

MLS Building Audit Program - Details

Property Address : 100 RAGLAN AVE

Legal Description: PLAN 875 PT BLK E LOTS 13 TO 26

Roll No. : 1914011070032000000

Building : 100 RAGLAN AVE -- S2105

Report Date : May 11, 2012

Building Audit Date : April 15, 2011

**** 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 May 11, 2012

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	11 188019 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Expiry Date Extended	18-May-11	30-MAY-12	0.00%
2	Property Standards	11 188026 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Expiry Date Extended	18-May-11	18-JUL-11	32.26%
3	Property Standards	11 192423 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Expiry Date Extended	18-May-11	31-MAY-12	0.00%

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
1	Property Standards	11 188019 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Expiry Date Exten	18-May-11	30-MAY-12	31-May-12

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The protective/decorative finish on the exterior surfaces is not being maintained in good repair. (Namely: North side of pool structure requires resurfacing)	Exterior	Open
2	The fence throughout the property is not being maintained in good repair. (Namely but not limited to: Fencing located throughout the property that is damaged, defective, out of plum or missing component, is required to be repaired or replaced)	Exterior	Open
3	The location and size of openings present a hazard as they are designed with members or attachments between 140 millimeters and 900 millimeters above the level protected by the guard which facilitate climbing. (Namely: Chain link openings are 2.5 inches (63.5mm) which facilitates climbing)	Garage	Open
4	Guard with a minimum height of 1,070 millimetres has not been provided at a vehicular ramp where the difference in level is more than 600 millimetres..	Garage	Open
5	Height of the guard for the exit stairs are less than 1,070 millimeters around landings. (Specifically: Chain link guard around garage stairway openings)	Garage Area	Open
6	Exterior yard that is used for the parking of vehicles which is surfaced with a material impervious to water is not provided with suitable marking to indicate parking spaces.	Parking Area	Open
7	Exterior yard that is used for the parking of vehicles which is surfaced with a material impervious to water is not maintained in good repair, free from cracks, holes and ruts.	Parking Area	Open
8	The exterior walls and their components are not being maintained in good repair. (Namely: Spalling and deteriorating bricks around exit door)	South Side of Building	Open
9	Exterior garbage containment area not screened.	West Side of Property	Open

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
3	Property Standards	11 192423 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Expiry Date Exten	18-May-11	31-MAY-12	31-May-12

No. of defects contained within the Order : **14**

No. of defects that remain outstanding : **14**

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Lighting in a garage is provided at less than 50 lux.	Underground Parking Area	Open
2	The ceilings in the parking or storage garage are not maintained free of holes, breaks or cracks.	Underground Parking Area	Open
3	The parking or storage garage ceiling are not painted white.	Underground Parking Area	Open
4	The columns in the parking or storage garage are not maintained free of holes, breaks or cracks.	Underground Parking Area	Open
5	The parking or storage garage columns painted surface is not maintained in a state of good repair.	Underground Parking Area	Open
6	The parking or storage garage is used to keep vehicles or parts of them that are in a wrecked, discarded, dismantled, inoperative or abandoned condition. (Namely but not limited to: Vehicles that are no longer in operable condition)	Underground Parking Area	Open
7	The parking garage walls painted surface is not maintained in a state of good repair.	Underground Parking Area	Open
8	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.	Underground Parking Area	Open
9	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.	Underground Parking Area	Open
10	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.	Underground Parking Area	Open
11	Alert signs are not prominently displayed on columns or walls 2.1 metres above the floor, measured from the top of the sign to the floor, so that there is 1 alert sign for every 25 parking stalls in the parking or storage garage, with the alert signs being evenly distributed in the parking or storage garage, but located no more than 30 metres apart.	Underground Parking Area	Open
12	The walls in the parking garage are not maintained free of holes, breaks or cracks.	Underground Parking Area	Open
13	The walls in the parking garage are not impervious to water.	Underground Parking Area	Open
14	The parking or storage garage is used to keep junk or rubbish. (Namely: Improper storage and retention of materials throughout garage)	Underground Parking Area	Open

