Building Audit Program - Details**

**Property Address :** 40 FOUNTAINHEAD RD

Legal Description: PLAN M1299 BLK A

Roll No. : 1908033331002000000

Building : 40 FOUNTAINHEAD RD

**Report Date :** May 11, 2012

**Building Audit Date :** February 18, 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 120114 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS, HALLWAY, STAIRWELL	Closed	24-Feb-10	29-JUL-11	100.00%
2	Property Standards	10 120765 PRS 00 IV	INTERIOR COMMON ELEMENTS - BASEMENT STORAGE/SERVICE ROOMS	Closed	24-Feb-10	29-APR-11	100.00%
3	Property Standards	10 123557 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	1-Mar-10	25-JAN-11	100.00%
7	Property Standards	10 124248 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Expiry Date Extended	1-Mar-10	24-APR-12	62.50%

**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 123557 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	1-Mar-10	25-JAN-11	1-Apr-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 good repair. Specifically damaged balcony panels - west face north of garbage area main floor	Exterior Of Building	Closed
2	The exterior walls and their components are not being maintained in good repair. Specifically detereorated concrete [exposed re bar] over vehicular door to underground parking garage	Exterior Of Building	Closed
3	The exterior walls and their components are not being maintained in good repair. Specifically ventilation gril from laundry room is clogged with lint.	Laundry Area	Closed
4	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
7	Property Standards	10 124248 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Expiry Date Exten	1-Mar-10	24-APR-12	27-Apr-12

No. of defects contained within the Order :

No. of defects that remain outstanding :

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. Specifically more safe exit signs are required throughout.	1st Underground Parking Level	Open
2	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair. Specifically door paint is deteriorated on door from bulding to underground parking garage.	1st Underground Parking Level	Open
3	The parking or storage garage walls painted surface is not maintained in a state of good repair. Specifically paint on lintel to P2 by 62 is damaged	1st Underground Parking Level	Closed
4	The parking or storage garage exit door, that is required to incorporate wired glass panels, does not conform with the requirements of the Ontario Building Code and the Ontario Fire Code.	1st Underground Parking Level	Open
5	The ventilation system or unit is not kept in good repair and maintained in good working condition at all times. Specifically ventilation grill by 246 is damaged.	2nd Underground Parking Level	Closed
6	The parking or storage garage exit door, that is required to incorporate wired glass panels, does not conform with the requirements of the Ontario Building Code and the Ontario Fire Code.	2nd Underground Parking Level	Closed
7	Wall(s) constructed for the purpose of separation is not maintained in a good state of repair. Specifically missing fire stop by 177	2nd Underground Parking Level	Closed
8	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Specifically water penetration by 177	2nd Underground Parking Level	Closed
9	Previously finished surface in the public area of the property is not maintained in good repair. Specifically hole in soffit by 320	2nd Underground Parking Level	Closed

10	The handrails and/or other appurtenant attachments and/or their supporting structural members are not maintained in good repair. Specifically loose handrail by 228	2nd Underground Parking Level	Closed
11	Previously finished wall(s) in the public area of the property is not maintained in good repair. Specifically white paint on walls by 198,193,181 and other locations is flaking and damaged	2nd Underground Parking Level	Closed
12	The electrical fixtures are not maintained in a safe and complete condition. Specifically electrical panel and fan cage not secure	2nd Underground Parking Level	Open
13	The parking or storage garage is used to keep junk or rubbish. Specifically minor accumulation of waste in the parking garage	2nd Underground Parking Level	Closed
14	The parking or storage garage ceiling painted surface is not maintained in a state of good repair. Specifically paint on ceiling is deteriorated by 235,231,246,226,222,216-220,206, 320,190,188,323,330,176 and other locations.	2nd Underground Parking Level	Open
15	Lighting in a service stairway is provided at less than 50 lux. Specifically no lights at stairway to exterior.	2nd Underground Parking Level	Closed
16	Door(s), passageway(s) and/or exit(s), not maintained free from hazardous condition, obstruction and impediments. Specifically exit door to exterior has a rotted base	2nd Underground Parking Level	Open

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
1	Property Standards	10 120114 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS, HALLWAY, STAIRWELL	Closed	24-Feb-10	29-JUL-11	29-Jul-11

