

MLS Building Audit Program - Details

Property Address : 5 FISHERVILLE RD

Legal Description: PLAN 2570 BLK 24

Roll No. : 1908053600021000000

Building : 5 FISHERVILLE RD

Report Date : May 11, 2012

Building Audit Date : November 02, 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 184542 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	12-Nov-09	14-DEC-09	100.00%
5	Property Standards	09 185027 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	12-Nov-09	14-DEC-09	100.00%
6	Property Standards	09 185632 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	12-Nov-09	14-DEC-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
1	Property Standards	09 184542 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	12-Nov-09	14-DEC-09	31-Mar-10

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.	Underground Parking Area	Closed
2	The parking or storage garage does not have a designated safe-exit route.	Underground Parking Area	Closed
3	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	Closed
4	The floor drain is not maintained in good repair. Namely; drains near parking space #6 and #110.	Underground Parking Area	Closed
5	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	Closed
6	The minimum level of 50 lux (4.6 foot candles) is not being provided to all driving aisles. Namely ; where required.	Underground Parking Area	Closed
7	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. Namely; relocate sensors closer to garage doors.	Underground Parking Area	Closed
8	The parking or storage garage ceiling painted surface is not maintained in a state of good repair. Namely; near parking space 18.	Underground Parking Area	Closed
9	Interior lighting fixtures or lamps are not maintained. Namely; Starwell near parking space #162	Underground Parking Area	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
5	Property Standards	09 185027 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	12-Nov-09	14-DEC-09	15-Dec-09

No. of defects contained within the Order : **13**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Window well(s)/Ventilation grill cover are not protected so as to afford safe passage. Namely: Defective exterior ventilation grill cover. Repair or replace. Also clear all rubbish and litter from the area.	Exterior	Closed
2	The required guard(s) are not installed/maintained to comply with the Toronto Building Code, namely; The required guard is designed so that a member, attachment or opening between 100 mm (4 inches) and 900mm (35 inches) above the floor of the structure, is climbable. Namely: Handrail/guard is climbable. Exit stairwell from garage. south side of property.	Exterior	Closed
3	The required guard(s) are not installed securely or maintained in good repair. Namely: A vertical picket is missing from guard. Opening is greater than 4 inches.	Exterior	Closed
4	The exterior walls and their components are not being maintained in good repair. Namely: Deteriorated concrete on dividing wall.	Exterior	Closed
5	The exterior surface has not been restored and/or resurfaced where necessary. Namely: Surface rust on balcony guards. Repair as required.	Exterior Of Building	Closed
6	Aerial, hanging loose cable wires,, or other similar structure and/or its supporting member is not maintained in a safe condition. Namely: Loose/hanging cable wires should be secured properly.	Exterior Of Building	Closed
7	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: Several glass panels on balconies are broken.	Exterior Of Building	Substantially Com
8	The electrical connections are not maintained in a safe and complete condition. Namely: Electrical cover plate is missing on wall/ceiling of elevator room. Also a light bulb is missing.	Roof Of Building	Closed
9	The electrical fixtures are not maintained in a safe and complete condition. Namely: Electrical cover plate is missing on wall.	Roof Of Building	Closed
10	Exterior lighting fixtures or lamps are not maintained. Namely: Light fixture missing near access door to roof.	Roof Of Building	Closed
11	The required guard on top of retaining wall is not provided (the minimum guard height shall be one thousand and seventy (1070) millimetres).	West Side of Building	Closed
12	Storm or screen door not maintained in good repair. Namely; Window missing in storm door. Unit 109	West Side of Building	Closed
13	The exterior walls and their components are not being maintained in good repair. Namely: Vertical stress crack on brick wall. Near garbage bins.	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
6	Property Standards	09 185632 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	12-Nov-09	14-DEC-09	15-Dec-09

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

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The electrical connections are not maintained in a safe and complete condition. Namely: A small electrical cover plate is missing on emergency light connection.	5th Floor	Closed
2	The ventilation system or unit is not regularly cleaned. Namely: Exhaust vents in garbage disposal rooms. Clean as required.	Garbage Rooms	Closed
3	Adequate ventilation has not been provided. Namely: Hallway ventilation, not working , south end of corridor.	Hall	Closed
4	Storage room or other ancillary room and the facilities, amenities and associated equipment is not maintained in a clean condition. Namely; Remove debris from and discarded materials from all storage rooms.	Hall	Closed
5	Adequate artificial light is not being provided at all times to maintain the level of illumination. namely: additional light fixtures are required on the lower levels to maintain an average of 50Lux.	Hall	Closed
6	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely: Missing trim on door frame. Electrical room, near 1602	Hall	Closed
7	Extension cords or other extensions are used as a permanent wiring system. Namely: Extention cord to be removed from storage room. P1 level. Also to be removed from locker room 4B.	Hall	Closed
8	The floor drain is not maintained in good repair. Namely: Floor drain cover is missing.	Locker Room	Closed
9	The minimum level of 50 lux (4.6 foot candles) is not being provided to the storage room(s). Namely: Upgrade illumination in storage rooms and locker rooms where required.	Locker Room	Closed
10	The ventilation system or unit is not kept in good repair and maintained. Namely: Fan cover is missing in locker room #1	Locker Room	Closed
11	The electrical connections are not maintained in a safe and complete condition. Namely: Electrical cover plate missing on electrical junction box. Also remove unconnected electrical wires.	Lower Floor	Closed
12	Recreation or other ancillary room and the facilities, amenities and associated equipment is not maintained in good repair. namely: Recreation Room. Repair paint peeling on wall where required. Remove all debris. Replace lens covers on light fixtures.	Recreation Room	Closed
13	The ventilation system or unit is not kept in good repair and maintained. Namely: Ventilation grill is missing on wall in storage room. Also a vent cover is missing on washroom ceiling.	Storage Room	Closed
14	The floor drain is not maintained in good repair. Namely: Drain covers missing in mens and womens showers.	Swimming Pool Room	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.**