

MLS Building Audit Program - Details

Property Address : 200 RIDLEY BLVD

Legal Description: PLAN 2470 PT BLK A PT LOTS 6 9 AND 10 RP 66R28430 PAR

Roll No. : 1908063480044010000

Building : **200 RIDLEY BLVD**

Report Date : January 18, 2019

Building Audit Date : March 07, 2012

**** 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	12 134741 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	14-Mar-12	12-JUL-12	100.00%
2	Property Standards	12 134742 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	14-Mar-12	12-JUL-12	100.00%
3	Property Standards	12 134743 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	14-Mar-12	13-JUL-12	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	12 134741 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	14-Mar-12	12-JUL-12	29-Aug-14

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.	Balcony	Closed
2	Driveway(s) and/or similar areas not maintained free from cracks, holes, and ruts.	Exterior	Closed
3	Exterior walkway not maintained. Namely; some loose interlock floor tiles near entrance at edge of driveway.	Exterior	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
3	Property Standards	12 134743 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	14-Mar-12	13-JUL-12	16-Jul-12

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The trapped floor drain is not screened with a metal grill or other suitable material so as to effectively exclude rodents.	Garage	Closed
2	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.	Garage	Closed
3	The electrical connections are not maintained in a safe and complete condition. Namely; open box	Garage	Closed
4	The electrical connections are not maintained in a safe and complete condition. Namely; box no cover	Garage	Closed
5	Garage safe exit door and/or hardware not maintained in good repair. Namely; door does not self close shut and lock.	Garage	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
2	Property Standards	12 134742 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	14-Mar-12	12-JUL-12	8-Aug-14

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Interior lighting fixtures or lamps are not maintained. Namely; EXIT sign not securly fastened to ceiling.	1st Floor	Closed
2	Carpet not kept free from stains	2nd Floor	Closed
3	Interior door and/or hardware not maintained in good repair. Namely; door closer has loose fasteners.	4th Floor	Closed
4	Carpet not kept free from, stains.	4th Floor	Closed
5	Elevator part(s) and appendages are not maintained in good repair and operational. Namely : ventilation fans	Elevator	Closed
6	The trapped floor drain is not screened with a metal grill or other suitable material so as to effectively exclude rodents.	Furnace Area	Closed
7	Lighting in a service room is provided at less than 200 lux.	Furnace Room	Substantially Co
8	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
9	The emergency contact sign is not in lettering of not less than 12.7 millimetres in height.	Lobby	Closed
10	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
11	Roof drainage not discharging directly into the building drain. Namely; excessive ponding of water on the roof	Roof Of Building	Closed
12	Exit stairs are not equipped to provide illumination to an average level of not less than 50 lux at floor or tread level.	Stairway	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.**