

MLS Building Audit Program - Details

Property Address : 236 VAUGHAN RD

Legal Description: PLAN 1322 LOTS 3 & 4 PT LOTS 2 & 5 RP 64R16806 PART 3

Roll No. : 1914012030038000000

Building : **236 VAUGHAN RD -- S2105 -- NO FURTHER ACTION REQUIRED**

Report Date : May 11, 2012

Building Audit Date : February 10, 2011

**** 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 May 11, 2012

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	11 124346 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	16-Feb-11	01-SEP-11	100.00%
2	Property Standards	11 124457 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	16-Feb-11	26-AUG-11	100.00%
3	Property Standards	11 124646 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	16-Feb-11	01-SEP-11	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	11 124457 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	16-Feb-11	26-AUG-11	26-Aug-11

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The lintels above the windows are rusted and have peeling paint.	Exterior Of Building	Closed
2	Concrete balconies have deteriorated paint.	Exterior Of Building	Closed
3	Exterior concrete balconies have broken concrete exposing reinforcement bars.	Exterior Of Building	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
3	Property Standards	11 124646 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	16-Feb-11	01-SEP-11	13-Jul-11

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Lighting in a garage is provided at less than 50 lux.	Garage	Closed
2	Concrete pillars by spaces 3 and 24 are cracked and damaged.	Garage	Closed
3	Concrete floors are badly deteriorated in areas.	Garage	Closed
4	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.	Garage	Closed
5	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.	Garage	Closed
6	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.	Garage	Closed
7	The safe-exit door is not the required colour green.	Garage	Closed
8	Alert signs are not prominently displayed on columns or walls 2.1 metres above the floor, measured from the top of the sign to the floor, so that there is 1 alert sign for every 25 parking stalls in the parking or storage garage, with the alert signs being evenly distributed in the parking or storage garage, but located no more than 30 metres apart.	Garage	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
1	Property Standards	11 124346 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	16-Feb-11	01-SEP-11	1-Sep-11

No. of defects contained within the Order : **18**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Ceiling light fixture missing panel. Wiring exposed.	1st Floor	Closed
2	Section of baseboard is loose.	2nd Floor	Closed
3	Ceiling light fixture missing panel. Wiring exposed.	5th Floor	Closed
4	Elevator not operating.	Elevator	Closed
5	Floor indicator lights not operating.	Elevator	Closed
6	Walls near fire hose boxes. Unused hooks protruding from wall create safety hazard.	Hall	Closed
7	Communication system identifies the tenant by unit number.	Lobby	Closed
8	Damaged and missing wall plaster.	Stairway	Closed
9	Worn and damaged stair nosing.	Stairway	Closed
10	Handrail not provided.	Stairway	Closed
11	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.	Stairway	Closed
12	Height of the guard for the exit stairs are less than 1,070 millimetres around landings.	Stairway	Closed
13	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	Closed
14	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	Closed
15	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	Closed
16	Required guard does not prevent the passage of a spherical object having a diameter more than 100 millimetres	Stairway	Closed
17	Required guard does not prevent the passage of a spherical object having a diameter more than 100 millimetres	Stairway	Closed
18	Required guard does not prevent the passage of a spherical object having a diameter more than 100 millimetres	Stairway	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.**