

MLS Building Audit Program - Details

Property Address : 524 HARVIE AVE

Legal Description: PLAN 1530 W PT LOT 242 & S PT BLK H

Roll No. : 1914042170099000000

Building : **524 HARVIE AVE**

Report Date : January 18, 2019

Building Audit Date : March 08, 2011

**** 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	Graffiti	11 141269 GRA 00 IV	GRAFFITI	Closed	14-Mar-11	28-APR-11	N/A**
2	Property Standards	11 141028 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	14-Mar-11	03-OCT-11	100.00%
3	Property Standards	11 141066 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	14-Mar-11	30-JUN-11	100.00%
4	Property Standards	11 141466 PRS 00 IV	REPORT ORDERS	Closed	14-Mar-11	13-APR-11	100.00%
5	Waste	11 141035 WST 00 IV	LITTER DUMPING/REFUSE INVESTIGATION	Closed	14-Mar-11	28-APR-11	N/A**

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	11 141466 PRS 00 IV	REPORT ORDERS	Closed	14-Mar-11	13-APR-11	14-Apr-11

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Satellite dishes have been attached to the exterior wall of the building bringing the structural integrity of the wall into question. The installation must be examined to ensure it is done safe and securely.	Building	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
2	Property Standards	11 141028 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	14-Mar-11	03-OCT-11	3-Oct-11

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Retaining wall between steps to upper level and building. Concrete is cracked and broken in areas.	Parking Area	Closed
2	Beside steps to upper level. Two metal posts sticking out of ground create hazard issue.	Parking Area	Closed
3	Wood board fence and chain link fence on south side of parking lot. Wood boards cracked, broken, rotted and missing. Fence deteriorated. Chain link section has no top support rail and damaged chain link.	Parking Area	Closed
4	Guard on landing. Required guard does not prevent the passage of a spherical object having a diameter of of 100 millimetres	West Side of Building	Closed
5	Required guard does not prevent the passage of a spherical object having a diameter of of 100 millimetres	West Side of Building	Closed
6	Guard on landing is less than 1,070 millimetres high.	West Side of Building	Closed
7	The required guard has members, attachments or openings that will facilitate climbing.	West Side of Building	Closed
8	Guard on landing. The required guard has members, attachments or openings that will facilitate climbing.	West Side of Building	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
3	Property Standards	11 141066 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	14-Mar-11	30-JUN-11	30-Jun-11

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Numerous stairs have loose nosing with large gaps.	Interior of Building	Closed
2	Corridors are not equipped to provide illumination to an average level of not less than 50 lux at floor or tread level.	Interior of Building	Closed
3	Handrail not provided on at least one side of stairs or ramps less then 1,100mm in width	Interior of Building	Closed
4	The required guard has members, attachments or openings that will facilitate climbing.	Interior of Building	Closed
5	Required guard does not prevent the passage of a spherical object having a diameter of of 100 millimetres	Interior of Building	Closed
6	Guard is less than 1,070 millimetres high.	Interior of Building	Closed
7	Boiler room ceiling contains holes	Interior of Building	Closed
8	Boiler room contains debris	Interior of Building	Closed
9	Electrical room contains material not associated with electrical room	Interior of Building	Closed
10	Electrical box in boiler room is loose and is not provided with a cover.	Interior of Building	Closed
11	Boiler room floor is cracked and is a trip hazard	Interior of Building	Closed
12	Wall in electrical room has a hole and requires paint	Interior of Building	Closed
13	The west stairwell ceiling has broken plaster finish	Interior of Building	Closed
14	The west stairwell ceiling around the roof hatch has deteriorated paint.	Interior of Building	Closed
15	The guards in stairwells have worn and chipped paint.	Interior of Building	Closed
16	The floor at rear exit is cracked.	Interior of Building	Closed
17	The front entrance wall has broken plaster	Interior of Building	Closed
18	The wall in rear stairwell at top floor is cracked.	Interior of Building	Closed
19	The door frame for apt 21 has deteriorated paint	Interior of Building	Closed
20	The east stairwell wall at basement level has marked paint	Interior of Building	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.**