

LS11.3 - Attachment 4

Attachment 4: Sample of MRAB Risk Based Assessment Tool

The MRAB Program Assessment Form is a tool for MRAB Audit staff to evaluate a building(s) suitability for the MRAB Audit Program. The rating system is calculated as 5 for Excellent, 4 for Good, 3 for Average, 2 for Below Average and 1 for requiring immediate action. Simply make your rating of the property by typing the rating value in the empty cell so that the column can be added.

Provide an opinion of conditions observed at the time of the survey but comments should be brief.

If during the assessment you form the opinion that the property should be included in the MRAB Audit program due to the conditions observed, indicate what type of priority the location should be given. ASAP would be priority for the Audit Team. Not required would indicate a property with few deficiencies and consideration given to forward deficiencies to the appropriate district for action.

Officer Name	Building Address	Date:	Number of Floors / No of units	Underground Garage	Ward
			Number of Stairwells	Number of Elevators	Pool?
Owner Name	Owner Phone Number		Forward to District: Yes/No	District officer:	Date:
Management Co.	Management Contact Number	Referred To:	Pre-audit requested by:	Pre-audit request Date:	IBMS Complaints (2yrs)

	Comments	Rating
Q 1		
Interior: Common Areas		
Are the lobby, corridors, and stairwells of the building clean, and free from deteriorated paint, carpet, plaster, litter or graffiti? (Laundry rooms, main floor or floor to floor facilities)		
Q 2		
Interior: Lighting		
Is the lighting adequate?		
Q 3		
Guards and Railings:	Notice Required? (Yes/No)	
Height of guards, climbable, size of opening? Do they meet standards? Condition of Guards/Handrails: (Paint/Rust/Cleanliness)		
Q 4		
Elevators		
Were the elevators functioning and clean at the time of evaluation		
Q 5		
Exterior Structural Deterioration		
Is there any indication of deterioration to the external structural of the building? i.e. spalling/delaminated material that compromises structural adequacy, failure of attachment points, or members coming apart are indicative of severe deterioration.		
Q 6		
Exterior Grounds		
Exterior ground conditions? Screening?		
Q 7		
Exterior Security		
Is the building secure (i.e., are the exterior door locks working properly) Are the exterior light fixtures in good repair and functioning? Does intercom identify tenants?		
Q 8		
Garage - structural - leaks - lighting - signage		
Is there any indication of deterioration in concrete elements? Evidence of water leaks? Inadequate lighting and signage? Emergency exit signs visible/illuminated?		
AUDIT SCORE		0

Pre-Audit Comments:

Supervisor's Signature: _____