No. of defects contained within the Order : **18**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Floor and/or floor covering not kept free from holes.	Electrical Room	Closed
2	Floor and/or floor covering not kept free from holes, stains, rubbish and debris.	Electrical room	Closed
3	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Wall tiles are damaged and missing.	Garbage Room	Closed
4	Adequate ventilation has not been provided.	Hall	Closed
5	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Carpet stain.	Hall	Closed
6	Previously finished wall(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance.	Hall	Closed
7	Floor and/or floor covering not kept in a clean and sanitary condition	Hall	Closed
8	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	Hall	Closed
9	Lighting in a service hallway is provided at less than 50 lux.	Hall	Closed
10	The ventilation system, hallway grills or unit is not regularly cleaned.	Hall	Closed
11	. Graffiti on floor.	Stairway	Closed
12	Floor and/or floor covering not kept in a clean and sanitary condition. Paint stain on floor.	Stairway	Closed
13	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Ceiling paint is chipped and peeling.	Stairway	Closed
14	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Stairway	Closed
15	Previously finished wall(s) have marks, stains, graffiti, smoke damage, painted slogans and/or other defacements.	Stairway	Closed
16	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Stairway	Closed
17	The handrails, and/or other appurtenant attachments and/or their supporting structural members are not maintained in a safe condition.	Stairway - 1st Floor to 2nd Floor - Centre	Closed
18	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Stairway - 1st Floor to 2nd Floor - Centre	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 120765 PRS 00 IV	INTERIOR COMMON ELEMENTS - BASEMENT STORAGE/SERVICE ROOMS	Closed	24-Feb-10	29-APR-11	28-Feb-11

No. of defects contained within the Order : **38**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Basement B1	Closed
2	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Basement B1	Closed
3	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Basement B1	Closed
4	Exit, public corridor or corridor is not equipped to provide illumination to an average level of not less than 50 lux at floor or tread level.	Basement B1	Closed
5	Lighting in a storage room is provided at less than 50 lux.	Basement B1	Closed
6	Lighting in a storage room is provided at less than 50 lux.	Basement B1	Closed
7	Lighting in a service room is provided at less than 200 lux.	Basement B1	Closed
8	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely: cables hanging from ceiling.	Basement B1	Closed
9	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely: cables hanging from ceiling.	Basement B1	Closed
10	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	Basement B1	Closed
11	Corridor not kept free from rubbish and debris.	Basement B1	Closed
12	Corridor not kept free from rubbish and debris.	Basement B1	Closed
13	Floor and/or floor covering not kept in a clean and sanitary condition and free from rubbish and debris.	Basement B1	Closed
14	The electrical connections are not maintained in a safe and complete condition. Namely: junction box cover missing.	Basement B1	Closed
15	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition.	Basement B1	Closed
16	Floor and/or floor covering not kept in a clean and sanitary condition.	Basement B1	Closed
17	Floor and/or floor covering not kept in a clean and sanitary condition.	Basement B1	Closed
18	Floor and/or floor covering not kept in a clean and sanitary condition.	Basement B1	Closed
19	Floor and/or floor covering not kept in a clean and sanitary condition.	Basement B1	Closed
20	Floor and/or floor covering not kept in a clean and sanitary condition	Basement B1	Closed
21	Interior lighting fixtures or lamps are not maintained.	Basement B2	Closed
22	Wall(s) have marks, graffiti, painted slogans and/or other defacements.	Basement B2	Closed
23	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Basement B2	Closed
24	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Basement B2	Closed
25	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Basement B2	Closed
26	Exit, public corridor or corridor is not equipped to provide illumination to an average level of not less than 50 lux at floor or tread level.	Basement B2	Closed
27	Lighting in a storage room is provided at less than 50 lux.	Basement B2	Closed
28	Lighting in a storage room is provided at less than 50 lux.	Basement B2	Closed

29	Lighting in a service room is provided at less than 200 lux.	Basement B2	Closed
30	Corridor not kept free from rubbish and debris.	Basement B2	Closed
31	Corridor not kept free from rubbish and debris.	Basement B2	Closed
32	Locker door(s), frames(s), and/or hardware not maintained in good repair.	Basement B2	Closed
33	Floor and/or floor covering not kept in a clean and sanitary condition.	Basement B2	Closed
34	Floor and/or floor covering not kept in a clean and sanitary condition.	Basement B2	Closed
35	The plumbing system is not kept free from leaks or defects. Namely: drainpipe is broken.	Basement B2	Closed
36	The trapped floor drain is not screened with a metal grill or other suitable material so as to effectively exclude rodents.	Basement B2	Closed
37	The trapped floor drain is not screened with a metal grill or other suitable material so as to effectively exclude rodents.	Basement B2	Closed
38	Interior lighting fixtures or lamps are not maintained.	Basement B2	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.**