

**MLS Building Audit Program - Details**

**Property Address : 12 VAUGHAN RD**

Legal Description: PLAN M4 PT LOT 1

Roll No. : 1904053470057000000

Building : 12 VAUGHAN RD

**Report Date : January 17, 2020**

**Building Audit Date : December 17, 2008**

**\*\* 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 17, 2020

**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	09 100231 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	12-Jan-09	12-FEB-09	100.00%
2	Property Standards	08 230797 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	16-Jan-09	16-FEB-09	100.00%
3	Property Standards	09 102792 PRS 00 IV	REPORT ORDERS - ELECTRICAL	Closed	16-Jan-09	15-FEB-09	100.00%
4	Waste	09 100211 WST 00 IV	LITTER DUMPING AND REFUSE INVESTIGATION	Closed	7-Jan-09	06-FEB-09	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
3	Property Standards	09 102792 PRS 00 IV	REPORT ORDERS - ELECTRICAL	Closed	16-Jan-09	15-FEB-09	19-Feb-09

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The electrical connections are not maintained in good working order.	Building	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
1	Property Standards	09 100231 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	12-Jan-09	12-FEB-09	5-Feb-09

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The fence, screen and/or other enclosure around or on the property is not being maintained in good repair.	East Side of Building	Closed
2	Eavestrough, roof gutter, flashing and/or down pipe not maintained free from obstructions.	East Side of Building	Closed
3	The yard 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 empty bottles on balcony.	East Side of Building	Closed
4	Dwelling unit window that is capable of being opened has no screen.	East Side of Building	Closed
5	Exterior door (storm door) has defective hardware.	East Side of Building	Closed
6	Exterior lighting fixtures or lamps are not maintained.	East Side of Building	Closed
7	Exterior lighting fixtures or lamps are not maintained.	East Side of Building	Closed
8	The exterior walls and their components are not being maintained in good repair.	East Side of Building	Closed
9	Eavestrough, roof gutter, flashing and/or down pipe not maintained in good repair.	East Side of Building	Closed
10	The protective/decorative finish on the exterior surfaces is not being maintained in good repair.	Exterior Of Building	Closed
11	Exterior window(s) with broken/cracked/missing glass.	North Side of Building	Closed
12	Equipment/attachment appurtenant to the building is not properly anchored, namely, pipes and air conditioners.	North Side of Building	Closed
13	Eavestrough, roof gutter, flashing and/or down pipe not maintained free from obstructions.	North Side of Building	Closed
14	Eavestrough, roof gutter, flashing and/or down pipe not maintained in good repair.	North Side of Building	Closed
15	The exterior walls and their components are not being maintained in good repair.	South Side of Building	Closed
16	Exterior garbage containment area not screened.	South Side of Building	Closed
17	Exterior lighting fixtures or lamps are not maintained.	South Side of Building	Closed
18	Window more than two metres above finished grade and not leading to a balcony is not equipped with a safety device to prevent an opening in any part of the window greater than 100 millimetres.	Throughout Building	Closed

19	Dwelling unit window that is capable of being opened has no screen.	West Side of Building	Closed
20	The required guard(s) and/or handrail(s) are not installed/maintained to comply with the Ontario Building Code, namely; the required guard is designed so that a member, attachment or opening between 100 mm (4 inches) and 900mm (35 inches) above the floor of the structure, which it is protecting, facilitates climbing.	West Side of Building	Closed
21	The required guard(s) and/or handrail(s) are not installed/maintained to comply with the Ontario Building Code, namely; the required guard for the open side of the platform, balcony or stairway forming part of a fire escape is less than 920 mm (36 inches) in height.	West Side of Building	Closed
22	The required guard(s) and/or handrail(s) are not installed/maintained to comply with the Ontario Building Code, namely; the openings on the required guard(s) on the fire escape do not prevent the passage of a spherical object having a diameter of more than 100mm (4 inches).	West Side of Building	Closed
23	The protective/decorative finish on the exterior surfaces is not being maintained in good repair.	West Side of Building	Closed
24	The exterior walls and their components are not being maintained in good repair.	West Side of Building	Closed
25	The exterior surface of the building shall be maintained free of graffiti and/or painted slogans.	West Side of Building	Closed
26	Exterior window(s) with broken/cracked/missing glass.	West Side of 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	08 230797 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	16-Jan-09	16-FEB-09	2-Feb-09

