

MLS Building Audit Program - Details

Property Address : 63 KENDAL AVE

Legal Description: PLAN 698 LOT 78 PTLOTS 77&79

Roll No. : 1904051420006000000

Building : **63 KENDAL AVE**

Report Date : January 18, 2019

Building Audit Date : November 19, 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
2	Property Standards	12 281431 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	9-Jul-13	08-DEC-14	11.54%
3	Property Standards	12 284279 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	9-Jul-13	08-DEC-14	6.25%

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
3	Property Standards	12 284279 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	9-Jul-13	08-DEC-14	31-Mar-15

No. of defects contained within the Order : **16**

No. of defects that remain outstanding : **15**

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The parking or storage garage pedestrian exit door is secured in an open position. Namely no garage doors.	Exterior Of Building	Open
2	The parking or storage garage is used to keep junk or rubbish. Namely Tires, wood ect.	Exterior Of Building	Closed
3	Exterior window or skylight not maintained in good repair. Namely damaged window sills.	Exterior Of Building	Open
4	The protective/decorative finish on the exterior surfaces is not being maintained in good repair. Namely windows and window sills.	Exterior Of Building	Open
5	The protective/decorative finish on the exterior surfaces is not being maintained in good repair. Namely paint peeling on building.	Exterior Of Building	Open
6	Communication system is not maintained in good repair and in operative condition.	Exterior Of Building	Open
7	The parking or storage garage walls painted surface is not maintained in a state of good repair.	Exterior Of Building	Open
8	The surface of a window is not kept reasonably clean	Exterior Of Building	Open
9	Driveway(s) and/or similar areas does not afford safe passage. Namely; Driveway not level.	Exterior Of Building	Open
10	Required guard does not prevent the passage of a spherical object having a diameter more than 100 millimetres	Exterior Of Building	Open
11	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.	Exterior Of Building	Open
12	Height of the guard for the exit stairs are less than 1,070 millimetres around landings.	Exterior Of Building	Open
13	Lighting in a garage is provided at less than 50 lux.	Exterior Of Building	Open
14	Lighting in parking lot is provided at less than 10 lux at ground or tread level.	Exterior Of Building	Open
15	The ceilings in the parking or storage garage are not maintained free of holes, breaks or cracks.	Exterior Of Building	Open
16	Exterior window(s) with broken/cracked glass.		Open

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
2	Property Standards	12 281431 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	9-Jul-13	08-DEC-14	31-Mar-15

No. of defects contained within the Order : **26**

No. of defects that remain outstanding : **23**

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Exterior window missing. Namely: 2nd floor. Window pane missing in french balcony door.	2nd Floor	Closed
2	Lighting in a storage room is provided at less than 50 lux. Namely: Basement Storage Area. Replace missing bulbs and lens covers, upgrade lighting level to 50 Lux.	Basement	Closed
3	Floor and/or floor covering not kept free from rubbish and debris. Namely: Basement Area. Clean and clear debris and rubbish from the floor.	Basement	Closed
4	The electrical fixtures are not maintained in good working order. Namely: Boiler Room. Replace all missing electrical cover plates on the wall and ceiling.	Boiler Room	Open
5	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely: Boiler Room. Remove all debris and discarded/combustible materials from the floor of the boiler room.	Boiler Room	Open
6	Lighting in a service room is provided at less than 200 lux. Namely: Boiler Room. No lights in boiler Room. Adequate lighting must be provided at 200 Lux.	Boiler Room	Open
7	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition. Namely: Boiler Room. Provided a cover for sump pump opening in the floor. Hazardous.	Boiler Room	Open
8	Lighting in a service room is provided at less than 200 lux. Namely: Electrical Meter room. Upgrade lighting level to 200 Lux.	Electrical Room	Open
9	The floor and every appurtenance, surface cover and finish is not maintained. Namely: Broken and damaged floor tiles. Repairs are required.	Laundry Area	Open
10	Lighting in a laundry room is provided at less than 200 lux. Namely: Upgrade lighting in Laundry room.	Laundry Room	Open
11	The electrical connections are not maintained in a safe and complete condition. Namely: Laundry Room. Bell Canada panel covers are missing.	Laundry Room	Open
12	Emergency contact sign does not indicate current name, address and telephone number of the person responsible for the property and the name and telephone number of the authorized person to contact in case of an emergency on a 24 hour basis.	Lobby	Open
13	The emergency contact sign is not in lettering of not less than 12.7 millimetres in height.	Lobby	Open
14	An emergency contact sign is not posted and maintained in a prominent place in the front lobby or entrance to the building.	Lobby	Open
15	Wall(s) not maintained clean. Namely: Walls in Stairway. Clean cob webs and dust accumulation from the walls and light fixtures.	Stairway	Open
16	The plumbing fixture(s), and/or appurtenances contained in the plumbing system are not connected to the radiator. Stairway. Remove plumbing pipes protruding through the floor where radiators were once located. Trip Hazard.	Stairway	Open
17	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition. Namely: Remove floor mats from the stairway. Trip Hazard.	Stairway	Open
18	The floor and every appurtenance, surface cover and finish is not maintained. Namely: Stairway Floors. Refinishing and cleaning is required.	Stairway	Open
19	Previously finished surface(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance. Namely: Stairway walls and ceiling, painting is required. Including Laundry room area.	Stairway	Open
20	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely: Deteriorated plaster on ceiling under stairway. Repairs are required.	Stairway	Open
21	Lighting in a service stairway is provided at less than 50 lux. Namely: Stairway.	Stairway	Open
22	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	Open
23	Required guard does not prevent the passage of a spherical object having a diameter of 100 millimetres. Namely: Stair way and landing guards.	Stairway	Open

24	Guard is less than 1,070 millimetres high. Namely: Landing guard on the top floor. Height of guard is less than 1070mm.	Stairway	Open
25	The stair guard when measured vertically from the stair nosing is less than 900 millimetres high.	Stairway	Open
26	The electrical fixtures are not maintained in a safe and complete condition. Namely: Throughout building. Replace all missing light fixture lens covers where required.	Throughout Building	Open

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.**