

MLS Building Audit Program - Details
Property Address : 40 FOUNTAINHEAD RD

Legal Description: PLAN M1299 BLK A

Roll No. : 1908033331002000000

 Building : **40 FOUNTAINHEAD RD**
Report Date : January 11, 2019
Building Audit Date : August 19, 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 11, 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 211216 PRS 00 IV		Closed	26-Aug-16	23-MAY-17	85.71%
2	Property Standards	16 211218 PRS 00 IV		Closed	26-Aug-16	28-DEC-16	100.00%
3	Property Standards	16 211221 PRS 00 IV		Closed	26-Aug-16	22-FEB-17	100.00%
4	Property Standards	16 211241 PRS 00 IV		Closed	26-Aug-16	25-OCT-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 211241 PRS 00 IV		Closed	26-Aug-16	25-OCT-16	

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	A window(s) which is capable of being opened, and is located in excess of two (2) metres from the finished grade, is not equipped with safety devices which would prevent any opening greater than one hundred (100) millimeters. A report is required to be submitted to the Officer for evaluation and approval by Owner/Property Manager, confirming that acceptable safety devices have been installed on all subject windows in an acceptable manner, and that the subject windows are not capable of being opened in excess of one hundred (100) millimeters. Namely but not limited to Unit No.: 715, 815, 1215, 1315, 1415, 716, 1616, 1716, 601, 901, 1103, 404, 405, 506, 606, 1006, 506, 1705, 412, 512, 812.	Windows	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 211216 PRS 00 IV		Closed	26-Aug-16	23-MAY-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 is not maintained in good repair. Namely: Balcony railings to be painted.	Balcony	Open
2	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 a safe condition. Namely: Damaged balcony panel to be replaced for units 1016 & 1205.	Balcony	Closed
3	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 a safe condition. Namely: Hanging Bicycles and/or Planters to be taken down from balconies throughout.	Balcony	Closed
4	The exterior walls and their components are not being maintained free from loose or unsecured objects or materials. Namely: Loose wire hanging from Balcony of Unit 609.	Balcony	Closed
5	Exterior door is not maintained in good repair. Namely: Concrete damage to North exit door.	Exterior of North Exit Door	Closed
6	The tree, plant, limb or branch, which is located on the property is dead and has not been removed or otherwise pruned to remove the dead portion. Namely but not limited to: Dead trees, branches/limbs to be removed from yard as required.	Yard	Closed
7	The light standard(s) supporting artificial light is not kept in good repair and in good working order. Namely but not limited to: Non operational Lamp Post on North/East corner of yard.	Yard	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 211221 PRS 00 IV		Closed	26-Aug-16	22-FEB-17	

No. of defects contained within the Order : **11**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	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 rebar and damaged concrete to soffit of stairs in P1 Safe Exit.	Underground Parking Area	Closed
2	The parking or storage garage is used to keep junk or rubbish. Namely: Parking Spots throughout underground used as storage rooms; excess debris to be removed.	Underground Parking Area	Closed
3	The trapped floor drain is not screened with a metal grill or other suitable material so as to effectively exclude rodents. Namely but not limited to: Missing drain covers by Spots 236, 168, 178, 16, 20, 91 & 43.	Underground Parking Area	Closed
4	The parking or storage garage ceiling painted surface is not maintained in a state of good repair.	Underground Parking Area	Closed
5	The parking or storage garage walls painted surface is not maintained in a state of good repair. Namely: Peeling paint along black boarder throughout P1, where required.	Underground Parking Level 1	Closed
6	The walls in the parking or storage garage are not impervious to water. Namely: Foundation leak to wall by Spot 57.	Underground Parking Level 1	Closed
7	The electrical connections are not maintained in a safe and complete condition. Namely: Damaged Conduit in ceiling by Spot 23.	Underground Parking Level 1	Closed
8	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: Derlece vehicle in P1 Spot 71.	Underground Parking Level 1	Closed
9	The walls in the parking or storage garage are not maintained free of holes, breaks or cracks. Namely: Expansion joint deterioration by Spot 18 requires repair.	Underground Parking Level 1	Closed
10	The ceilings in the parking or storage garage are not maintained free of holes, breaks or cracks. Namely: Concrete to be repaired to ceiling by pipes near Spots 26, 47 & 55.	Underground Parking Level 1	Closed
11	Door providing access to a parking or storage garage has not been equipped with a self-closing device designed to return the door to the closed and latched position after each use. Namely: Exit Door not closing properly by Spot 228.	Underground Parking Level 2	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 211218 PRS 00 IV		Closed	26-Aug-16	28-DEC-16	

