

**MLS Building Audit Program - Details**

**Property Address : 30 KIMBERCROFT CRT**

Legal Description: PLAN M1836 BLK G

Roll No. : 1901121387020000000

Building : **30 KIMBERCROFT CRT**

**Report Date : January 11, 2019**

**Building Audit Date : April 11, 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 11, 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	Fence	12 158800 FEN 00 IV	FENCING INVESTIGATION	Closed	30-Apr-12	29-JUN-12	100.00%
2	Property Standards	12 157827 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	30-Apr-12	29-OCT-12	100.00%
3	Property Standards	12 157828 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	30-Apr-12	29-OCT-12	100.00%
4	Property Standards	12 158801 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	30-Apr-12	29-OCT-12	100.00%
5	Waste	12 152049 WST 00 IV	LITTER DUMPING/REFUSE INVESTIGATION	Closed	11-Apr-12	23-APR-12	N/A**

**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
4	Property Standards	12 158801 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	30-Apr-12	29-OCT-12	30-Oct-12

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The protective/decorative finish on the exterior surfaces is not being maintained in good repair where required	Balcony	Closed
2	The protective/decorative finish on the exterior surfaces is not being maintained in good repair.	Exterior	Closed
3	The exterior walls and their components are not being maintained in good repair.	Exterior	Closed
4	Exterior yard that is used for the parking or storage of vehicles or surfaced with a material impervious to water is not maintained in good repair, free from cracks, holes and ruts.	Exterior	Closed
5	Height of the guard for the exit stairs are less than 1,070 millimetres around landings.	Exterior	Closed
6	Dwelling unit window that is capable of being opened has screen that is not maintained in good repair and free from defects or missing components.	Exterior Of Building	Closed
7	A window(s) which is capable of being opened, and is located in excess of two (2) metres from the finished grade, is not equipped with safety devices which would prevent any opening greater than one hundred (100) millimeters. A report is required to be submitted to the Officer for evaluation and approval by a professional or other certified person confirming that acceptable safety devices have been installed on all subject windows in an acceptable manner, and that the subject windows are not capable of being opened in excess of one hundred (100) millimeters.	Throughout Building	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
2	Property Standards	12 157827 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	30-Apr-12	29-OCT-12	30-Oct-12

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Previously finished surface(s) in the public area of the property is not maintained in good repair.	5th Floor	Closed
2	The floor drain is not maintained in good repair, namely and/or unsecured drain covers.	Boiler Room	Closed
3	An emergency contact sign is not posted and maintained in a prominent place in the front lobby or entrance to the building.	Front	Substantially Co
4	Interior lighting fixtures or lamps are not maintained, namely missing lens covers.	Office	Closed
5	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	Throughout Building	Closed
6	The ventilation system or unit is not kept in good repair and maintained in good working condition at all times, namely ventilatiion system not operating 24/7.	Throughout Building	Closed
7	Garbage chute system originally installed in the multiple-dwelling is not maintained operative, namely defective self closing device at chute lids.	Throughout Building	Closed
8	Lighting in a service room is provided at less than 200 lux.	Throughout Building	Closed
9	Previously finished wall(s) in the public area of the property is not maintained in good repair.		Closed
10	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials, to include deteriorated finish, namely acceptable access panels not provided.		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 157828 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	30-Apr-12	29-OCT-12	30-Oct-12

No. of defects contained within the Order : **22**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The electrical fixtures are not maintained in a safe and complete condition, namely missing cover plate.	Underground Parking Area	Closed
2	The electrical switches and receptacles are not maintained in a safe and complete condition, namely missing cover plates.	Underground Parking Area	Closed
3	The property is not maintained and/or kept clean in accordance with the standards, namely undue storage.	Underground Parking Area	Substantially Co
4	The floor drain is not maintained in good repair, namely missing and/or unsecured drain cover.	Underground Parking Area	Closed
5	The floor drain is not maintained in good repair, namely missing and/or unsecured drain covers.	Underground Parking Area	Closed
6	Large safe-exit arrows are not displayed on safe-exit doors 1.5 metres above the floor, measured from the center of the arrow to the floor, with the arrow pointing down.	Underground Parking Area	Closed
7	The parking or storage garage does not have a designated safe-exit route.	Underground Parking Area	Closed
8	Small safe-exit arrows are not prominently displayed on columns or walls 1.5 metres above the floor, measured from the center of the arrow to the floor; at least every ten (10) metres along the safe-exit route; at all safe-exit route decision points along the safe-exit route; and wherever a safe-exit route crosses a traffic aisle.	Underground Parking Area	Closed
9	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
10	The mechanical ventilation system in the parking or storage garage is not on at all times or otherwise controlled automatically by a carbon monoxide detection system that is located so as to provide full protection.	Underground Parking Area	Closed
11	The walls in the parking or storage garage are not maintained free of holes, breaks or cracks.	Underground Parking Area	Substantially Co
12	The walls in the parking or storage garage are not maintained free of holes, breaks or cracks.	Underground Parking Area	Closed
13	The walls and ceiling in the parking or storage garage are not maintained free of holes, breaks or cracks, and are not impervious to water.	Underground Parking Area	Closed
14	The walls in the parking or storage garage are not maintained free of holes, breaks or cracks.	Underground Parking Area	Closed
15	Previously finished surface(s) have marks, stains, graffiti, smoke damage, painted slogans and/or other defacements.	Underground Parking Area	Closed
16	The ceilings/soffit in the parking or storage garage are not maintained free of holes, breaks or cracks, to include delamination.	Underground Parking Area	Closed
17	The ceilings and ledge beam in the parking or storage garage are not maintained free of holes, breaks or cracks.	Underground Parking Area	Closed
18	Lighting in a service room is provided at less than 200 lux.	Underground Parking Area	Substantially Co
19	The ceiling ledge beam, shear wall/columns in the parking or storage garage are not maintained free of holes, breaks or cracks, to include delamination.	Underground Parking Area	Closed
20	The ceilings,soffit and ledge beams in the parking or storage garage are not maintained free of holes, breaks or cracks, to include delamination.	Underground Parking Area	Closed
21	The parking or storage garage columns and walls painted surface are not maintained in a state of good repair, to include black portion.	Underground Parking Area	Closed
22	Handrails on one side of stair or ramp less than 1,100mm in width not provided	Underground Parking Level	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.**