

MLS Building Audit Program - Details

Property Address : 526 HARVIE AVE

Legal Description: PLAN 1530 N PT BLK H

Roll No. : 1914042170098000000

Building : **526 HARVIE AVE**

Report Date : January 18, 2019

Building Audit Date : May 03, 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	Property Standards	11 186833 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	6-May-11	03-OCT-11	100.00%
2	Property Standards	11 187033 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	6-May-11	06-JUN-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
1	Property Standards	11 186833 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	6-May-11	03-OCT-11	3-Oct-11

No. of defects contained within the Order : **7**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Dwelling unit window that is capable of being opened has no screen.	Building	Closed
2	Wood timber and concrete block retaining wall. Section is leaning to the south and part has collapsed. Several wood timbers rotted.	North Side of Property	Closed
3	Required guard does not prevent the passage of a spherical object having a diameter of 100 millimetres	Rear	Closed
4	Guard is less than 1,070 millimetres high.	Rear	Closed
5	Concrete walkway is cracked, shifted and uneven.	Rear	Closed
6	Canopy over door has damaged fascia.	Rear	Closed
7	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.	Rear	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 187033 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	6-May-11	06-JUN-11	7-Jun-11

No. of defects contained within the Order : **14**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Electrical room contains debris	Interior of Building	Closed
2	Laundry room contains debris	Interior of Building	Closed
3	Boiler room ceiling has holes and damaged finish	Interior of Building	Closed
4	Ceiling at apt 7 has a hole.	Interior of Building	Closed
5	The ceiling near apt 38 has broken plaster.	Interior of Building	Closed
6	The corridor floor near apt 29 has a large crack	Interior of Building	Closed
7	Boiler room contains debris	Interior of Building	Closed
8	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
9	Light fixtures in basement corridor are missing light covers.	Interior of Building	Closed
10	Laundry room wall under the sink has broken plaster and efflorescence	Interior of Building	Closed
11	The required guard has members, attachments or openings that will facilitate climbing.	Interior of Building	Closed

12	Required guard does not prevent the passage of a spherical object having a diameter of 100 millimetres	Interior of Building	Closed
13	Guard is less than 1,070 millimetres high.	Interior of Building	Closed
14	Emergency lighting near apt 37 is hanging loose.	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.**