

MLS Building Audit Program - Details

Property Address : 567 SCARBOROUGH GOLF CLUB RD

Legal Description: PLAN 3356 PT LOT 1 PT LOT 2 RP 66R 4248 PART 1

Roll No. : 1901081185014000000

Building : **567 SCARBOROUGH GOLF CLUB RD**

Report Date : **January 17, 2020**

Building Audit Date : **March 05, 2010**

**** 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
3	Property Standards	10 127603 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	15-Mar-10	13-JUL-10	100.00%
4	Property Standards	10 128653 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	16-Mar-10	14-JUL-10	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
4	Property Standards	10 128653 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	16-Mar-10	14-JUL-10	30-Aug-11

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Exterior garbage containment area not screened.	Exterior	Closed
2	Driveway(s) and/or similar areas not maintained, namely damaged concrete curbing.	Exterior	Closed
3	Driveway(s) and parking areas not maintained, namely potholes and cracking of asphalt surface.	Exterior	Closed
4	The exterior surface of the building shall be maintained free of graffiti and/or painted slogans.	Exterior	Closed
5	The supplied piece(s) of equipment and/or appliance(s) in or on the property is not constructed, installed and/or maintained so that it will function safely and effectively, namely cracked and damaged slide at playground equipment.	Exterior	Closed
6	The retaining wall is not being maintained in good repair, to include cracking and delaminated concrete.	Exterior	Closed
7	The electrical fixtures are not maintained in a safe and complete condition, namely unsecured access panel at cable box.	Exterior Of Building	Closed
8	Aerial, satellite dish, or other similar structure and/or its supporting member is not maintained in a safe condition.	Exterior Of Building	Closed
9	The protective/decorative finish on the exterior surfaces is not being maintained in good repair.	Exterior Of Building	Closed
10	The exterior walls and their components are not being maintained in good repair, to include delaminated and spalling concrete.	Exterior Of Building	Closed
11	Equipment/attachment appurtenant to the building is not properly anchored, namely, window air conditioning units.	Throughout Building	Closed
12	In a dwelling unit, a window located more than 2,000 millimetres above grade opens within 1,500 millimetres of the floor not leading to a balcony does not employ a controlled sash operation to restrict, when engaged, the opening of the operable sash to not more than 100 millimetres.	Throughout Building	Closed
13	The (verandah, porch, deck, loading dock, ramp, balcony, fire escape or other similar structure, and/or other appurtenant attachment) and/or the supporting structural member(s) is not being maintained free from defects and/or hazards, namely damaged and deteriorated balcony panels.		Closed
14	The (verandah, porch, deck, loading dock, ramp, balcony, fire escape or other similar structure, and/or other appurtenant attachment) and/or the supporting structural member(s) is not maintained in good repair, namely delaminated, cracked and spalling concrete at balcony slabs, to include underside.		Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
3	Property Standards	10 127603 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	15-Mar-10	13-JUL-10	31-May-11

No. of defects contained within the Order : 21

No. of defects that remain outstanding : 0

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Previously finished wall(s) in the public area of the property is not maintained in good repair. Namely; broken baseboard near unit 110	Basement	Closed
2	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials to include under door.	Electrical Room	Closed
3	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition. Namely; missing floor mat and broken tile.	Exit	Closed
4	The ventilation system or unit is not regularly cleaned. Namely clean behind dryers	Laundry Room	Closed
5	Previously finished wall(s) in the public area of the property is not maintained in good repair. Namely; broken tiles.	Laundry Room	Closed
6	Lighting in a storage room is provided at less than 50 lux.	Locker Room	Closed
7	Previously finished wall(s) have marks, stains, graffiti, smoke damage, painted slogans and/or other defacements.	Locker Room	Closed
8	The treads and/or other appurtenant attachments and/or their supporting structural members are not maintained in a safe condition. Namely; broken or missing non skid strips where required.	Stairway	Closed
9	Previously finished wall(s) have marks, stains, graffiti, smoke damage, painted slogans and/or other defacements.	Swimming Pool Room	Closed
10	Previously finished surface in the public area of the property is not maintained in good repair Namely; paint where required.	Swimming Pool Room	Closed
11	Previously finished wall(s) in the public area of the property is not maintained in good repair Namely; broken or missing tile.	Swimming Pool Room	Closed
12	Floor and/or floor covering not kept in a clean and sanitary condition Namely; clean carpets	Throughout Building	Closed
13	The electrical connections are not maintained in a safe and complete condition Namely broken duplex.	Throughout Building	Closed
14	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair Namely; Paint unit doors and exit doors where required.	Throughout Building	Closed
15	Previously finished surface in the public area of the property is not maintained in good repair. Namely; replace ceiling tiles where required.	Throughout Building	Closed
16	Previously finished wall(s) in the public area of the property is not maintained in good repair Namely; paint wall where required in corridors.	Throughout Building	Closed
17	The ventilation system or unit is not regularly cleaned.	Throughout Building	Closed
18	Handrails on both sides of stair or ramp 1,100mm in width or more not provided where required.	Throughout Building	Closed
19	Required guard does not prevent the passage of a spherical object having a diameter more than 100 millimetres where required.	Throughout Building	Closed
20	Guard with a minimum height of 1,070 millimetres has not been provided at a mezzanine where the difference in level is more than 600 millimetres where required..	Throughout Building	Closed
21	Previously finished wall(s) in the public area of the property is not maintained in good repair. Namely; paint all refuse rooms.	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.**