

## MLS Building Audit Program - Details

**Property Address : 581 AVENUE RD**

Legal Description: PLAN 890 LOT 43

Roll No. : 1904111330001000000

Building : **581 AVENUE RD**

**Report Date : January 17, 2020**

**Building Audit Date : March 19, 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 17, 2020

### 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 136149 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	25-Mar-13	23-SEP-13	100.00%
2	Property Standards	13 136154 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	25-Mar-13	22-SEP-14	100.00%
3	Property Standards	13 136558 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	25-Mar-13	22-SEP-14	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	13 136149 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	25-Mar-13	23-SEP-13	

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Required guard does not prevent the passage of a sphere having a diameter more than 100 millimetres.	Exterior Of Building	Closed
2	The protective/decorative finish on the exterior surfaces is not being maintained in good repair. Namely repaint balcony slabs face and underside.	Exterior Of Building	Closed
3	Height of the guard for the exit stairs are less than 1,070 millimetres around landings.	Exterior Of Building	Closed
4	Exterior window(s) with broken/cracked glass.	Exterior Of Building	Closed
5	The exterior walls and their components are not being maintained in a weather tight condition. Namely missing louver for vent.	Exterior Of Building	Closed
6	The exterior walls and their components are not being maintained in good repair. Namely repair spalling brick.	Exterior 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	13 136558 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	25-Mar-13	22-SEP-14	

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Required guard does not prevent the passage of a spherical object having a diameter more than 100 millimetres	Underground Parking Area	Closed
2	Required handrails on stairs or ramps are less than 865mm or more than 965mm high	Underground Parking Area	Closed
3	Lighting in a storage room is provided at less than 50 lux.	Underground Parking Area	Closed
4	The ceilings in the parking or storage garage are not maintained free of holes, breaks or cracks. Namely spots #18 and #19.	Underground Parking Area	Closed
5	The parking or storage garage columns are not painted white from sixty (60) centimeters above floor level.	Underground Parking Area	Closed
6	The parking or storage garage columns from floor level to a height of sixty (60) centimeters are not painted black.	Underground Parking Area	Closed
7	The parking or storage garage walls from floor level to a height of sixty (60) centimeters are not painted black.	Underground Parking Area	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
2	Property Standards	13 136154 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	25-Mar-13	22-SEP-14	7-Oct-15

No. of defects contained within the Order : 17

No. of defects that remain outstanding : 0

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Previously finished wall(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance.	7th Floor	Closed
2	Handrails on both sides of stair or ramp 1,100mm in width or more not provided	Boiler Room	Closed
3	Floor and/or floor covering not kept free from holes, stains, rubbish and debris.	Boiler Room	Closed
4	The plumbing system is not kept in good working order, namely cover required on sump pump well.	Boiler Room	Closed
5	The electrical connections are not maintained in good working order, namely loose wires.	Boiler Room	Closed
6	Lighting in a service room is provided at less than 200 lux.	Boiler Room	Closed
7	The protective/decorative finish on the exterior surfaces is not being maintained in good repair.	Roof Of Building	Closed
8	The electrical fixtures are not maintained in good working order, namely missing bulbs in elevator room and damaged lens at roof exit.	Roof Of Building	Closed
9	Required guard does not prevent the passage of a spherical object having a diameter more than 100 millimetres	Throughout Building	Closed
10	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.	Throughout Building	Closed
11	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.	Throughout Building	Closed
12	The floor and every appurtenance, surface cover and finish is not maintained, namely hole in floor.		Closed
13	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.		Closed
14	Height of the guard for the exit stairs are less than 1,070 millimetres around landings.		Closed
15	The electrical receptacle are not maintained in good working order, namely loose receptacle opposite 1001 and missing cover plates in boiler/storage rooms.		Closed
16	Exit, public corridor or corridor is not equipped to provide illumination to an average level of not less than 50 lux at floor or tread level.		Closed
17	The electrical fixtures are not maintained in good working order, namely unsecured electrical closets.		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.**