

**MLS Building Audit Program - Details**

**Property Address :** 105 RAGLAN AVE

Legal Description: PLAN M367 LOT 262 PT LOT 263 PLAN 875 PT LOT 26

Roll No. : 1914011060031000000

Building : 105 RAGLAN AVE -- S2105

**Report Date :** May 11, 2012

**Building Audit Date :** August 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 258806 PRS 00 IV	REPORT ORDERS - AIR CONDITIONERS	Closed	24-Aug-11	19-JUN-12	0.00%
2	Property Standards	11 258828 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	24-Aug-11	19-JUN-12	100.00%
3	Property Standards	11 258831 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Expiry Date Extended	24-Aug-11	19-JUN-12	84.00%
4	Property Standards	11 258879 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Expiry Date Extended	24-Aug-11	19-JUN-12	91.30%

**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
2	Property Standards	11 258828 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	24-Aug-11	19-JUN-12	31-May-12

No. of defects contained within the Order : **22**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The balcony and/or the supporting structural member is not maintained in good repair. Namely: exterior finish of balcony ceiling/slab not maintained.	East Side of Building	Closed
2	Exterior garbage containment area not screened.	East Side of Property	Closed
3	Exterior yard that is used for the parking or storage of vehicles or surfaced with a material impervious to water is not provided with suitable marking to indicate parking spaces.	Exterior	Closed
4	The exterior walls and their components are not being maintained in good repair.	Exterior Of Building	Closed
5	The balcony and/or the supporting structural member is not maintained in good repair. Namely: exterior finish of balcony ceiling/slab not maintained.	North Side of Building	Closed
6	The balcony and/or the supporting structural member is not maintained in good repair. Namely: balcony slab broken on 6/F and other locations.	South Side of Building	Closed
7	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	South Side of Building	Closed
8	The tree, plant, limb or branch, which is located on the property is diseased, decayed or damaged and has not been removed or otherwise pruned to remove the diseased, decayed or damaged portion.	South Side of Property	Closed
9	The retaining wall is not being maintained in good repair.	South Side of Property	Closed
10	The retaining wall is not being maintained in good repair.	South Side of Property	Closed
11	The guards are not maintained in good repair. Namely: protective finish not maintained.	South Side of Property	Closed
12	Handrails on one side of stair less than 1,100mm in width not provided.	South Side of Property	Closed
13	The guard is designed that a member, attachment or opening located between 140 millimetres and 900 millimetres above the level being protected facilitates climbing.	South Side of Property	Closed
14	The guards and/or their supporting structural members are not maintained in good repair. Namely: guard defective and protective finish not maintained.	South Side of Property	Closed
15	Guard with a minimum height of 1,070 millimetres has not been provided at a raised floor where the difference in level is more than 600 millimetres.	South Side of Property	Closed
16	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..	South Side of Property	Closed
17	Required guard does not prevent the passage of a spherical object having a diameter more than 100 millimetres.	South Side of Property	Closed
18	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.	South Side of Property	Closed
19	Required guard does not prevent the passage of a sphere having a diameter more than 100 millimetres.	South Side of Property	Closed
20	The balcony and/or the supporting structural member is not maintained in good repair. Namely: balcony slab broken on 3/F, 5/F and other locations.	West Side of Building	Closed
21	The guard is designed that a member, attachment or opening located between 140 millimetres and 900 millimetres above the level being protected facilitates climbing.	West Side of Property	Closed
22	Handrails on one side of stair less than 1,100mm in width not provided.	West Side of Property	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
3	Property Standards	11 258831 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Expiry Date Extension	24-Aug-11	19-JUN-12	31-May-12

