

MLS Building Audit Program - Details

Property Address : 4701 BATHURST ST

Legal Description: PLAN 5095 BLK B

Roll No. : 1908072620001000000

Building : 4701 BATHURST ST -- NO FURTHER ACTION REQUIRED

Report Date : May 11, 2012

Building Audit Date : May 22, 2009

**** 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	09 141351 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	3-Jun-09	03-JUL-09	100.00%
2	Property Standards	09 141364 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	4-Jun-09	06-JUL-09	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
2	Property Standards	09 141364 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	4-Jun-09	06-JUL-09	7-Jul-09

No. of defects contained within the Order : **12**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The storm drain is not being maintained free from defect and/or obstructions. Namely; storm drain at the bottom of exterior stairwell is blocked with debris. Storm drain area must be cleared.	East Side of Building	Closed
2	The yards and /or other part of property is not being kept clean and free of any conditions that are health, fire or other hazards. Namely; A ladder is stored in the exterior fire escape stairwell. Please remove.	East Side of Building	Closed
3	Vent stack or supporting member is not maintained in good repair and/or free from defects. Namely; Above ground vent stack requires painting.	East Side of Building	Closed
4	Exterior garbage bin(s) covers left open.	East Side of Building	Closed
5	Exterior garbage containment area not screened.	East Side of Building	Closed
6	The exterior surface has not been restored and/or resurfaced where necessary. Namely: All balcony pickets that are rusty and where the surface finish has deteriorated should be repainted.	Exterior Of Building	Closed
7	The protective/decorative finish on the exterior surfaces is not being maintained in good repair. Where protective finish on downspout has deteriorated, painting is required.	Exterior Of Building	Closed
8	Aerial, satellite dish, or other similar structure and/or its supporting member is not maintained in a safe condition. Namely: Loose cable and electrical wires on the exterior of the building. Wires not in use should be removed. Cable wires should be secured properly.	Exterior Of Building	Closed
9	Exterior walkway not maintained. Namely; Exterior walkway patio slabs are broken. Please replace.	North Side of Building	Closed
10	The yard does not have suitable ground cover to prevent unstable soil conditions or erosion. namely: Suitable ground cover is missing (grass) on the north/west side of building.	North West	Closed
11	Chimney, smoke stack or supporting member is not maintained in good repair and/or free from defects. Namely; spalling bricks and deteriorated mortar joints.	Roof Of Building	Closed
12	Window well(s) are not protected so as to afford safe passage. Namely; Replace grate for window well. Rusted not in good repair.	West Side of Building	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
1	Property Standards	09 141351 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	3-Jun-09	03-JUL-09	6-Jul-09

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

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition. Namely mats at unit doors.	Building	Closed
2	An emergency contact sign is not posted and maintained in a prominent place in the front lobby or entrance to the building.	Building	Closed
3	Floor and/or floor covering not kept in a clean and sanitary condition and free from rubbish and debris.	Electrical Room	Closed
4	The supplied facility in or on the property is not constructed, installed and/or maintained so that it will function safely and effectively. Namely replace elevator cover from machine.	Elevator	Closed
5	The electrical connections are not maintained in a safe and complete condition. Namely loose wiring.	Storage Room	Closed
6	Previously finished wall(s) in the public area of the property is not maintained in good repair. Namely Rec room, Boiler room, as required where required.	Throughout Building	Closed
7	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely in Hallways and stairwells.	Throughout Building	Closed
8	The minimum level of 200 lux (18.6 foot candles) is not being provided to the service, utility and/or laundry rooms. Namely: Laundry room, Boiler room , storage or utility closets.	Throughout Building	Closed
9	The electrical connections are not maintained in a safe and complete condition. Namely in Fire Alarm room, Boiler room and storage rooms.	Throughout Building	Closed
10	Extension cords or other extensions are used as a permanent wiring system. Namely Boiler room, Fire alarm room, as required, where required.	Throughout Building	Closed
11	Window more than two metres above finished grade and not leading to a balcony is not equipped with a safety device to prevent an opening in any part of the window greater than 100 millimetres.	Throughout Building	Closed
12	Previously finished wall(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance.	Throughout Building	Closed
13	Previously finished wall(s) in the public area of the property is not maintained in good repair. Namely missing baseboards replace as required.	Throughout Building	Closed
14	The ventilation system or unit is not regularly cleaned. Namely Kitchen, Elevator room, Hallways as required, where required.	Throughout 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.**