

MLS Building Audit Program - Details

Property Address : 1 FOUNTAINHEAD RD

Legal Description: PLAN M1299 BLK D

Roll No. : 1908033331005000000

Building : 1 FOUNTAINHEAD RD

Report Date : January 17, 2020

Building Audit Date : July 22, 2016

**** 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 January 17, 2020

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	16 196191 PRS 00 IV		Closed	27-Jul-16	23-JAN-17	100.00%
2	Property Standards	16 196263 PRS 00 IV		Closed	27-Jul-16	23-JAN-17	100.00%
3	Property Standards	16 196315 PRS 00 IV		Closed	27-Jul-16	24-NOV-16	100.00%
4	Property Standards	16 196501 PRS 00 IV		Closed	27-Jul-16	26-AUG-16	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
4	Property Standards	16 196501 PRS 00 IV		Closed	27-Jul-16	26-AUG-16	

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Immediate action has not been taken to eliminate an unsafe condition. Namely, the ladder on the 23rd floor stair landing must be removed.	23rd Floor Stairwell Landing	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
3	Property Standards	16 196315 PRS 00 IV		Closed	27-Jul-16	24-NOV-16	4-Dec-17

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 being maintained free from defects and/or hazards. Namely, the bikes and planters hanging over balcony guards must be removed.	All Balconies	Closed
2	Exterior garbage containment area not screened. Namely, garbage bins require screens.	Garbage Bin Area	Closed
3	The lighting fixture is not maintained in a clean condition. Namely, lighting fixture on parking garage ramp must be repaired or replaced.	Parking Garage Ramp	Closed
4	The exterior walls and their components are not being maintained free from loose or unsecured objects or materials. Namely, wires hanging on South Side of building to be secured and covered.	South Exterior Wall	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
2	Property Standards	16 196263 PRS 00 IV		Closed	27-Jul-16	23-JAN-17	

No. of defects contained within the Order : **19**

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. Namely, hole in floor in boiler room required drain cover.	Boiler Room	Closed
2	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely, hole in ceiling in the boiler room must be repaired.	Boiler Room	Closed
3	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely, damaged ceiling tiles outside of boiler room must be replaced.	Outside Boiler Room	Closed
4	The floors in the parking or storage garage are not maintained free of holes, breaks or cracks. Namely, drain cover needs to be replaced near space 176	Parking Garage	Closed
5	The electrical fixtures are not maintained in a safe and complete condition. Namely, electrical box near parking space 294	Parking Garage	Closed
6	The parking or storage garage is used to keep junk or rubbish. Namely, tired and all other personal items to be removed from the parking garage.	Parking Garage	Closed
7	The parking or storage garage ceiling painted surface is not maintained reasonably clean. Namely, paint on ceiloing near space 15 and 50 needs to be repaired.	Parking Garage	Closed
8	The ceilings in the parking or storage garage are not impervious to water. Namely, water penetration on ceiling near parking psace 295.	Parking Garage	Closed
9	The lighting fixture is not maintained in a clean condition. Namely, light fixture required near Parking Garage Exit.	Parking Garage	Closed
10	The walls in the parking or storage garage are not impervious to water. Namely, water damage to wall near parking space 173	Parking Garage	Closed
11	The floor drain is not maintained in good repair. Namely, floor drain cover must be brought up to flush with parking garage floor.	Parking Garage	Closed
12	The plumbing system is not protected from freezing. Namely, insilation pipe cover near ventilation fans to be rapaired or replaced.	Parking Garage	Closed
13	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection. Namely, fixture missing cover near parking space 190	Parking Garage	Closed
14	The floor drain is not maintained in good repair. Namely, floor drain at the base of the parking garage ramp needs to be cleaned.	Parking Garage Ramp	Closed
15	The electrical connections are not maintained in a safe and complete condition. Namely, organize and protect exposed ramp heading wires/ electrical system.	Parking Garage Ramp heating system	Closed
16	The (stairs, treads, risers, guards, handrails, and/or other appurtenant attachments) and/or their supporting structural members are not maintained in a clean and/or sanitary condition. Namely, parking garage stairwells must be cleaned.	Parking Garage Stairwells	Closed
17	The electrical fixtures are not maintained in a safe and complete condition. Namely, electrical socket needs to be replaced near the garage ramp heating electrical system.	Parking Garage near ramp	Closed
18	The floors in the parking or storage garage are not maintained free of holes, breaks or cracks. Namely, hole in floor near parking space 294	Parking Garage near space 294	Closed
19	The electrical connections are not maintained in a safe and complete condition. Namely, exposed wire in sprinkler room must me repaired and concealed.	Sprinkler Room	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
1	Property Standards	16 196191 PRS 00 IV		Closed	27-Jul-16	23-JAN-17	

