

MLS Building Audit Program - Details

Property Address : 20 GRAYDON HALL DR

Legal Description: PLAN M1180 PT LOT 16 RP 66R25058 PART 1

Roll No. : 1908103090002010000

Building : 20 GRAYDON HALL DR -- NO FURTHER ACTION REQUIRED

Report Date : May 11, 2012

Building Audit Date : March 01, 2010

**** 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	10 127711 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	11-Mar-10	10-MAY-10	100.00%
4	Property Standards	10 126194 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	23-Mar-10	21-JUN-10	100.00%
5	Property Standards	10 125616 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	30-Mar-10	21-APR-10	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	10 127711 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	11-Mar-10	10-MAY-10	3-Aug-10

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The yards and /or other part of property is not being kept clean and free from accumulation of junk, rubbish, brush, refuse, litter, garbage and/or other debris.	Exterior	Substantially Com
2	Aerial, satellite dish, or other similar structure and/or its supporting member is not maintained in a safe condition.	Exterior Of Building	Substantially Com
3	Exterior door is not maintained in good repair. Namely doors damaged/ Dented.	Exterior Of Building	Closed
4	The protective/decorative finish on the exterior surfaces is not being maintained in good repair. Namely railings and guards are rusty.	Exterior Of Building	Closed
5	The exterior surface of the building shall be maintained free of graffiti and/or painted slogans. Namely but not limited to Convenience store.	Exterior Of Building	Closed
6	The (verandah, porch, deck, loading dock, ramp, balcony, fire escape or other similar structure, and/or other appurtenant attachment) and/or the supporting structural member(s) is not maintained in good repair. Namely balcony panels are rusty in need of paint.	Exterior Of Building	Closed
7	Dwelling unit window that is capable of being opened has screen that is not maintained in good repair and free from defects or missing components.	Exterior Of Building	Closed
8	The retaining wall is not being maintained in good repair. Namely retaining wall near rental sign.	Exterior Of Building	Closed
9	Exterior yard that is used for the parking or storage of vehicles or surfaced with a material impervious to water is not adequately graded and drained so as to prevent the ponding of water .	Parking Area	Closed
10	Driveway(s) and/or similar areas does not afford safe passage. Namely; holes, cracks and ruts.	Parking Area	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
4	Property Standards	10 126194 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	23-Mar-10	21-JUN-10	29-Aug-11

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

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The ceilings in the parking or storage garage are not maintained free of holes, breaks or cracks.	Underground Parking Area	Substantially Com
2	The ceilings in the parking or storage garage are not impervious to water.	Underground Parking Area	Substantially Com
3	The parking or storage garage ceiling are not painted white where required.	Underground Parking Area	Closed
4	The columns in the parking or storage garage are not maintained free of holes, breaks or cracks.	Underground Parking Area	Substantially Com
5	The columns in the parking or storage garage are not impervious to water.	Underground Parking Area	Closed
6	The parking or storage garage columns are not painted white from sixty (60) centimeters above floor level where required.	Underground Parking Area	Closed
7	The parking or storage garage columns from floor level to a height of sixty (60) centimeters are not painted black.	Underground Parking Area	Closed
8	The parking or storage garage is used to keep junk or rubbish.	Underground Parking Area	Closed
9	The electrical connections are not maintained in a safe and complete condition Namely loose wires.	Underground Parking Area	Closed
10	Previously finished surface(s) in the public area of the property is not maintained in good repair Namely; handrails and guardrails where required.	Underground Parking Area	Closed
11	The floors in the parking or storage garage are not maintained free of holes, breaks or cracks	Underground Parking Area	Substantially Com
12	The floors in the parking or storage garage are not impervious to water.	Underground Parking Area	Closed
13	The plumbing system is not kept in good working order Namely; missing drain covers.	Underground Parking Area	Closed
14	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	Closed
15	The parking or storage garage does not have a designated safe-exit route.	Underground Parking Area	Closed
16	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	Closed
17	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	Closed
18	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	Closed
19	The walls in the parking or storage garage are not maintained free of holes, breaks or cracks.	Underground Parking Area	Substantially Com
20	The walls in the parking or storage garage are not impervious to water.	Underground Parking Area	Substantially Com
21	The parking or storage garage walls are not painted white from sixty (60) centimeters above floor level where required.	Underground Parking Area	Substantially Com
22	The parking or storage garage walls from floor level to a height of sixty (60) centimeters are not painted black where required.	Underground Parking Area	Substantially Com
23	Lighting in a garage is provided at less than 50 lux.	Underground Parking Area	Substantially Com
24	The guards and/or other appurtenant attachments) and/or their supporting structural members are not being maintained free from defects/hazards Namely rusted through.	Underground Parking Area	Closed
25	The electrical connections are not maintained in a safe and complete condition Namely; missing cover plates.	Underground Parking Area	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
5	Property Standards	10 125616 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	30-Mar-10	21-APR-10	3-Aug-10

