

MLS Building Audit Program - Details

Property Address : 98 VAUGHAN RD

Legal Description: PLAN 1322 LOT 36

Roll No. : 1914011080027000000

Building : **98 VAUGHAN RD**

Report Date : January 17, 2020

Building Audit Date : September 30, 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
1	Property Standards	10 272798 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	19-Oct-10	31-DEC-10	100.00%
2	Property Standards	10 273639 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	19-Oct-10	31-DEC-10	100.00%
3	Property Standards	10 283130 PRS 00 IV	REPORT ORDERS	Closed	27-Oct-10	26-NOV-10	100.00%
4	Waste	10 279054 WST 00 IV	LITTER DUMPING/REFUSE INVESTIGATION	Closed	20-Oct-10	27-OCT-10	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	10 283130 PRS 00 IV	REPORT ORDERS	Closed	27-Oct-10	26-NOV-10	31-Dec-10

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The property is not being kept free of rodents, vermin, insects or other pests.	Throughout 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	10 272798 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	19-Oct-10	31-DEC-10	10-Jun-11

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	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.	Exterior	Closed
2	The yard is not being maintained free of weeds.	Exterior	Closed
3	The yard is not being maintained free of heavy undergrowth.	Exterior	Closed
4	The yard does not have suitable ground cover so as to direct the flow of surface water from the walls of a building.	Exterior	Closed
5	The supporting member(s) of equipment/attachments appurtenant to the building are not properly anchored, namely, loose wiring on walls of building.	Exterior Of Building	Closed
6	Eavestrough or roof gutter does not discharge in to a downpipe to drain roof surfaces.	Front East	Closed
7	The protective/decorative finish on the exterior surfaces is not being maintained in good repair.	Front East	Closed
8	Above ground discharge from downpipe or pipe is not directed to discharge away from adjacent building.	North	Closed
9	Exterior window(s) with broken/cracked glass.	North	Closed
10	Exterior garbage containment area not screened.	North	Closed
11	Window well(s) are not protected so as to afford safe passage. Namely; protection not in good repair.	North	Closed
12	Equipment/attachments appurtenant to the building are not protected from the elements. Namely; cable utility box has no door or cover.	Rear West	Closed
13	The yard contains vehicles that are wrecked, discarded, dismantled or inoperative.	Rear Yard	Closed
14	The exterior surface of the building shall be maintained free of graffiti and/or painted slogans.	Rear Yard	Closed
15	The exterior walls and their components are not being maintained in good repair and free from loose materials.	Rear Yard	Closed
16	The fence, screen and/or other enclosure around or on the property is not maintained with a uniform construction.	South	Closed
17	Step(s), landing(s), does not afford safe passage. Namely; wires and cable on landing.	South	Closed

18	The supporting member(s) of equipment/attachments appurtenant to the building are not properly anchored, namely, the electrical cable above the rear exit door is not secured.	West	Closed
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No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
2	Property Standards	10 273639 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	19-Oct-10	31-DEC-10	4-Jan-11

No. of defects contained within the Order : **38**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely; wall plate cover missing.	1st Floor	Closed
2	Previously finished surface(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance.	1st Floor	Closed
3	Door not maintained in good repair. Namely; missing trim.	1st Floor	Closed
4	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	1st Floor	Closed
5	Previously finished surface(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance. Namely; door frame #206	2nd Floor	Closed
6	Previously finished surface(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance. Namely door # 203.	2nd Floor	Closed
7	Interior door(s), frames(s), and/or hardware not maintained in good repair. Namely; door not self closing.	3rd Floor	Closed
8	The electrical receptacle is not maintained in a safe and complete condition. Namely; no wall plate on outlet.	3rd Floor	Closed
9	Floor and/or floor covering not kept free from defects.	3rd Floor	Closed
10	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	4th Floor	Closed
11	Floor and/or floor covering not kept in a clean and sanitary condition Namely; carpet is stained at North side of hall.	4th Floor	Closed
12	Interior door(s), frames(s),not maintained in good repair.	4th Floor	Closed
13	Previously finished surface(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance. Namely; door repair not painted.	4th Floor	Closed
14	Floor and/or floor covering not kept free from defects. Namely; carpet seam not secure in hall near North side.	4th Floor	Closed
15	Previously finished surface(s) in the public area of the property is not maintained in good repair.	4th Floor	Closed
16	The electrical connections are not maintained in a safe and complete condition. Namely; wiring and fixtures have not been removed or properly terminated.	Basement	Closed
17	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	Basement	Closed
18	Previously finished surface(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance.	Basement	Closed
19	Interior lighting fixtures or lamps are not maintained. Namely; light fixture insecure.	Basement	Closed
20	Lighting in a service room is provided at less than 200 lux. Namely; 200 lux required in service areas and 50 lux required in other areas of basement.	Basement	Closed
21	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Basement	Closed
22	The property is not maintained and/or kept clean in accordance with the standards. Namely: basement not kept clean and tidy and free from stored materials in furnace area.	Basement	Closed
23	Communication system is not maintained in good repair and in operative condition. Namely; lintercom not working in conjunction with door lock.	Front	Closed
24	The property is not maintained and/or kept clean in accordance with the standards. Namely; closets on each floor have junk and debris.	Hall	Closed
25	The ventilation system or unit is not regularly cleaned.	Hall	Closed
26	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	Hall	Closed

27	Guard with a minimum height of 1,070 millimetres high measured from the top of the guard to the surface of the floor has not been provided at a window that extends to less than 1070 millimetres from the surface of the floor.	Hall	Closed
28	Previously finished surface(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance.	Hall	Closed
29	Exit, public corridor or corridor is not equipped to provide illumination to an average level of not less than 50 lux at floor or tread level.(measured 24 lux)	Hall	Closed
30	Previously finished surface(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance.	Stairway	Closed
31	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair.	Stairway	Closed
32	The guards and/or other appurtenant attachments and/or their supporting structural members are not maintained in good repair. Namely; missing pickets	Stairway	Closed
33	Handrails on one side of stair or ramp less than 1,100mm in width not provided	Stairway	Closed
34	The guards and/or other appurtenant attachments and/or their supporting structural members are not maintained in good repair. Namely; guards and handrails are nor properly anchored;	Stairway	Closed
35	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
36	Height of the guard for the exit stairs are less than 1,070 millimetres around landings.	Throughout Building	Closed
37	Previously finished surface(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance.	Throughout Building	Closed
38	Door hardware/devices are not maintained in good repair. Namely; exit door not self latching.		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.**