No. of defects contained within the Order : 23

No. of defects that remain outstanding : 0

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Previously finished wall(s) in the public area of the property is not maintained in good repair. Namely, paint chipping and peeling on the 11th Floor.	11th Floor	Closed
2	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely, carpet stains in front of unit 2310	23rd Floor	Closed
3	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely, 2nd floor carpet is stained.	2nd Floor Carpet	Closed
4	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely, ceiling on 2nd floor stairwell is chipping and bubbling.	2nd Floor Stairwell	Closed
5	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair. Namely, 4th floor stairwell door frame glass is damaged.	4th Floor Stairwell Door	Closed
6	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair. Namely, 5th floor stairwell door glass is broken.	5th floor Stairwell	Closed
7	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely, plaster on walls is chipping and bubbling.	6th Floor	Closed
8	Previously finished wall(s) in the public area of the property is not maintained in good repair. Namely, wall in the stairwell near 6th floor is peeling and chipping.	6th Floor Stairwell	Closed
9	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely, ventilation plate is not secured over opening in the garbage room.	6th floor garbage room	Closed
10	Wall(s) not maintained clean. Namely the black marks on the wall on the 7th floor.	7th Floor	Closed
11	The electrical connections are not maintained in a safe and complete condition. Namely, cover plate missing on basement electric box.	Basement 2	Closed
12	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely, ceiling tiles are stained and must be replaced.	Basement 2	Closed
13	Interior door has defective hardware. Namely, missing door knob on Basement 2 Door.	Basement 2	Closed
14	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely, water stained and damaged ceiling tiles to be replaced.	Basement Hallways	Closed
15	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely, large holes in compactor room ceiling.	Compactor Room	Closed
16	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition. Namely, the floor drain cover must be raised to be flush with floor.	Electrical Room	Closed
17	The electrical connections are not maintained in a safe and complete condition. Namely missing cover plate on electrical light fixture where bulb is missing.	Elevator Room	Closed
18	The electrical fixtures are not maintained in a safe and complete condition. Namely the light missing a protective bulb cover.	Elevator Room	Closed
19	Exit, public corridor or corridor is not equipped to provide illumination to an average level of not less than 50 lux at all points such as angles and intersections at changes of level where there are stairs or ramps.	Hallways and Stairwells	Closed
20	Laundry room and the facilities, amenities and associated equipment is not maintained in good repair. Namely, the radiator cover must be repaired or replaced.	Laundry Room	Closed
21	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection. Namely, lights in Locker/Supply rooms require protective covers.	Locker/Supply Rooms	Closed
22	Floor and/or floor covering not kept in a clean and sanitary condition and free from rubbish and debris. Namely debris, clutter and garbage in each locker / supply room.	Locker/supply rooms	Closed
23	Exit, public corridor or corridor is not equipped to provide illumination to an average level of not less than 50 lux at all points such as angles and intersections at changes of level where there are stairs or ramps. Namely bulbs near apartment 1501 are burnt out.	Near Unit 1501	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.**