

MLS Building Audit Program - Details

Property Address : 4-6 FOLCROFT AVE

Legal Description: PLAN 4035 LOT 18 TO 21 RP 64R1854 PART 4

Roll No. : 1901013090005000000

Building : **4 FOLCROFT AVE**

Report Date : October 12, 2018

Building Audit Date : June 22, 2016

**** 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	16 179258 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	22-Jun-16	21-NOV-16	0.00%
2	Property Standards	16 179251 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	7-Jul-16	07-MAY-17	100.00%
3	Property Standards	16 179579 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	7-Jul-16	07-SEP-16	100.00%
4	Property Standards	16 193107 PRS 00 IV		Closed	20-Jul-16	19-SEP-16	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
4	Property Standards	16 193107 PRS 00 IV		Closed	20-Jul-16	19-SEP-16	28-Oct-16

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	A retaining wall exceeding 1,000 millimetres in exposed height is not protected by a guard on the open side where access is provided.	Exterior Of Building	Closed
2	One handrail on stair or ramp does not extend more than 300mm at the top and bottom of stair or ramp on other than single dwelling unit	Rear Exit	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
2	Property Standards	16 179251 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	7-Jul-16	07-MAY-17	24-Nov-17

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The exterior walls and their components are not being maintained free from loose or unsecured objects or materials. Namely but not limited to: Spalling Bricks adjacent to rear exit stairwell	Building #4	Closed
2	Exterior garbage containment area not screened. Namely but not limited to: Garbage Screening at #4 Folcroft	Building #4	Closed
3	Driveway(s) and/or similar areas not maintained. Namely but not limited to: Damaged/Deteriorated Curbs, Asphalt, Potholes, Trip hazards, Surface not flat and levelled.	Driveway	Closed
4	The retaining wall is not being maintained in good repair. Namely but not limited to: Delaminating concrete near garbage pad.	East	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
3	Property Standards	16 179579 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	7-Jul-16	07-SEP-16	17-Oct-16

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	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.	1st Floor	Closed
2	Floor and/or floor covering not kept in a clean and sanitary condition. Namely but not limited to: Dirty carpet throughout interior and front lobby between entrance door.	Interior	Closed
3	Lighting in a laundry room is provided at less than 200 lux.	Laundry Room	Closed
4	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely but not limited to: Holes in ceiling throughout laundry room.	Laundry Room	Closed
5	The emergency contact sign is not in lettering of not less than 12.7 millimetres in height.	Lobby	Closed
6	Lighting in a service room is provided at less than 200 lux. Fire Panel/Meter Room	Meter Room	Closed
7	Exterior window or skylight not maintained in good repair. Namely but not limited to: Peeling paint around window frame.	Stairway - 2nd Floor to 3rd Floor	Closed
8	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair. Namely but not limited to: Peeling paint on unit door #2,3,6,7,8,9 and to also include lobby doors.	Unit Doors	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.**