No. of defects contained within the Order : **25**

No. of defects that remain outstanding : **4**

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The walls in the parking or storage garage are not maintained free of holes, breaks or cracks. Namely: wall by furnace intake.	Underground Parking Area	Closed
2	The parking or storage garage walls painted surface is not maintained in a state of good repair.	Underground Parking Area	Closed
3	The parking or storage garage walls from floor level to a height of sixty (60) centimeters are not painted black.	Underground Parking Area	Substantially Com
4	The electrical connections are not maintained in a safe and complete condition. Namely: junction box covers missing.	Underground Parking Area	Closed
5	The parking or storage garage is not equipped with a mechanical ventilation system capable of providing a supply of fresh air at all times.	Underground Parking Area	Closed
6	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
7	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
8	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
9	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
10	The garage door that is equipped with an automatic closing mechanism is not equipped with a sensing device that does not allow the door to close when any person, animal or object is crossing its path.	Underground Parking Area	Closed
11	The parking or storage garage is used to keep junk or rubbish. Namely: by parking stalls #19 and 20.	Underground Parking Area	Closed
12	The parking or storage garage columns from floor level to a height of sixty (60) centimeters are not painted black.	Underground Parking Area	Substantially Com
13	The columns in the parking or storage garage are not maintained free of holes, breaks or cracks. Namely: column by parking stall #4.	Underground Parking Area	Closed
14	The parking or storage garage ceiling is not painted white.	Underground Parking Area	Closed
15	The parking or storage garage ceiling painted surface is not maintained in a state of good repair. Namely: ceiling by parking stalls #3, 4, 9 and other locations.	Underground Parking Area	Closed
16	The ceilings in the parking or storage garage are not maintained free of holes, breaks or cracks. Namely: ceiling by parking stalls #9, 17 and other locations.	Underground Parking Area	Closed
17	The facilities, amenities and associated equipment are not maintained in good repair. Namely: telephone box cover missing.	Underground Parking Area	Closed
18	Lighting in a garage is provided at less than 50 lux.	Underground Parking Area	Closed
19	Interior lighting fixtures or lamps are not maintained in good working condition. Namely: light by parking stall #8 and other locations.	Underground Parking Area	Closed
20	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Underground Parking Area	Closed
21	The trapped floor drain is not screened with a metal grill or other suitable material so as to effectively exclude rodents.	Underground Parking Level	Closed
22	The property is not maintained and/or kept clean in accordance with the standards. Namely: improper storage and retention of materials.	Underground Parking Level	Closed

23	Previously finished surface (ceiling) is not maintained in good repair.	Underground Parking Level	Closed
24	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Underground Parking Level	Closed
25	Previously finished surface (walls) is not maintained in good repair.	Underground Parking Level	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
4	Property Standards	11 258879 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Expiry Date Exten	24-Aug-11	19-JUN-12	31-May-12

No. of defects contained within the Order : **69**

No. of defects that remain outstanding : **6**

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The (stairs, treads, risers, guards, handrails, and/or other appurtenant attachments) and/or their supporting structural members are not being maintained free from defects/hazards. Namely: the bottom of stair is showing rust.	1st Floor	Open
2	The property is not maintained and/or kept clean in accordance with the standards.	1st Floor	Closed
3	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	1st Floor	Closed
4	Interior door(s), frames(s), and/or hardware not maintained in good repair. Namely: Self closer is defective.	1st Floor	Closed
5	The property is not maintained and/or kept clean in accordance with the standards.	1st Floor	Closed
6	The property is not maintained and/or kept clean in accordance with the standards. Namely: Material, beer bottles, cleaning supplies... stored on floor.	1st Floor	Closed
7	Interior door is not a good fit in its frame.	2nd Floor	Closed
8	Interior door is not a good fit in its frame.	2nd Floor	Closed
9	Floor and/or floor covering not kept free from holes, stains, rubbish and debris.	3rd Floor	Closed
10	Interior door is not a good fit in its frame.	3rd Floor	Closed
11	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely: Wire metal lath is not secure.	3rd Floor	Closed
12	The property is not maintained and/or kept clean in accordance with the standards.	3rd Floor	Closed
13	Interior door is not a good fit in its frame.	4th Floor	Closed
14	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely: Paint, plaster is bubbling.	4th Floor	Closed
15	Repair(s) does not reasonably match existing wall(s)	4th, 5th East Floor	Closed
16	The (stairs, treads, risers, guards, handrails, and/or other appurtenant attachments) and/or their supporting structural members are not maintained in good repair. Namely: Tread is cracked.	4th, 5th East Floor	Closed
17	Floor and/or floor covering not kept free from holes, stains, rubbish and debris.	5th Floor	Closed
18	The property is not maintained and/or kept clean in accordance with the standards.	5th Floor	Closed
19	The light standard(s) supporting artificial light is not kept in good repair and in good working order.	5th Floor	Closed
20	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	5th Floor	Closed
21	Interior door is not a good fit in its frame.	6th Floor	Closed
22	Door(s) and/or hatch(es) providing access to roof is not kept locked at all times. Namely: Paint is peeling, no lock visible on inside.	6th Floor	Closed
23	The (stairs, treads, risers, guards, handrails, and/or other appurtenant attachments) and/or their supporting structural members are not being maintained free from defects/hazards. Namely: Nosing on treads is not secure.	6th Floor	Closed
24	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	6th Floor	Closed
25	The property is not maintained and/or kept clean in accordance with the standards.	Basement	Closed
26	The property is not maintained and/or kept clean in accordance with the standards. Namely: Material stored in isle.	Basement	Closed
27	The property is not maintained and/or kept clean in accordance with the standards.	Basement	Closed
28	Interior door is not a good fit in its frame.	Basement	Closed

