

MLS Building Audit Program - Details

Property Address : 14 RAYOAK DR

Legal Description: PLAN 5439 PT BLOCK P

Roll No. : 1908122390005000000

Building : 14 RAYOAK DR

Report Date : January 18, 2019

Building Audit Date : June 16, 2016

** 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 18, 2019

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	16 175470 PRS 00 IV		Closed	23-Jun-16	25-JUL-16	100.00%
2	Property Standards	16 175504 PRS 00 IV		Closed	23-Jun-16	31-MAR-17	100.00%
3	Property Standards	16 175772 PRS 00 IV		Closed	23-Jun-16	08-AUG-16	100.00%
4	Property Standards	16 177245 PRS 00 IV		Closed	23-Jun-16	25-SEP-17	100.00%

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	16 175470 PRS 00 IV		Closed	23-Jun-16	25-JUL-16	6-Oct-16

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	A window(s) which is capable of being opened, and is located in excess of two (2) metres from the finished grade, is not equipped with safety devices which would prevent any opening greater than one hundred (100) millimeters. A report is required to be submitted to the Officer for evaluation and approval by Owner/Property Manager, confirming that acceptable safety devices have been installed on all subject windows in an acceptable manner, and that the subject windows are not capable of being opened in excess of one hundred (100) millimeters. Namely but not limited to: 801,701,502,402,302,604,504,404,204,406,508,308,805,605,405,305809,607,307 and all Storage lockers.	Throughout Building	Closed
2	Immediate action has not been taken to eliminate an unsafe condition. namely but not limited to: Loose/hanging window air conditioners at units 401,701,804,204,307.	Throughout Building	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
4	Property Standards	16 177245 PRS 00 IV		Closed	23-Jun-16	25-SEP-17	5-Sep-18

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 but not limited to: Peeling paint on balcony slabs on all sides of building.	Balcony	Closed
2	The exterior surface has not been restored and/or resurfaced where necessary. Namely but not limited to: Damage on front Canopy/Overhang	Canopy/Overhang	Closed
3	The tree, plant, limb or branch, which is located on the property is dead and has not been removed or otherwise pruned to remove the dead portion. Namely but not limited to: Tress at front (East) of property.	East - Front	Closed
4	The exterior walls and their components are not being maintained in good repair. Namely but not limited to: Spalling bricks on East (Front) side of building	Front East	Closed
5	The protective/decorative finish on the exterior surfaces is not being maintained in good repair. Namely but not limited to: Posts around gas meter located at Exterior North of Building.	North	Closed
6	Interior lighting fixtures or lamps are not maintained. Namely but not limited to: missing fixture near compactor room/boiler room door.	North	Closed
7	The exterior walls and their components are not being maintained in good repair. Namely but not limited to: Refinishing of North Side wall	North	Closed
8	The exterior walls and their components are not being maintained free from loose or unsecured objects or materials. Namely but not limited to: Spalling/Deteriorated/Missing bricks on the North and South sides of the building at ground level.	North and South	Closed
9	Exterior yard that is used for the parking or storage of vehicles or surfaced with a material impervious to water is not maintained in good repair, free from cracks, holes and ruts. Namely but not limited to: Spider cracking of pavement around catchbasins and driveway at south side of building.	Parking Lot	Closed

10	The sign(s) is not being maintained so that the information which is being conveyed is clearly legible. Namely but not limited to: accesibility parking signs located on the south side of the building.	Parking Lot	Closed
11	The sign(s), fastening and/or supporting members are not being maintained in a good state of repair. Namely but not limited to: missing/damaged signs throughout exterior of property.	Parking Lot	Closed
12	Exterior yard that is used for the parking or storage of vehicles or surfaced with a material impervious to water is not maintained so as parking space marking are to be clearly visible. Namely but not limited to: deteriorated lines in parking lot.	Parking Lot	Closed
13	The exterior walls and their components are not being maintained in good repair. Namely but not limited to: Cracked/Deteriorated/Missing stucco on sheer walls on North and South Side of building.	Sheer Walls	Closed
14	The exterior walls and their components are not being maintained in good repair. Namely but not limited to: Refinishing of South Side wall	South	Closed
15	Curb stops or restraining devices are not positioned to prevent vehicles from causing injury, damage or encroaching on to property. Namely but not limited to: Broken/Dislodged curb stops throughout property	Throughout	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
2	Property Standards	16 175504 PRS 00 IV		Closed	23-Jun-16	31-MAR-17	18-Apr-17