No. of defects contained within the Order : **40**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Entrance/exit door is not equipped with a self-closing and self-locking mechanisms. Namely: Fire door not closing properly in 1st floor North Stairwell.	1st Floor	Closed
2	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely: Crack in wall by door in 1st floor North Stairwell.	1st Floor	Closed
3	Previously finished wall(s) have marks, stains, graffiti, smoke damage, painted slogans and/or other defacements. Namely: Marking on wall between units 109 - 113.	1st Floor	Closed
4	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely: Carpet stain between units 213 - 214,	2nd Floor	Closed
5	Previously finished surface(s) have marks, stains, graffiti, smoke damage, painted slogans and/or other defacements. Namely: Drawing on wall of 3rd floor North Stairwell.	3rd Floor	Closed
6	Previously finished wall(s) in the public area of the property is not maintained in good repair. Namely: plaster tdamage to wall in 3rd floor North Stairwell.	3rd Floor	Closed
7	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair. Namely: Threshold Strip beneath door of 3rd floor North Stairwell to be repaired and/or replaced.	3rd Floor	Closed
8	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair. Namely: Threshold Strip beneath door of 5th floor North Stairwell to be repaired and/or replaced.	5th Floor	Closed
9	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely: Wall damage by baseboard of unit 509.	5th Floor	Closed
10	The stairs and/or other appurtenant attachments and/or their supporting structural members are not maintained in good repair. Namely: concrete delamination to tread & riser in 5th floor North Stairwell.	5th Floor	Closed
11	Interior lighting fixtures or lamps are not maintained. Namely: light fixture by 5th floor elevator lobby to be fixed to ceiling properly.	5th Floor	Closed
12	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely: Fire Phone access hatch in elevator lobby, damaged/require repair or replacement.	6th Floor	Closed
13	Door hardware/devices are not maintained in good repair. Namely: Door Knobs to be replaced for units 605 & 617.	6th Floor	Closed
14	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely: Stains on carpet throughout 7th floor.	7th Floor	Closed
15	Previously finished surface(s) have marks, stains, graffiti, smoke damage, painted slogans and/or other defacements. Namely: Markings on landing of 7th floor North Stairwell.	7th Floor	Closed
16	Previously finished wall(s) have marks, stains, graffiti, smoke damage, painted slogans and/or other defacements. Namely: Elevator Door marked with writing.	7th Floor	Closed
17	Previously finished wall(s) in the public area of the property is not maintained in good repair. Namely: plaster in wall missing across unit 811.	8th Floor	Closed
18	Floor and/or floor covering not kept in a clean and sanitary condition and free from rubbish and debris. Namely: Over storage and debris to be removed.	Lobby Storage/AC Room	Closed
19	Lighting in a storage room is provided at less than 50 lux. Namely: Lobby Storage/AC Room below 50 lux.	Lobby Storage/AC Room	Closed
20	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Lobby Storage/AC Room	Closed
21	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely: Stained Carpet by units throughout 10th floors.	10th Floor	Closed
22	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely: Carpet on south wing of 14th floor to be cleaned.	14th Floor	Closed
23	Door hardware/devices are not maintained in good repair. Namely: door knob of north stairwell to be replaced on 18th floor.	18th Floor	Closed

24	Previously finished wall(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance. Namely: plaster repairs to be painted to match wall beside fire hose.	20th Floor	Closed
25	The electrical fixtures are not maintained in good working order. Namely: Exit Sign by unit 2213 to be fixed.	22nd Floor	Closed
26	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely: Ceiling crack beside unit 2314.	23rd Floor	Closed
27	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection. Namely: Missing light covers.	Basement 1	Closed
28	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely: Fire Phone access hatch in B1 elevator lobby, damaged/require repair or replacement.	Basement 1	Closed
29	Floor and/or floor covering not kept in a clean and sanitary condition and free from rubbish and debris. Namely: Empty boxes & debris to be removed.	Basement 1	Closed
30	The floor and every appurtenance, surface cover and finish is not maintained. Namely: Damaged floor tile in front of Locker F.	Basement 1 Hallway	Closed
31	The stairs and/or other appurtenant attachments and/or their supporting structural members are not maintained in good repair. Namely: Crack in floor before stair.	Basement 2	Closed
32	The floor and every appurtenance, surface cover and finish is not maintained. Namely: Floor to be painted in B2 South Stairwell.	Basement 2	Closed
33	The stairs and/or other appurtenant attachments and/or their supporting structural members are not maintained in good repair. Namely: Crack in stair tiles in B2 North Stairs by Elevators.	Basement 2	Closed
34	Lighting in a service room is provided at less than 200 lux. Namely: Lighting level in Tank Room below code.	Basement 2	Closed
35	The electrical connections are not maintained in a safe and complete condition. Namely: Junction Box on wall by Locker W to be covered.	Basement 2	Closed
36	The electrical receptacle are not maintained in a safe and complete condition. Namely: missing cover plate on electrical switch near stairs to elevator room.	Boiler Room	Closed
37	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely: Electrical Closets throughout building have holes in ceiling around conduit.	Electrical Closets Throughout Building	Closed
38	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely: Electrical Closets throughout building have holes in floor around conduit.	Electrical Closets Throughout Building	Closed
39	Lighting in a service room is provided at less than 200 lux. Namely: Lighting in Gernerator room is 120 lux.	Generator Room	Closed
40	Lighting in a service hallway is provided at less than 50 lux. Namely: lighting throughout hallway is below an average of 50 lux.	Throughout Hallways	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.**