

**MLS Building Audit Program - Details**

**Property Address : 567 RIDELLE AVE**

Legal Description: CON 2 WY PT LOT 2 W OF PLAN 1775

Roll No. : 1914032220012000000

Building : **567 RIDELLE AVE**

**Report Date : January 18, 2019**

**Building Audit Date : May 21, 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 171960 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	24-May-13	25-MAY-15	100.00%
2	Property Standards	13 171965 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	24-May-13	22-AUG-13	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 171965 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	24-May-13	22-AUG-13	19-Dec-14

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Boiler room ceiling contains holes	Interior of Building	Closed
2	Required guard does not prevent the passage of a spherical object having a diameter more than 100 millimetres	Interior of Building	Closed
3	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.	Interior of Building	Closed
4	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.	Interior of Building	Closed
5	Height of the guard for the exit stairs are less than 1,070 millimetres around landings.	Interior of Building	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 171960 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	24-May-13	25-MAY-15	19-Aug-15

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Paint peeling. Rust evident in areas.	Balcony	Closed
2	Paint peeling and deteriorated in areas.	Balcony	Closed
3	Areas of concrete damaged, deteriorated and missing on slabs at lower level near east end and upper level near west end.	Balcony	Closed
4	Area of parging missing.	Front	Closed
5	Asphalt cracked, deteriorated and missing in areas.	Parking Area	Closed
6	Exterior garbage containment area not screened.	Yard	Closed

## Part III - Apartment Unit Activity Summary for Property Standards Orders :

<b>Active apartment unit related investigation matters (Property Standards only) :</b>	<b>0</b>
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.**