

MLS Building Audit Program - Details

Property Address : 5950 BATHURST ST

Legal Description: PLAN M902 PT BLK E

Roll No. : 1908053550084000000

Building : **5950 BATHURST ST -- NO FURTHER ACTION REQUIRED**

Report Date : **May 11, 2012**

Building Audit Date : **August 17, 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	Fence	09 160832 FEN 00 IV	FENCING INVESTIGATION	Closed	26-Aug-09	25-SEP-09	100.00%
6	Property Standards	09 159059 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	26-Aug-09	25-SEP-09	100.00%
7	Property Standards	09 159537 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	26-Aug-09	25-SEP-09	100.00%
8	Property Standards	09 159620 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	26-Aug-09	25-SEP-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
7	Property Standards	09 159537 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	26-Aug-09	25-SEP-09	4-Dec-09

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Pedestrian exit door within the parking or storage garage - A large gap below the door. Not a proper fit. Needs Replacing. Near automatic garage door.	1st Underground Parking Level	Closed
2	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.	1st Underground Parking Level	Closed
3	The parking or storage garage is used to keep junk or rubbish. Namely: Tires, car seats and other discarded items.	1st Underground Parking Level	Closed
4	The parking or storage garage is used to keep machinery, boats, vehicles, trailers and/or parts of them that are in a wrecked, discarded, dismantled, inoperative or abandoned condition. Namely: Two unplatd vehicles, green volkswagon Jetta and a Honda Civic. Not currently licensed.	1st Underground Parking Level	Closed
5	The parking or storage garage ceiling painted surface is not maintained in a state of good repair. Namely: Evidence of peeling paint and concrete delamination. Possibly due to moisture penetration.	1st Underground Parking Level	Closed
6	Parking spaces that are 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.	1st Underground Parking Level	Closed
7	The electrical fixtures are not maintained in a safe and complete condition. Namely: Electrical cover plate missing from ceiling outlet. Loose and hanging wires.	1st Underground Parking Level	Closed
8	Adequate artificial light is not being provided at all times to maintain the level of illumination. Namely: Additional light fixtures are required in the drive aisles and designated parking areas.	1st Underground Parking Level	Closed
9	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 Underground Parking Level	Closed
10	The parking or storage garage walls painted surface is not maintained in a state of good repair. Namely: Evidence of deteriorated surface paint finish and concrete wall delamination.	1st Underground Parking Level	Closed
11	The walls in the parking or storage garage are not maintained free of holes, breaks or cracks.	1st Underground Parking Level	Closed
12	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.	1st Underground Parking Level	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
6	Property Standards	09 159059 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	26-Aug-09	25-SEP-09	4-Dec-09

No. of defects contained within the Order : **16**

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

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 being maintained free from defects and/or hazards. Namely: A balcony on the 3rd floor on the west side of the building. Materials used for enclosure is inadequate. Please remove.	Balcony	Closed
2	Driveway(s) and/or similar areas not maintained. Namely: surface areas in the driveway and parking areas that are crack , damaged or pot holes should be repaired.	Driveway	Closed
3	Exterior yard surface and/or similar areas not maintained. Namely: At the front of building some curbs are damaged and broken. Repairs are required.	Driveway	Closed
4	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely: Free standing wall on the northeast side of property - bricks are missing.	Exterior	Closed
5	Aerial, satellite dish, or other similar structure and/or its supporting member is not maintained in a safe condition. Namely: Satellite dish over childrens play area should be removed or relocated.	Exterior	Closed
6	The supplied facility in or on the property is not constructed, installed and/or maintained so that it will function safely and effectively. Namely: Playground equipment is incomplete. Swings are missing.	Exterior	Closed
7	The exterior surface has not been restored and/or resurfaced where necessary. Namely: All areas where the surface paint finish has deteriorated including peeling paint should be repainted or resurfaced to an adequate condition. This includes exterior railings and doors.	Exterior Of Building	Closed
8	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.	Interior of Building	Substantially Com
9	The yard does not have suitable ground cover to prevent unstable soil conditions or erosion. Namely: Ground cover (grass) has deteriorated exposing eroding soil condition. Replace grass as required in landscaped areas.	North Side of Building	Closed
10	The (stairs, treads, risers, guards, handrails, and/or other appurtenant attachments) and/or their supporting structural members are not maintained in good repair. Namely: Exposed reinforcing bars on stairs due to cracked and deteriorated concrete.	North Side of Building	Closed
11	Exterior door is not maintained in good repair. Namely: Deteriorated surface paint finish on exterior door.	North Side of Building	Closed
12	The roof or one of it's components is not free from loose, unsecured or unsafe objects and/or materials. Namely: Discarded pieces of wood and plywood should be removed from the roof.	Roof Of Building	Closed
13	The roof or one of it's components is not free from a hazardous condition. Namely: Exposed electrical wires on roof column. Electrical cover plate is required.	Roof Of Building	Closed
14	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: Deteriorated concrete on balcony slabs exposing reinforcing bar. Repairs are required.	South Side of Building	Closed
15	The fence, screen and/or other enclosure around or on the property is not being maintained in good repair. Namely: Holes in swimming pool fence must be repaired properly immediately.	Swimming Pool	Closed
16	Exterior walkway not maintained. Areas in the walkway where patio stones are cracked and damage should be replaced.	Walkway	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
8	Property Standards	09 159620 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	26-Aug-09	25-SEP-09	28-Sep-09

