

MLS Building Audit Program - Details

Property Address : 500 MURRAY ROSS PKWY

Legal Description: CON 4 WY PT LOT 22 RP 64R 7475 PARTS 1 TO 6

Roll No. : 1908033341002000000

Building : 500 MURRAY ROSS PKWY

Report Date : January 18, 2019

Building Audit Date : February 26, 2010

** 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	10 124597 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	8-Mar-10	14-JAN-11	100.00%
2	Property Standards	10 131413 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	16-Mar-10	28-JAN-11	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	10 131413 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	16-Mar-10	28-JAN-11	28-Jan-11

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

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Lighting in a garage is provided at less than 50 lux. Specifically additional lighting required by 85	1st Underground Parking Level	Closed
2	The ceilings in the parking or storage garage are not maintained free of holes, breaks or cracks. Specifically minor concrete damage at expansion joint 327	1st Underground Parking Level	Closed
3	The parking or storage garage ceiling painted surface is not maintained in a state of good repair. Specifically deteriorated paint on ceiling by 5, 153 and other locations	1st Underground Parking Level	Closed
4	The parking or storage garage columns from floor level to a height of sixty (60) centimeters are not painted black. Specifically black paint deteriorated on column by 2 & 3	1st Underground Parking Level	Closed
5	The electrical fixtures are not maintained in a safe and complete condition. Specifically missing locking device on service panel by 306	1st Underground Parking Level	Closed
6	Exterior door has deteriorated/ineffective weather-proofing. Specifically door to underground parking by 41 is deteriorated	1st Underground Parking Level	Closed
7	The safe-exit door, the frame of a safe-exit door and the wall adjacent to the safe-exit door to a distance of one (1) metre on both sides of the frame, and to a height of three (3) metres above the floor or to the soffit above the bulkhead over the door is not the required coloured green. Specifically ensure that all doors are properly painted and the green paint extends 1 metre each side	1st Underground Parking Level	Closed
8	The parking or storage garage walls painted surface is not maintained in a state of good repair. Specifically deteriorated paint on wall by vehicular door by 49	1st Underground Parking Level	Closed
9	The walls in the parking or storage garage are not maintained free of holes, breaks or cracks. Specifically minor concrete damage by 233	1st Underground Parking Level	Closed
10	The electrical fixtures are not maintained in a safe and complete condition. Specifically loose wires along wall 1-5	1st Underground Parking Level	Closed
11	Small safe-exit arrows are not prominently displayed on columns or walls 1.5 metres above the floor, measured from the center of the arrow to the floor; at least every ten (10) metres along the safe-exit route; at all safe-exit route decision points along the safe-exit route; and wherever a safe-exit route crosses a traffic aisle. Specifically damaged sign by 115	1st Underground Parking Level	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
1	Property Standards	10 124597 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	8-Mar-10	14-JAN-11	23-May-11

No. of defects contained within the Order : **46**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely: ceiling tiles defective.	1/F	Closed
2	The floor and every appurtenance, surface cover and finish is not maintained. Namely: floor tiles cracked/broken.	1/F	Closed
3	The protective material for the lighting fixture is not maintained in a clean condition.	1/F	Closed
4	Previously finished surface(s) have marks, stains, graffiti, painted slogans and/or other defacements. Namely: ceiling tiles stains.	1/F	Closed
5	Previously finished wall(s) in the public area of the property is not maintained in good repair.	1/F	Closed
6	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	1/F	Closed
7	The ventilation system grille is not regularly cleaned.	10/F	Closed
8	Previously finished wall(s) in the public area of the property is not maintained in good repair.	10/F	Closed
9	Previously finished wall(s) in the public area of the property is not maintained in good repair.	10/F	Closed
10	Previously finished wall(s) in the public area of the property is not maintained in good repair.	10/F	Closed
11	Floor not kept free from rubbish and debris.	10/F	Closed
12	The electrical receptacles are not maintained in good working order. Namely: cover plate broken.	11/F	Closed
13	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition. Namely: carpet not secured.	11/F	Closed
14	Door has marks, graffiti, painted slogans and/or other defacements.	11/F	Closed
15	Landing floor not kept free from stains.	11/F	Closed
16	The floor and every appurtenance, surface cover and finish is not maintained.	12/F	Closed
17	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	14/F	Closed
18	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition. Namely: carpet not secured.	14/F	Closed
19	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	15/F	Closed
20	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	15/F	Closed
21	Door (inside) has marks, stains, graffiti, and/or other defacements.	19/F	Closed
22	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely: ceiling tiles broken.	19/F	Closed
23	The electrical connections are not maintained in a safe and complete condition. Namely: junction box cover missing.	19/F	Closed
24	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	20/F	Closed
25	Previously finished wall(s) have marks, stains, graffiti, painted slogans and/or other defacements.	3/F	Closed
26	The floor and every appurtenance, surface cover and finish is not maintained in good repair.	3/F	Closed
27	The electrical connections are not maintained in a safe and complete condition. Namely: junction box cover missing.	4/F	Closed
28	Interior lighting fixtures or lamps are not maintained in good repair.	5/F	Closed
29	The electrical receptacles are not maintained in good repair.	6/F	Closed

30	The electrical receptacles are not maintained in good working order. Namely: cover plate broken.	8/F	Closed
31	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition. Namely: carpet not secured.	9/F	Closed
32	Door is not maintained in good repair.	Hall	Closed
33	Previously finished wall(s) have marks, stains, graffiti, and/or other defacements.	Hall	Closed
34	Floor not kept free from rubbish and debris.	Hall	Closed
35	Floor and/or floor covering not kept in a clean and sanitary condition.	Hall	Closed
36	Floor not kept free from rubbish and debris.	Hall	Closed
37	Lighting in a service hallway is provided at less than 50 lux.	Hall	Closed
38	Previously finished surfaces (apartment doors) have marks, stains, and/or other defacements.	Hall	Closed
39	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition. Namely: floor mat.	Hall	Closed
40	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Stairway	Closed
41	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Stairway	Closed
42	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Stairway	Closed
43	Previously finished wall(s) have marks, stains, graffiti, painted slogans and/or other defacements.	Stairway	Closed
44	The electrical receptacles are not maintained in good working order. Namely: cover plate broken.	Stairway	Closed
45	Previously finished wall(s) have marks, stains, and/or other defacements.	Stairway	Closed
46	Previously finished wall(s) have marks, stains, graffiti, smoke damage, painted slogans and/or other defacements.	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.**