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
2	Property Standards	11 188026 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Expiry Date Exten	18-May-11	18-JUL-11	1-Feb-12

No. of defects contained within the Order : **31**

No. of defects that remain outstanding : **21**

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Exterior door not maintained in good repair. (Door not free from rust and weather strip is not in good repair)	1st Floor	Closed
2	An emergency contact sign is not posted and maintained in a prominent place in the front lobby or entrance to the building.	1st Floor	Open
3	The property is not maintained and/or kept clean in accordance with the standards. (Namely: Improper storage and retention of materials)	1st Floor	Closed
4	The electrical connections are not maintained in a safe and complete condition. (Namely: Missing box cover)	1st Floor	Closed
5	All repairs shall be made in a good workmanlike manner. (Namely: Loose sink)	1st Floor	Closed
6	Previously finished wall(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance. (Namely: Damaged or defective paint and plaster finish)	1st Floor	Open
7	Previously finished surface in the public area of the property is not maintained in good repair. (Namely: Peeling paint from ceiling)	1st Floor	Closed
8	Height of the guard for the exit stairs are less than 1,070 millimetres around landings.	Basement	Open
9	Exit, public corridor or corridor is not equipped to provide illumination to an average level of not less than 50 lux at floor level.	Basement	Open
10	Previously finished walls and ceiling in the public area of the property is not maintained in good repair. (Namely: Paint and plaster)	Basement	Closed
11	Required guard does not prevent the passage of a sphere having a diameter more than 100 millimetres.	Basement	Open
12	Exterior door not maintained in good repair.	Basement	Open
13	Lighting in a service room is provided at less than 200 lux.	Compactor Room	Open
14	Ceiling not maintained clean.	Compactor Room	Open
15	Previously finished walls in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance. (Namely: Paint finish not maintained in various garbage chute rooms, repair as required)	Garbage Room	Open
16	Walls not maintained free of damaged and deteriorated materials. (Namely: Missing or broken walls tiles throughout garbage chute rooms)	Garbage Room	Open
17	Exterior door not maintained in good repair. (Namely: Door to roof top is in disrepair)	Roof Of Building	Open
18	Walls not maintained free of holes, cracks, damaged and deteriorated materials. (Namely: Damaged and defective paint and plaster throughout center penthouse mechanical room)	Roof Of Building	Closed
19	The property is not maintained and/or kept clean in accordance with the standards. (Namely: Improper storage and retention of materials)	Roof Of Building	Closed
20	The location and size of openings present a hazard as they are designed with members or attachments between 140 millimetres and 900 millimetres above the level protected by the guard which facilitate climbing.	Stairway	Open
21	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	Open
22	Height of the guard for the exit stairs are less than 1,070 millimetres around landings.	Stairway	Open
23	Required guard does not prevent the passage of a sphere having a diameter more than 100 millimetres.	Stairway	Open
24	The property has not been repaired in accordance with the standards. (Namely: Missing newel caps at 8th and 5th floor stairways)	Stairway	Open

25	Exit stairway is not equipped to provide illumination to an average level of not less than 50 lux at all points such as angles and intersections at changes of level where there are stairs.	Stairway	Open
26	Walls are not maintained free of holes, cracks, damaged and deteriorated materials. (Namely: Damaged paint and plaster throughout stairways)	Stairway	Closed
27	Public corridor is not equipped to provide illumination to an average level of not less than 50 lux at floor level.	Throughout Building	Open
28	Ceiling not maintained free of holes. (Namely: Perforations located within electrical closets)	Throughout Building	Open
29	The property is not kept clean in accordance with the standards. (Namely: Dust and debris located within electrical closets)	Throughout Building	Closed
30	Previously finished surface in the public area of the property is not maintained in good repair. (Namely: Defective or damaged ceiling paint throughout hallways. Specifically but not limited to: 11th, 10th, 8th, 7th floors)	Throughout Building	Open
31	Ceiling tiles not maintained free of holes, cracks, damaged and deteriorated materials. (Namely: Damaged, stained or missing ceiling tiles)	Throughout Floor	Open

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.**