No. of defects contained within the Order : 26

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, stains, rubbish and debris.	1st Floor	Closed
2	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition. Namely fraying carpet.	2nd Floor	Closed
3	Previously finished wall(s) have marks, stains, graffiti, smoke damage, painted slogans and/or other defacements. Namely near apartment #302.	3rd Floor	Closed
4	Previously finished wall(s) in the public area of the property is not maintained in good repair. Namely replace missing baseboard.	4th Floor	Closed
5	The handrails and/or other appurtenant attachments and/or their supporting structural members are not being maintained free from defects/hazards. Namely missing cap on end of handrail.	6th Floor	Closed
6	Extension cords or other extensions are used as a permanent wiring system. Namely in the elevator room on the roof.	Electrical Room	Closed
7	The electrical connections are not maintained in a safe and complete condition. Namey replace doors on electrical panels in elevator room.	Electrical Room	Closed
8	Laundry room is not maintained in a clean and sanitary condition. Namely clean behind washer and dryers.	Laundry Room	Closed
9	Adequate ventilation has not been provided.	Laundry Room	Closed
10	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. Name ripped couch in front LOBBY.	Lobby	Closed
11	Previously finished surface in the public area of the property is not maintained in good repair. Namely peeling paint .	Lobby	Closed
12	An emergency contact sign is not posted and maintained in a prominent place in the front lobby or entrance to the building.	Lobby	Closed
13	The required handrail(s) are not installed/maintained to comply with The City of Toronto Municipal Code, namely; The required wall handrail for the fire escape in excess of 550mm (21 5/8 inches) in width is not provided.	Throughout Building	Closed
14	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair. Namely stairwell doors on both sides of building as required. Not self closing self latching.	Throughout Building	Closed
15	The electrical fixtures are not maintained in a safe and complete condition. Namely replace a broken cracked or damaged coverplates.	Throughout Building	Closed
16	Previously finished surface(s) in the public area of the property is not maintained in good repair. Namely replace all parts of heating radiators.	Throughout Building	Closed
17	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely plaster and paint any holes or damage in walls including laundry room, work rooms, hallways, stairways ect.	Throughout Building	Closed
18	The handrails and/or other appurtenant attachments and/or their supporting structural members are not maintained in a clean and/or sanitary condition. Namly dusty and dirty.	Throughout Building	Closed
19	Previously finished surface(s) in the public area of the property is not maintained in good repair. Namely paint all doors including apartment doors ass required.	Throughout Building	Closed
20	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 all floor numbering in stairwells.	Throughout Building	Closed
21	Floor and/or floor covering not kept in a clean and sanitary condition and free from rubbish and debris. Namely any items on the floor in any work room, locker space, ect	Throughout Building	Closed
22	Floor and/or floor covering not kept in a clean and sanitary condition. Namely clean carpets.	Throughout Building	Closed
23	The stair, landing and every appurtenance, surface cover and finish is not reasonably smooth and level. Namely missing ceramic tiles on lower floors.	Throughout Building	Closed
24	Garbage chute is not maintained in a clean and odour free condition.	Throughout Building	Closed

25	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely replace drain cover. Also any other damage to flooring namely carpet.	Work Shop	Closed
26	Exterior window(s) with broken/cracked glass.	Work Shop	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.**