No. of defects contained within the Order : **20**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Lighting in a service room is provided at less than 200 lux. Namely but not limited to: Electrical Room	1st Floor	Closed
2	Lighting in a service room is provided at less than 200 lux. Namely but not limited to: Boiler Room	1st Floor	Closed
3	Previously finished surface(s) in the public area of the property is not maintained in good repair. Namely but not limited to: Plaster pop near unit #406 and door refinishing at Unit #407	4th Floor	Closed
4	The floor and every appurtenance, surface cover and finish is not maintained. Namely but not limited to: Floor, treads, risers, landings in gated stairwell leading to the roof.	8th 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 but not limited to: Peeling paint on ceiling.	Boiler Room	Closed
6	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely but not limited to: Hole in ceiling in Boiler Room near rear exit staircase	Boiler Room	Closed
7	The floor and every appurtenance, surface cover and finish is not maintained. Namely but not limited to: Cracked/Damaged/Deteriorated floor tiles in Garbage Chute Rooms throughout all floors of the building.	Chute Rooms	Closed
8	Previously finished wall(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance. Namely but not limited to: Peeling paint/plaster damage in garbage chute rooms.	Chute Rooms	Closed
9	Interior lighting fixtures or lamps are not maintained. Namely but not limited to: Old/Unused Light fixtures in Elevator Room.	Elevator Room	Closed
10	Lighting in a service room is provided at less than 200 lux. Namely but not limited to: Generator Room	Generator Room	Closed
11	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.	Hallways/Corridors	Closed
12	The emergency contact sign is not in lettering of not less than 12.7 millimetres in height.	Lobby	Closed
13	An emergency contact sign is not posted and maintained in a prominent place in the front lobby or entrance to the building.	Lobby	Closed
14	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
15	Storage room, dressing room, sanitary facility, service area or corridor serving an area where food is intended to be processed, prepared or manufactured is not equipped to provide illumination to a level of not less than 300 lux measured at the floor level. Namely but not limited to: party room/community room kitchens	Party Room/Community Room	Closed
16	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	Stairway - 1st Floor to 2nd Floor - Centre	Closed
17	The floor and every appurtenance, surface cover and finish is not maintained. namely but not limited to: damaged/deteriorated paint on floors to include nosings.	Stairway - 1st Floor to 2nd Floor - Centre	Closed
18	The heating system or unit is not in good repair and maintained in good working condition. Namely but not limited to: Missing floor heater cover in stairwell between 1st and 2nd floors.	Stairway - 1st Floor to 2nd Floor - Centre	Closed
19	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. Namely but not limited to: Stairways, to include gated stairwell to roof.	Stairway(s)	Closed
20	Handrails on both sides of stair or ramp 1,100mm in width or more not provided. Namely but not limited to: Missing second handrail throughout both staircases on the interior of the building.	Stairway(s)	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
3	Property Standards	16 175772 PRS 00 IV		Closed	23-Jun-16	08-AUG-16	30-Nov-16

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

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The electrical connections are not maintained in good working order. Namely but not limited to: Loose/insecure cable wires in Staff Lunch Room.	1st Floor	Closed
2	Previously finished surface(s) in the public area of the property is not maintained in good repair. Namely but not limited to: broken/deteriorated baseboard in North Stairwell	3rd Floor	Closed
3	The electrical connections are not maintained in good working order. Namely but not limited to: Missing junction box cover on ceiling above door in Storage Room	3rd Floor	Closed
4	Previously finished surface(s) in the public area of the property is not maintained in good repair. Namely but not limited to: Missing vent cover	4th Floor	Closed
5	Interior lighting fixtures or lamps are not maintained. Namely but not limited to: Burnt out light fixture in 5th Floor Storage Room.	5th Floor	Closed
6	Floor and/or floor covering not kept in a clean and sanitary condition. Namely but not limited to: Cleaning of floor in 5th Floor Electrical Closet.	5th Floor	Closed
7	The electrical fixtures are not maintained in good working order. Namely but not limited to: Missing junction box covers in garbage chute room.	7th Floor	Closed
8	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely: Missing access hatch near North exit stairwell in boiler room.	Boiler Room	Closed
9	The electrical connections are not maintained in a safe and complete condition. Namely but not limited to: Loose electrical wire behind vault style door located inside boiler room adjacent to staircase	Boiler Room	Closed
10	The floor drain is not maintained in good repair. Namely but not limited to: Missing drain cover, boiler room.	Boiler Room	Closed
11	Garbage disposal room is not maintained in a clean and odour free condition.	Chute Rooms	Closed
12	Floor and/or floor covering not kept in a clean and sanitary condition. Namely but not limited to: Garbage Chute Rooms.	Chute Rooms	Closed
13	Wall(s) not maintained clean. Namely but not limited to: Walls in Chute Rooms	Chute Rooms	Closed
14	A retaining wall exceeding 1,000 millimetres in exposed height is not protected by a guard on the open side where access is provided. Namely but not limited to: Retaining wall located at the east side of the building adjacent to the front entrance nearest the south side.	East - Front	Closed
15	Floor and/or floor covering not kept in a clean and sanitary condition. Namely but not limited to: Dirty carpets throughout hallways	Hallways	Closed
16	The heating system or unit is not in good repair and maintained in good working condition. Namely but not limited to: Inoperable ventilation system in corridors throughout building.	Interior of Building	Closed
17	Floor and/or floor covering not kept in a clean and sanitary condition. Namely but not limited to: Cleaning of Floors in Lobby to include around elevators	Lobby	Closed
18	The roof or one of it's components is not free from a hazardous condition. Namely but not limited to: Loose debris on roof between elevator room and South Stairwell.	Roof Of Building	Closed
19	The surface of a window is not kept reasonably clean. Namely but not limited to: glass located on 8th Floor Stairwell leading to the roof.	Stairway - South	Closed
20	Exterior window(s) with broken/cracked glass. Namely but not limited to: Cracked glass located on 8th Floor Stairwell leading to the roof.	Stairway - South	Closed
21	The floor drain is not maintained in good repair. Namely but not limited to: Missing floor drains in Storage Lockers on each floor to include Bell room	Storage Locker	Closed
22	The opening in an exterior wall is not protected by suitable materials to prevent the entry of rodents, vermin and/or insects. namely but not limited to: Missing vent covers on exhaust vents from laundry room at West side of building.	West	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.**