

**MLS Building Audit Program - Details**

**Property Address :** 120 RAGLAN AVE

Legal Description: PLAN M367 LOTS 56 TO 64

Roll No. : 1914012010026000000

Building : 120 RAGLAN AVE -- S2105

**Report Date :** May 11, 2012

**Building Audit Date :** February 18, 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 130226 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	25-Feb-11	12-AUG-11	100.00%
2	Property Standards	11 130227 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	25-Feb-11	14-SEP-11	100.00%
4	Property Standards	11 130990 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Order Issued	25-Feb-11	24-MAY-12	95.24%

**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 130227 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	25-Feb-11	14-SEP-11	12-Aug-11

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Only safe exit doors and adjacent wall surfaces are to be painted green. The door at this location is not a safe exit door. The door and adjacent wall surfaces should not be green.	Underground Parking Area	Closed
2	Drain pipe beside column discharges water 2 metres above grade.	Underground Parking Area	Closed
3	Concrete floor damaged. Concrete missing, re-bar exposed.	Underground Parking Area	Closed
4	Pedestrian exit door does not latch closed.	Underground Parking Area	Closed
5	Storage of materials in parking spaces 8, 9, 24, 25, 93, 94 and 95.	Underground Parking Area	Closed
6	Garge ceiling. Paint deteriorated, efflorescence present, concrete cracked, damaged and missing and re-bar exposed above parking spaces 53, 62, 63, 64, 65, 66 and above drive aisle at spaces 30, 53 and 104.	Underground Parking Area	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
1	Property Standards	11 130226 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	25-Feb-11	12-AUG-11	31-Oct-11

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Asphalt surface has potholes.	Parking Area	Closed
2	Walls have cracked, damaged and missing concrete.	Ramp	Closed
3	Exterior garbage containment area not screened.	Rear	Closed
4	Exterior garbage bin loaded beyond the top of the container.	Rear	Closed
5	Floor drain missing cover.	Stairway	Closed
6	Concrete steps damaged.	Stairway	Closed
7	Concrete walls damaged.	Stairway	Closed
8	Concrete walls damaged.	Stairway	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 130990 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Order Issued	25-Feb-11	24-MAY-12	25-May-12

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The room within boiler room has walls with missing tiles and holes.	Interior of Building	Closed
2	The wall in the compactor room has damaged plaster.	Interior of Building	Closed
3	Wall in boiler room has broken and cracked concrete exposing reinforcement bars.	Interior of Building	Closed
4	There are holes in the wall behind the dryers.	Interior of Building	Closed
5	The wall in the north stairwell between the 5th and 6th floors has broken plaster.	Interior of Building	Closed
6	The wall in the north stairwell between the 1st and 2nd floors has broken plaster.	Interior of Building	Closed
7	The exterior wall beside locker room 2 is leaking at locker 10	Interior of Building	Closed
8	Light fixtures in basement corridor have missing covers.	Interior of Building	Closed
9	Corridors are not equipped to provide illumination to an average level of not less than 50 lux at floor or tread level.	Interior of Building	Open
10	The south exit wall has paint peeling.	Interior of Building	Closed
11	Boiler room ceiling contains holes.	Interior of Building	Closed
12	The north basement stairwell ceiling near exit door has paint peeling	Interior of Building	Closed
13	The electrical box of the room within boiler room is open.	Interior of Building	Closed
14	Electric outlet behind dryer is loose.	Interior of Building	Closed
15	Numerous doors in corridors have chipped paint.	Interior of Building	Closed
16	Carpets throughout are dirty	Interior of Building	Closed
17	Locker room floors have missing floor drain covers.	Interior of Building	Closed
18	The plumbing system is not kept free from leaks or defects. The ceiling in basement corridor outside locker room 3 is leaking.	Interior of Building	Closed
19	The floor drain of the room within boiler room is clogged.	Interior of Building	Closed
20	The drain under the sink in compactor room is not connected.	Interior of Building	Closed
21	The wall in north basement stairwell has broken plaster.	Interior of Building	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.**