

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 : September 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 232232 PRS 00 IV		Closed	6-Oct-16	07-NOV-16	100.00%
2	Property Standards	16 232236 PRS 00 IV		Closed	6-Oct-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
1	Property Standards	16 232232 PRS 00 IV		Closed	6-Oct-16	07-NOV-16	15-Jun-17

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The wall in the parking or storage garage are not maintained free of holes, breaks or cracks. Namely: Underground garage near door entrance. Broken concrete on wall. Repairs required.	Garage ramp wall	Closed
2	The parking or storage garage ceiling painted surface is not maintained in a state of good repair. Namely: Underground Garage. Evidence of peeling paint on isolated areas of the ceiling.	Underground Garage	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 232236 PRS 00 IV		Closed	6-Oct-16	07-NOV-16	8-Nov-16

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Previously finished wall(s) in the public area of the property is not maintained in good repair. Namely: 14th flr. Broken wall tile on wall.	14th flr. Garbage Room	Closed
2	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection. Namely: 1st Flr. West side stairway. Light fixture cover is missing.	1st. flr. west stairway	Closed
3	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	2nd flr.	Closed
4	The electrical connections are not maintained in a safe and complete condition. Namely: Elevator Room. Missing electrical cover plate on ceiling junction box.	Elevator Room	Closed
5	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Garbage room	Closed
6	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Storage Room	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.**