

MLS Building Audit Program - Details

Property Address : 35 FOUNTAINHEAD RD

Legal Description: PLAN M1299 BLK C

Roll No. : 1908033331004000000

Building : **35 FOUNTAINHEAD RD**

Report Date : January 18, 2019

Building Audit Date : June 30, 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 18, 2019

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 185168 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	15-Jul-16	03-NOV-16	100.00%
2	Property Standards	16 185306 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	15-Jul-16	03-NOV-16	100.00%
3	Property Standards	16 201924 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	8-Aug-16	07-NOV-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
2	Property Standards	16 185306 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	15-Jul-16	03-NOV-16	

No. of defects contained within the Order : **5**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Immediate action has not been taken to eliminate an unsafe condition. Namely, Bicycles hanging over the balcony must be removed.	Balcony	Closed
2	The exterior walls and their components are not being maintained in good repair. Brick and mortar are in disrepair on each of the exterior walls in different locations. Must be replaced or repaired where necessary.	Exterior brick/mortar	Closed
3	The exterior walls and their components are not being maintained in good repair. Namely, a line of rust on exterior wall. Rust needs to be removed and repair to walls where needed.	Exterior wall	Closed
4	Aerial, satellite dish, or other similar structure and/or its supporting member is not maintained in a safe condition. Namely, all satellite dishes that are intalled on the exterior wall of the building rather than on a balcony. Must be moved to safe location.	Exterior walls	Closed
5	The protective/decorative finish on the exterior surfaces is not being maintained in good repair. Namely the red balcony cover on west side needs to match the others. As well as anywhere else that may be required.	exterior balcony finish	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 201924 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	8-Aug-16	07-NOV-16	24-Jan-17

No. of defects contained within the Order : **17**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The ceilings in the parking or storage garage are not impervious to water. Namely, all places where the ceiling shows signs of water intrusion.	Garage Ceiling	Closed
2	The electrical connections are not maintained in a safe and complete condition. Namely, water damage on electrical box near space 44. Electrical conduit required to house connections.	Near Parking SPace 44	Closed
3	The floor drain is not maintained in good repair. Namely, the floor drain near parking space 285 must be repaired.	Near parking space 285	Closed
4	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection. Namely, each unprotected light fixture found in the parking garage.	Parking Garage	Closed
5	The electrical fixtures are not maintained in good working order. Namely, the light fixture in parking space 60 is not working and needs to be repaired.	Parking Garage	Closed
6	The electrical fixtures are not maintained in good working order. Namely, the light fixture is not working near parking space 64 and needs to be repaired.	Parking Garage	Closed
7	The electrical fixtures are not maintained in a safe and complete condition. Namely, the electrical boxes near the garage entrance need to be secured and protected.	Parking Garage Entrance	Closed
8	The parking or storage garage walls painted surface is not maintained in a state of good repair. Namely, black paint on the walls and pilars needs to be touched up where required.	Parking Garage walls/pilars	Closed

9	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: The vehicles in parking spaces 173 and 197 must be removed.	Parking Spaces 173 and 197	Closed
10	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Sprinkler Room	Closed
11	Lighting in a service room is provided at less than 200 lux.	Sprinkler Room	Closed
12	The (stairs, treads, risers, guards, handrails, and/or other appurtenant attachments) and/or their supporting structural members are not maintained in a safe condition.	Stairs from B2	Closed
13	The floor drain is not maintained in good repair. Namely, floor in the tank room required a drain cover.	Tank Room	Closed
14	Lighting in a service room is provided at less than 200 lux. Namely, light level in the tank room reads at 100 lux and needs to be brought up to the required level.	Tank Room	Closed
15	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Tank Room	Closed
16	The parking or storage garage is used to keep junk or rubbish. Namely, all the tired and personal belongings must be removed from all spaces in the parking garage.	Various locatio0ns throughout garage	Closed
17	The parking or storage garage walls painted surface is not maintained in a state of good repair. Namely, any location paint appears to be peeling in parking garage.	Various locations throughout the garage	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 185168 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	15-Jul-16	03-NOV-16	