No. of defects contained within the Order : **33**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Communication system is not maintained in good repair. (Namely: directory panel missing).	1st Floor	Closed
2	Floor and/or floor covering not kept in a clean and sanitary condition and free from rubbish and debris.	1st Floor	Closed
3	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	1st Floor	Closed
4	The floor and every appurtenance, surface cover and finish is not maintained.	1st Floor	Closed
5	Interior lighting fixtures or lamps have not been installed.	1st Floor	Closed
6	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	1st Floor	Closed
7	The plumbing system is not kept in good working order. (Namely but not limited to: Broken toilet tank)	1st Floor	Closed
8	Mailbox or mail receptacle is not maintained in good repair.	1st Floor	Closed
9	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition. (Namely but not limited to: Hole in flooring)	1st Floor	Closed
10	The electrical connections are not maintained in a safe and complete condition.	1st Floor	Closed
11	Exterior door, not maintained in good repair. (Namely: glass panel is broken)	1st Floor	Closed
12	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	1st Floor	Closed
13	The toilet facilities and/or toilet room is not kept clean and neat.	1st Floor	Closed
14	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair.	2nd Floor	Closed
15	Interior lighting fixtures or lamps have not been installed.	3rd Floor	Closed
16	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Basement	Closed
17	Floor and/or floor covering not kept in a clean and sanitary condition and free from rubbish and debris.	Basement	Closed
18	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	Basement	Closed
19	The required guard(s) are not installed/maintained to comply with the Ontario Building Code, namely; The open side of the interior/exterior stairs is not protected by the required guard (the minimum height of the guard shall be 920 mm (36 inches).	Stairway	Closed
20	Previously finished wall(s) have marks, stains, graffiti, smoke damage, painted slogans and/or other defacements.	Stairway	Closed
21	The treads and/or other appurtenant attachments and/or their supporting structural members are not maintained in good repair.	Stairway	Closed
22	The required guard(s) are not installed/maintained to comply with the Ontario Building Code, namely; The open side of the interior/exterior stairs is protected by a guard that is less than 920 mm (36 inches) in height.	Stairway	Closed
23	The required guard(s) are not installed/maintained to comply with the Ontario Building Code, namely; The open side of the interior/exterior stairs is not protected by the required guard (the minimum height of the guard shall be 920 mm (36 inches).	Stairway	Closed
24	The required guard(s) are not installed/maintained to comply with the Ontario Building Code, namely; The open side of the interior/exterior stairs is not protected by the required guard (the minimum height of the guard shall be 920 mm (36 inches).	Stairway	Closed
25	The required guard(s) are not installed/maintained to comply with the Ontario Building Code, namely; The openings through the guard do not prevent the passage of a spherical object having a diameter of more than 100mm (4 inches).	Stairway	Closed
26	The required guard(s) are not installed securely or maintained in good repair.	Stairway	Closed

27	Wall(s) not maintained clean.	Throughout Building	Closed
28	The required guard(s) are not installed securely or maintained in good repair. (Namely but not limited to: broken, missing guards)	Throughout Building	Closed
29	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Throughout Building	Closed
30	The electrical connections are not maintained in a safe and complete condition.	Throughout Building	Closed
31	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	Throughout Building	Closed
32	The treads and/or other appurtenant attachments and/or their supporting structural members are not maintained in good repair.	Throughout Building	Closed
33	The required guard(s) are not installed/maintained to comply with the Ontario Building Code, namely; The open side of the interior/exterior stairs is protected by a guard that is less than 920 mm (36 inches) in height.	Throughout Building	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.