No. of defects contained within the Order : **33**

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

Deficiency Details

No.	Violation/Defect	Location	Status
1	Interior lighting fixtures or lamps are not maintained. Namely Electrical Room.	14th Floor	Closed
2	The electrical connections are not maintained in a safe and complete condition. Namely missing coverplates.	Basement	Closed
3	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely all items must be cleaned and cleared from rooms in the swimming pool area.	Basement	Closed
4	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely all storage and or lockers rooms must be cleaned and cleared.	Basement	Closed
5	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely all in swimming pool and change room area must be repaired.	Basement	Closed
6	Floor and/or floor covering not kept in a clean and sanitary condition and free from rubbish and debris.	Basement	Closed
7	Floor and/or floor covering not kept in a clean and sanitary condition and free from rubbish and debris. Namely clean and clear room of all debris drywall, chair, coffee cups, paper ect.	Basement	Closed
8	Handrails on both sides of stair or ramp 1,100mm in width or more not provided. Namely hallway with 4 risers.	Basement	Closed
9	The supplied piece(s) of equipment and/or appliance(s) in or on the property is not constructed, installed and/or maintained so that it will function safely and effectively.	Basement	Closed
10	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely missing cinder blocks in wall.	Boiler Room	Closed
11	The cover over an opening in an exterior wall does not prevent the entry of rodents, vermin and/or insects.	Boiler Room	Closed
12	The electrical connections are not maintained in a safe and complete condition. Namely loose wires and missing coverplates.	Boiler Room	Closed
13	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.	Boiler Room	Closed
14	Floor and/or floor covering not kept free from holes, stains, rubbish and debris.	Garbage Room	Closed
15	An emergency contact sign is not posted and maintained in a prominent place in the front lobby or entrance to the building.	Lobby	Closed
16	Handrails on both sides of stair or ramp 1,100mm in width or more not provided	Roof Of Building	Closed
17	The handrails and/or other appurtenant attachments and/or their supporting structural members are not being maintained free from defects/hazards. Namely missing cap on railing 18th floor.	Stairway	Closed
18	Handrails on both sides of stair or ramp 1,100mm in width or more not provided	Swimming Pool Room	Closed
19	Garbage chute system originally installed in the multiple-dwelling is not maintained operative. Namely where required.	Throughout Building	Closed
20	Garbage chute is not maintained in a clean and odour free condition.	Throughout Building	Closed
21	Wall(s) not maintained clean.	Throughout Building	Closed
22	The handrails and/or other appurtenant attachments and/or their supporting structural members are not maintained in a clean and/or sanitary condition.	Throughout Building	Closed
23	Floor and/or floor covering not kept in a clean and sanitary condition	Throughout Building	Closed
24	Previously finished surface(s) in the public area of the property is not maintained in good repair. Missing tile namely but not limited to #511, #501.	Throughout Building	Closed
25	The electrical connections are not maintained in a safe and complete condition. Namely replace broken electrical duplexes.	Throughout Building	Closed

26	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair. Namely repair and or replace where required.	Throughout Building	Closed
27	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely but not limited to Boiler room, locker rooms and storage rooms. Repair all holes in ceiling.	Throughout Building	Closed
28	Extension cords or other extensions are used as a permanent wiring system. Namely but not limited to storage rooms, workshop, lockers rooms, ect.	Throughout Building	Closed
29	Floor and/or floor covering not kept in a clean and sanitary condition and free from rubbish and debris.	Throughout Building	Closed
30	Previously finished wall(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance. Namely paint and plaster where required.	Throughout Building	Closed
31	Lighting in a service stairway is provided at less than 50 lux.	Throughout Building	Closed
32	Corridor serving patients or residents 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 or ramps.	Throughout Building	Closed
33	The ventilation system or unit is not regularly cleaned.	Throughout Building	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.**