

# BUILDING INSPECTION REPORT

## Dufferin Grove Park

Address: 875 Dufferin St, Toronto, M6H 4J3

Components: Waterplay

Inspected By: AEI

Date of Audit: 20 April 2005

**2005**

### CITY OF TORONTO - EDCT - Capital Project Section

EDCT ID #: P0411-WP

District: South

Ward #: 18

Contact: Tom Feeney

Contact Ph: 416-392-7266

Construction Date: ±1995

Pool/Pad Area (sq m): 380

Dimension: Ø22

Overall Comment: This wading pool is in poor condition.



FC Index: 1.206667

Life Exp	Year Install	Remain Life	Condition	Priority	Funding Level	\$ '000	Photo Ref #	Notes / Comment Ref #
						R & M + Capital = TOTAL		



1.6	Service Vaults/Chambers	50	1955	0	Fair	Low	Capital	10	10	0411WP_PM02,0 411WP_PM03, 0411WP_PM06	0
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3.2.1	Water Service/Piping	40	1955	0	Fair	Low	Capital	6	6		0
3.2.4	Plumbing Fixtures	40	1955	0	Poor	Average	R&M	2	2	0411WP_PM01, 0411WP_PM02	0
3.5.3	Pool Piping/Valves	40	1955	0	Fair	Low	R&M	2	2	0411WP_PM01	0
3.5.7	Pool wter Supply\Drainage	40	1955	0	Poor	Low	R&M	5	5	0411WP_PM02, 0411WP_PM07	M01, M02
3.6.1	Pool Tank & Deck	50	1955	0	Poor	Average	Capital	95	95	0411WP_PS01	S01,S02
5.1.4	Walkways	50	1955	0	Fair	Average	Capital	20	20		0
5.1.6	Drainage	50	1955	0	Fair	Low	Capital	10	10	0411WP_PM01,0 411WP_PM04, 0411WP_PM05	0
5.2	Site Lighting	40	1955	0	Fair	Average	Capital	6	6	0411WP_PS01	0
5.4.1	Fountains	40	1955	0	Fair	High	R&M	2	2		A02
5.4.2	Benches				Fair	Low	R&M	1	1	0411WP_PS02	0
5.6	Grounds/Site Work				Poor	Average	Capital	13	13	0411WP_PS03,0 411WP_PS02	A03
6.1	Barrier-free Entry, Egress and Interior Circ.				Poor	Average	Capital	10	10	0411WP_PS01	A01
7.0	Total							12	170		181
8.0	Comments	A01									provide new barrier-free pathway to wading pool.
		A02									repair push button & concrete pad for drinking fountain.
		A03									500m² grass surface around wading pool to be replaced
		M01									replace existing 3" water supply shut-off valve with new.
		M02									loosed Ø20 water outlet to be fixed.
		S01									replace concrete floor
		S02									repaint concrete pool surface.
9.0	Summary	AS01									Landscaping around pool area is poor, replace grass around pool is strongly recommended.
		CLD01									Camera inspection completed on drain line and supply line. Electronic leak check and pressure test carried out on spray nozzle spray. Spray nozzle supply test OK. Gate valve for main supply leaking.



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S01 pool is overall in pool condition. A replacement of concrete floor cover with under-ground piping is recommended but concrete valve chamber can be reused.



0411WP\_PM01 Underground sump with water drain, drain valve and drain to sewer.



0411WP\_PM02 supply valve chamber (underground) with water supply to pool and drinking fountain and fill valve.



0411WP\_PM03 supply valve chamber (underground)



0411WP\_PM04 Sump with drain valve



0411WP\_PM05 Sump with drain valve



0411WP\_PM06 Drain

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0411WP\_PM07 Leaking valve in supply valve chamber



0411WP\_PS01 Overview (West): site lighting, garbage bin and concrete pedestal in the middle of the pool.



0411WP\_PS02 Overview (North): benches and playground at the North.



0411WP\_PS03 Overview (Northeast) : Tool room at the west of the pool. Grassy area and Benches