

MLS Building Audit Program - Details

Property Address : 214 VAUGHAN RD

Legal Description: PLAN 1322 LOT 9

Roll No. : 1914012020017000000

Building : **214 VAUGHAN RD**

Report Date : January 17, 2020

Building Audit Date : November 15, 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 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	12 281497 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	22-Nov-12	20-FEB-13	100.00%
2	Property Standards	12 281498 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	22-Nov-12	20-JUN-13	100.00%
3	Property Standards	12 281499 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	22-Nov-12	24-DEC-12	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
3	Property Standards	12 281499 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	22-Nov-12	24-DEC-12	2-Jan-13

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	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
2	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
3	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

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
1	Property Standards	12 281497 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	22-Nov-12	20-FEB-13	21-Feb-13

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The stairs, treads, risers, are not maintained in good repair. Namely; spalling concrete	Exterior	Closed
2	The (stairs, treads, risers, guards, handrails, and/or other appurtenant attachments) and/or their supporting structural members are not maintained in good repair.	Exterior	Closed
3	The front porch is not maintained in good repair. Namely; cracks in concrete	Exterior	Closed
4	Height of the guard for the exit stairs are less than 920 millimetres measured vertically to the top of the guard from a line drawn through the outside edges of the stair nosings.	Exterior	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
2	Property Standards	12 281498 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	22-Nov-12	20-JUN-13	31-May-13

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Height of the guard for the exit stairs are less than 1,070 millimetres around landings.	Stairway	Closed
2	Height of the guard for the exit stairs are less than 920 millimetres measured vertically to the top of the guard from a line drawn through the outside edges of the stair nosings.	Stairway	Closed
3	Required guard does not prevent the passage of a sphere having a diameter more than 100 millimetres.	Stairway	Closed
4	Exterior window(s) with broken/cracked glass.	Stairway	Closed
5	The guard is designed that a member, attachment or opening located between 140 millimetres and 900 millimetres above the level being protected facilitates climbing.	Stairway	Closed
6	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	Substantially Co

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.**