29	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely: Paint is peeling.	Basement	Closed
30	Lighting in a laundry room is provided at less than 200 lux.	Basement	Closed
31	Lighting in a service room is provided at less than 200 lux.	Basement	Closed
32	Lighting in a storage room is provided at less than 50 lux.	Basement	Closed
33	Lighting in a storage room is provided at less than 50 lux.	Basement	Closed
34	Lighting in a storage room is provided at less than 50 lux.	Basement	Closed
35	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Basement	Closed
36	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Basement	Closed
37	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Basement	Closed
38	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Basement	Closed
39	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Basement	Closed
40	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Basement	Closed
41	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Basement	Closed
42	The light standard(s) supporting artificial light is not kept in good repair and in good working order.	Basement	Closed
43	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	Basement	Closed
44	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely: Hole in floor landing, missing floor mat.	East	Open
45	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Garbage Room	Closed
46	The ventilation system or unit is not regularly cleaned.	Hall	Closed
47	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition. Namely: Door mats and boot trays in the hallway.	Hall	Closed
48	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.	Hall	Closed
49	The ventilation system or unit is not kept in good repair and maintained in good working condition at all times. Namely: Ventilation not operational.	Hall	Closed
50	Interior lighting fixtures or lamps are not maintained. Namely: Lights are hanging by electrical wires.	Lobby	Closed
51	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Lobby	Closed
52	An emergency contact sign is not posted and maintained in a prominent place in the front lobby or entrance to the building.	Lobby	Closed
53	The emergency contact sign is not in lettering of not less than 12.7 millimetres in height.	Lobby	Closed
54	Emergency contact sign does not indicate current name, address and telephone number of the person responsible for the property and the name and telephone number of the authorized person to contact in case of an emergency on a 24 hour basis.	Lobby	Closed
55	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
56	The (stairs, treads, risers, guards, handrails, and/or other appurtenant attachments) and/or their supporting structural members are not maintained in a clean and/or sanitary condition.	Stairway	Closed
57	Required guard does not prevent the passage of a sphere having a diameter more than 100 millimetres.	Stairway	Closed
58	Required guard does not prevent the passage of a sphere having a diameter more than 100 millimetres.	Stairway	Closed
59	Height of the guard for the exit stairs are less than 1,070 millimetres around landings.	Stairway	Closed
60	Height of the guard for the exit stairs are less than 1,070 millimetres around landings.	Stairway	Closed
61	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

62	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	Closed
63	Required guard does not prevent the passage of a spherical object having a diameter more than 100 millimetres	Stairway	Closed
64	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	Closed
65	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	Open
66	Required handrails on stairs or ramps are less than 865mm or more than 965mm high	Stairway	Open
67	Handrails on both sides of stair or ramp 1,100mm in width or more not provided	Stairway	Open
68	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Stairway	Open
69	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.		Closed

### Part III - Apartment Unit Activity Summary for Property Standards Orders :

<b>Active apartment unit related investigation matters (Property Standards only) :</b>	<b>0</b>
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.**