

MLS Building Audit Program - Details

Property Address : 1711 KINGSTON RD

Legal Description: CON A PT LOT 31

Roll No. : 1901011330022000000

Building : **1711 KINGSTON RD**

Report Date : October 12, 2018

Building Audit Date : April 29, 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 October 12, 2018

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 159736 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	6-May-13	04-NOV-13	100.00%
2	Property Standards	13 162450 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	7-May-13	04-NOV-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 162450 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	7-May-13	04-NOV-13	30-Jun-14

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Handrails on both sides of stair or ramp 1,100mm in width or more not provided	East Side of Building	Closed
2	The electrical connections are not maintained in a safe and complete condition. Namely lose hanging wires and open cable boxes.	Exterior Of Building	Closed
3	The fire escape and/or the supporting structural member(s) is not maintained in good repair. Namely secure any lose metal.	Exterior Of Building	Closed
4	Exterior garbage containment area not screened.	Exterior Of Building	Closed
5	The light standard(s) supporting artificial light is not kept in good repair and in good working order. Namely missing lens cover	Exterior Of Building	Closed
6	Exterior yard that is used for the parking or storage of vehicles or surfaced with a material impervious to water is not maintained so as parking space marking are to be clearly visible.	Exterior Of Building	Closed
7	The stairs and/or other appurtenant attachments and/or their supporting structural members are not being maintained free from defects/hazards.	Exterior Of Building	Closed
8	The yards and /or other part of property is not being kept clean and free from accumulation of junk, rubbish, brush, refuse, litter, garbage and/or other debris.	Exterior Of Building	Closed
9	The protective/decorative finish on the exterior surfaces is not being maintained in good repair.	Throughout Building	Closed
10	The exterior walls and their components are not being maintained in a weather tight condition. Namely missing mortar joints.	Throughout Building	Closed
11	Exterior window(s) with broken/cracked glass.	Throughout Building	Closed
12	The window that is capable of being opened is not capable of being locked or otherwise secured from inside the building.	Throughout Building	Closed
13	The yard does not have suitable ground cover to prevent unstable soil conditions or erosion.	Throughout Building	Substantially Co
14	Aerial, satellite dish, or other similar structure and/or its supporting member is not maintained in good repair.	Throughout Building	Closed
15	The light standard(s) supporting artificial light is not kept in a safe and clean condition.	Throughout Building	Closed
16	The fence, screen and/or other enclosure around or on the property is not being maintained in good repair. Namely repair rear fencing.		Substantially Co

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
1	Property Standards	13 159736 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	6-May-13	04-NOV-13	5-Nov-13

No. of defects contained within the Order : **17**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The floor and every appurtenance, surface cover and finish is not maintained, namely paint floor and level floor drain.	Laundry Room	Closed
2	Lighting in a laundry room is provided at less than 200 lux.	Laundry Room	Closed
3	Previously finished walls and ceilings in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance.		Closed
4	Walls and ceilings not maintained free of holes, cracks, damaged and deteriorated materials.		Substantially Co
5	Floor and/or floor covering not kept free from holes, stains, rubbish and debris, namely storage.		Closed
6	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition, namely replace mat in lobby and remove mats from suite doors.		Closed
7	An emergency contact sign is not posted and maintained in a prominent place in the front lobby or entrance to the building.		Substantially Co
8	The electrical connections are not maintained in good working order, namely missing gover plate in boiler room, loose wires in electrical room and loose recepticale in laundry room.		Closed
9	The electrical connections are not maintained in good working order, namely cap wiring at exit door.		Closed
10	The electrical fixtures are not maintained in good working order, to include missing lens covers.		Closed
11	Lighting in a service room is provided at less than 200 lux.		Closed
12	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.		Substantially Co
13	A window in a stairway that extends to less than 1,070 millimetres above the landing is protected by a guard that is less than 1,070 millimetres high measured to the top of the guard from the surface of the landing. The guard cannot have any openings greater than 100 millimetres and no climbable members between 140 and 900 millimetres..		Closed
14	Height of the guard for the exit stairs are less than 1,070 millimetres around landings.		Closed
15	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.		Closed
16	Guard has openings of a size that does not prevent the passage of a sphere having a diameter more than 100 millimetres		Closed
17	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.		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.**