

MLS Building Audit Program - Details

Property Address : 710 SPADINA AVE

Legal Description: PLAN 1107 LOTS C TO E

Roll No. : 1904067460014000000

Building : **710 SPADINA AVE**

Report Date : January 18, 2019

Building Audit Date : January 30, 2012

**** 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	12 114659 GRA 00 IV	GRAFFITI	Closed	3-Feb-12	21-FEB-12	N/A**
2	Property Standards	12 114467 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	2-Feb-12	31-JUL-13	100.00%
3	Property Standards	12 114445 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	3-Feb-12	03-NOV-12	100.00%
4	Property Standards	12 114452 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	3-Feb-12	03-NOV-12	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	12 114467 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	2-Feb-12	31-JUL-13	1-Aug-13

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The metal portion of balcony guards is rusted and has deteriorated paint	Exterior Of Building	Closed
2	The guards and/or other appurtenant attachments and/or their supporting structural members are not maintained in good repair. Namely: Numerous balcony guards have cracked glass panels.	Exterior Of Building	Closed
3	Concrete balcony edges have cracked and broken concrete.	Exterior Of Building	Closed
4	Paint deteriorated and peeling from underside of concrete balcony slabs	Exterior Of Building	Closed
5	The metal flashing around the roof of the building has paint peeling.	Exterior Of Building	Closed
6	Exterior garbage containment area not screened.	Rear Yard	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
4	Property Standards	12 114452 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	3-Feb-12	03-NOV-12	3-Mar-13

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The parking or storage garage columns painted surface is not maintained in a state of good repair.	Underground Parking Area	Closed
2	The ceilings in the parking or storage garage are not impervious to water. Namely : Deteriorated surfaces.	Underground Parking Area	Closed
3	The parking or storage garage walls painted surface is not maintained in a state of good repair.	Underground Parking Area	Closed
4	Lighting in a garage is provided at less than 50 lux.	Underground Parking Area	Closed
5	The safe-exit door, the frame of a safe-exit door and the wall adjacent to the safe-exit door to a distance of one (1) metre on both sides of the frame, and to a height of three (3) metres above the floor or to the soffit above the bulkhead over the door is not the required coloured green.	Underground Parking Area	Closed
6	Electrical outlet has no cover.	Underground Parking Area	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
3	Property Standards	12 114445 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	3-Feb-12	03-NOV-12	3-May-13

No. of defects contained within the Order : **24**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Electrical service closet not secure. No lock provided.	2nd Floor	Closed
2	Repair to wall not painted.	2nd Floor	Closed
3	Paint on ceiling peeling in areas.	5th Floor	Closed
4	Sliding door has come off track.	6th Floor	Closed
5	Several light fixtures are missing bulbs.	6th Floor	Closed
6	Electrical service close not secure. Lock not provided.	6th Floor	Closed
7	Repair to ceiling is not painted.	6th Floor	Closed
8	Repairs to walls not painted.	Basement	Closed
9	Walls marked and marred.	East	Closed
10	Stair tread coverings are loose and lifting.	East	Closed
11	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.	East	Closed
12	Repair to wall not painted.	East	Closed
13	Light fixtures missing covers.	Hall	Closed
14	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.	Hall	Closed
15	Paint chipped, scratched and deteriorated.	Hall	Closed
16	Height of the guard for the exit stairs are less than 1,070 millimetres around landings.	Stairway	Closed
17	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.	Stairway	Closed
18	Required guard does not prevent the passage of a spherical object having a diameter more than 100 millimetres	Stairway	Closed
19	Required guard does not prevent the passage of a spherical object having a diameter more than 100 millimetres	Stairway	Closed
20	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.	Stairway	Closed
21	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.	Stairway	Closed
22	Floor covering cracked.	West	Closed
23	Floor covering cracked.	West	Closed
24	Light fixture missing cover.	West	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.**