

MLS Building Audit Program - Details

Property Address : 63 KENDAL AVE

Legal Description: PLAN 698 LOT 78 PTLOTS 77&79

Roll No. : 1904051420006000000

Building : **65 KENDAL AVE**

Report Date : January 11, 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 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	Property Standards	12 281471 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	9-Jul-13	08-DEC-14	0.00%
2	Property Standards	12 282142 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	9-Jul-13	08-DEC-14	13.33%

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
1	Property Standards	12 281471 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	9-Jul-13	08-DEC-14	31-Mar-15

No. of defects contained within the Order : **14**

No. of defects that remain outstanding : **14**

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The floor and every appurtenance, surface cover and finish is not maintained. All floors in basement and stairway need surface repairs. Remove broken floor tiles. Clean floor of debris and discarded materials. Refinish floors in stairway to improve the appearance.	Basement	Open
2	The electrical receptacle are not maintained in a safe and complete condition. Replace missing electrical cover plates throughout the building where required.	Basement	Open
3	The required guard has members, attachments or openings that will facilitate climbing. Namely: Landing and Stairway guards.	Landing and Stairway Guards	Open
4	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
5	The emergency contact sign is not in lettering of not less than 12.7 millimetres in height.	Lobby	Open
6	An emergency contact sign is not posted and maintained in a prominent place in the front lobby or entrance to the building.	Lobby	Open
7	Required guard does not prevent the passage of a spherical object having a diameter of 100 millimetres. Namely: Landing and stair guards.	Stairway	Open
8	Lighting in a service stairway is provided at less than 50 lux. Namely: Stairway. Upgrade lighting.	Stairway	Open
9	Guard is less than 1,070 millimetres high. Namely: Landing guard on the top floor. Landing guard is less than 1070mm.	Stairway	Open
10	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition. Namely: Stairway Landing Area. Water pipe protruding from floor, where radiator was previously located. Repairs required.	Stairway	Open
11	Ceiling not maintained clean. Namely: Stairway Area. Remove dirt and dust from the ceiling area.	Stairway	Open
12	Guard within a dwelling unit is less than 900 millimetres high. Namely: Stairway. Height of stair guard is less than 900mm.	Stairway	Open
13	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely: Throughout building. Where the walls are damaged or the paint surface has deteriorated, painting is required.	Throughout Building	Open
14	The electrical fixtures are not maintained in a safe and complete condition. Throughout building. Replace all missing light fixture lens covers.	Throughout Building	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 282142 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	9-Jul-13	08-DEC-14	31-Mar-15

No. of defects contained within the Order : **15**

No. of defects that remain outstanding : **13**

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Lighting on walkway is provided at less than 10 lux at ground or tread level.	Exterior Of Building	Open
2	Exterior window or skylight not maintained in good repair. Namely damaged window sills.	Exterior Of Building	Open
3	The exterior walls and their components are not being maintained free from loose or unsecured objects or materials. Namely spalling bricks.	Exterior Of Building	Open
4	The exterior walls and their components are not being maintained in a weather tight condition. Namely loose or missing mortar joints and cracks in walls.	Exterior Of Building	Open
5	The protective/decorative finish on the exterior surfaces is not being maintained in good repair. Namely paint front stairs and handrails	Exterior Of Building	Open
6	Handrails on both sides of stair or ramp 1,100mm in width or more not provided	Rear Yard	Open
7	Driveway(s) and/or similar areas does not afford safe passage. Namely; Driveway not level.	Rear Yard	Open
8	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.	Throughout Building	Open
9	The protective/decorative finish on the exterior surfaces is not being maintained in good repair. Namely windows and window sills.	Throughout Building	Open
10	The protective/decorative finish on the exterior surfaces is not being maintained in good repair. Namely peeling paint on building walls.	Throughout Building	Open
11	Required guard does not prevent the passage of a spherical object having a diameter more than 100 millimetres	Throughout Building	Open
12	Height of the guard for the exit stairs are less than 1,070 millimetres around landings.	Throughout Building	Open
13	The surface of a window is not kept reasonably clean	Throughout Building	Closed
14	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. Namely clean and clear yard.	Throughout Property	Closed
15	Exterior window missing.		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.**