

MLS Building Audit Program - Details

Property Address : 184 MARLEE AVE

Legal Description: PLAN 1775 LOT 106 PT LOT 107 PT 108 PT

Roll No. : 1914032340001000000

Building : 184 MARLEE AVE

Report Date : January 18, 2019

Building Audit Date : October 29, 2013

**** 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 | 13 258504 PRS 00 IV | INTERIOR COMMON ELEMENTS - DEFECTS | Closed | 8-Nov-13 | 10-MAR-14 | 100.00% |
| 2 | Property Standards | 13 258506 PRS 00 IV | EXTERIOR COMMON ELEMENTS - DEFECTS | Closed | 8-Nov-13 | 06-JUN-14 | 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 | 13 258506 PRS 00 IV | EXTERIOR COMMON ELEMENTS - DEFECTS | Closed | 8-Nov-13 | 06-JUN-14 | 9-Jun-14 |

No. of defects contained within the Order :

No. of defects that remain outstanding :

| Deficiency Details | | | |
|--------------------|---|------------------------|--------|
| No. | Violation/Defect | Location | Status |
| 1 | Undersides of slabs have peeling paint. | Balcony | Closed |
| 2 | Paint peeling and deteriorated on lintels. | Building | Closed |
| 3 | Step cracked, broken and piece missing. | Front | Closed |
| 4 | Areas of spalling brick. | North | Closed |
| 5 | Window screen torn and has holes. | North | Closed |
| 6 | Asphalt cracked, broken, areas missing and areas sunken. | North Side of Building | Closed |
| 7 | Window has broken glass pane. | West | Closed |
| 8 | Parged covering cracked and missing in areas. Exposed brick deteriorated. | West | Closed |

| No. | Type of Investigation | Investigation Reference No. | Investigation Description | Investigation Status | Date of Issuance | Expiration Date | Next Scheduled Inspection Date |
|-----|-----------------------|-----------------------------|------------------------------------|----------------------|------------------|-----------------|--------------------------------|
| 1 | Property Standards | 13 258504 PRS 00 IV | INTERIOR COMMON ELEMENTS - DEFECTS | Closed | 8-Nov-13 | 10-MAR-14 | 11-Mar-14 |

No. of defects contained within the Order :

No. of defects that remain outstanding :

| Deficiency Details | | | |
|--------------------|---|-----------------|--------|
| No. | Violation/Defect | Location | Status |
| 1 | Ceiling light has no cover. | Basement | Closed |
| 2 | Storage of materials not related to room use. | Boiler Room | Closed |
| 3 | Electrical connection box has no cover. | Boiler Room | Closed |
| 4 | Two electrical connection boxes have no cover. | Electrical Room | Closed |
| 5 | Holes in ceiling. | Electrical Room | Closed |
| 6 | Storage of materials not related to room use. | Electrical Room | Closed |
| 7 | Lower step has damaged bullnose. | Front | Closed |
| 8 | Door does not lock. | Front | Closed |
| 9 | Paint peeling on walls in areas. | Laundry Room | Closed |
| 10 | An emergency contact sign is not posted and maintained in a prominent place in the front lobby or entrance to the building. | Lobby | Closed |
| 11 | Ceiling light has no cover. | Rear | Closed |
| 12 | Ceiling light hanging by wires. | Rear | Closed |

| | | | |
|----|---|----------|--------|
| 13 | A window in a stairway that extends to less than 1,070 millimetres above the landing is protected by a guard that is less than 1,070 millimetres high measured to the top of the guard from the surface of the landing. | Stairway | Closed |
| 14 | Required guard does not prevent the passage of a sphere having a diameter more than 100 millimetres. | Stairway | Closed |
| 15 | Height of the guard for the exit stairs are less than 1,070 millimetres around landings. | Stairway | Closed |
| 16 | Height of the guard for the exit stairs are less than 920 millimetres measured vertically to the top of the guard from a line drawn through the outside edges of the stair nosings. | Stairway | Closed |
| 17 | The location and size of openings present a hazard as they are designed with members or attachments between 140 millimetres and 900 millimetres above the level protected by the guard which facilitate climbing. | Stairway | Closed |
| 18 | Paint peeling and chipped on step bullnoses. | Stairway | 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.**