No. of defects contained within the Order : **22**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely, the wall access panel on the 15th floor is damaged and needs to be fixed/replaced.	15th floor	Closed
2	Garbage chute system originally installed in the multiple-dwelling is not maintained operative. Namely, the door latch device on the 15th floor fire chute.	15th floor fire chute	Closed
3	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely, hole in ceiling on 1st floor.	1st floor ceiling	Closed
4	Wall(s) not maintained clean. Namely, walls in the stairwell near the 1st floor need to be cleaned.	1st floor stairwell	Closed
5	The handrails and/or other appurtenant attachments and/or their supporting structural members are not being maintained free from defects/hazards. Namely, handrail from 1st floor to basement needs to be straight.	1st floor stairwell to basement	Closed
6	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely, carpet stains on the 21, 20, 18 and 1st floors. As well and anywhere else required.	21,20,18 and 1st floors. As well as where ever else required	Closed
7	Repair(s) does not reasonably match existing wall(s). Namely, the 5th floor has had repairs to the wall and needs to have them blended with the original finish	5th floor	Closed
8	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely, bubbling paint on the 6th floor needs to be repaired.	6th floor	Closed
9	Adequate electrical outlets have not been installed. Namely, electrical outlet on the 9th floor needs to be replaced.	9th floor	Closed
10	Interior lighting fixtures or lamps are not maintained. Namely, lighting ballists in both stairwells are not working and must be repaired where required.	Both Stairwells	Closed
11	An emergency contact sign is not posted and maintained in a prominent place in the front lobby or entrance to the building.	Bulding Entrance	Closed
12	Lighting in a service hallway is provided at less than 50 lux. Namely, the lighting levels in each hallway must be brought up to an average of >50 Lux.	Common area Hallways	Closed
13	Previously finished wall(s) in the public area of the property is not maintained in good repair. Namely, walls in compactor room are chipping paint.	Compactor room	Closed
14	Interior lighting fixtures or lamps are not maintained. Namely, the Elevator room on the 23rd floor is missing electrical box/covers for exposed wires.	Elevator room (23rd floor)	Closed
15	Previously finished wall(s) have marks, stains, graffiti, smoke damage, painted slogans and/or other defacements. Namely, the walls on the 20th,16th and 9th need to have markings removed. As well as where ever else required.	Hallways	Closed
16	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition. Namely, the water valves coming from the laundry room floors must be protected and covered.	Laundry room	Closed
17	Previously finished surface(s) in the public area of the property is not maintained in good repair. Namely, the counter top of the laundry room folding table is in disrepair. Possible hazard for tenants.	Laundry room	Closed
18	The stairs and/or other appurtenant attachments and/or their supporting structural members are not being maintained free from defects/hazards. Stairwell leading to the basement has nosing in disrepair. Must be repaired or replaced.	Stairs from 1st to basement	Closed
19	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely, ceiling in the West entrance to building is in direpair.	West Entrance	Closed
20	Interior lighting fixtures or lamps are not maintained. Namely, light fixture protective covers required in many comman area locations as well as service/mechanical rooms. Must be added/replaced where required	common areas/ service/mechanical rooms	Closed
21	The electrical fixtures are not maintained in a safe and complete condition. Namely all the light fixtures that are currently missing safety covers must have them added. In common areas and all service/mechanical rooms.	common areas/mechanical/service rooms	Closed

22	Interior lighting fixtures or lamps are not maintained. Namely, light fixtures in the stairwell on the 17th and 2nd floors require protective covers and to be fastened to the ceiling appropriately	stairwell landing on 17th and 2nd floors	Closed
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**Part III - Apartment Unit Activity Summary for Property Standards Orders :35
FOUNTAINHEAD RD**

Active apartment unit related investigation matters (Property Standards only) :	1
Number of investigation-related Orders issued to Property owner :	1
Number of investigation-related Orders issued to tenants :	0

*** Note: The number of unit related orders relate to all buildings on the above property.**