

MLS Building Audit Program - Details

Property Address : 100 GRAYDON HALL DR

Legal Description: PLAN M1180 LOT 18

Roll No. : 1908103100005000000

Building : 100 GRAYDON HALL DR

Report Date : January 11, 2019

Building Audit Date : March 24, 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 11, 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	Graffiti	16 132749 GRA 00 IV	GRAFFITI	Closed	24-Mar-16	29-MAR-16	N/A**
2	Property Standards	16 132593 PRS 00 IV		Closed	6-Apr-16	02-DEC-16	100.00%
3	Property Standards	16 132595 PRS 00 IV		Order Issued	6-Apr-16	06-APR-18	0.00%
4	Property Standards	16 133850 PRS 00 IV		Order Issued	6-Apr-16	06-APR-18	4.00%
5	Property Standards	16 135318 PRS 00 IV	INTERIOR CLEANLINESS	Closed	6-Apr-16	06-MAY-16	100.00%
6	Waste	16 132912 WST 00 IV	LITTER DUMPING/REFUSE INVESTIGATION	Closed	31-Mar-16	05-APR-16	N/A**

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
5	Property Standards	16 135318 PRS 00 IV	INTERIOR CLEANLINESS	Closed	6-Apr-16	06-MAY-16	17-Jun-16

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely but not limited to: cleaning of floors in bell room	12th Floor	Closed
2	The property is not maintained and/or kept clean in accordance with the standards. Namely but not limited to: sawdust on pipes, walls, floors and ceilings in Carpentry shop.	Carpentry Shop	Closed
3	Floor and/or floor covering not kept in a clean and sanitary condition. Namely but not limited to: Cleaning of carpets on all floors throughout the building to include near Unit #'s: 2312,2305,2303,2211,2112, and 21st Floor Lobby,	Carpets - Interior of Building	Closed
4	Garbage disposal room is not maintained in a clean and odour free condition. Namely but not limited to: Garbage Compactor Room.	Garbage Compactor Room	Closed
5	The property is not being kept free of rodents, vermin, insects or other pests. Namely but not limited to: infestation of cockroaches	Interior of Building	Closed
6	Interior lighting fixtures or lamps are not maintained. Namely but not limited to: burnt out lights in pot lights located in the lobby adjacent to the fenced in seating area.	Lobby	Closed
7	The property is not maintained and/or kept clean in accordance with the standards. Namely but not limited to: storage of bicycles, tires, and other goods and products in parking spaces throughout both levels of the underground garage. Not to include construction material related to ongoing restoration.	Underground Parking Garage	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 132595 PRS 00 IV		Order Issued	6-Apr-16	06-APR-18	12-Oct-18

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

No. of defects that remain outstanding : **22**

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The parking or storage garage columns from floor level to a height of sixty (60) centimeters are not painted black.	Underground Parking Area	Open
2	The parking or storage garage columns are not painted white from sixty (60) centimeters above floor level.	Underground Parking Area	Open
3	The parking or storage garage ceiling are not painted white.	Underground Parking Area	Open
4	The ceilings in the parking or storage garage are not impervious to water. To include exit stairwells.	Underground Parking Area	Open
5	The ceilings in the parking or storage garage are not maintained free of holes, breaks or cracks. To include exit stairwells.	Underground Parking Area	Open
6	The risers and/or other appurtenant attachments and/or their supporting structural members are not maintained in good repair. Namely but not limited to: cracked/deteriorated concrete on all exit stairwells from underground parking garage.	Underground Parking Area	Open
7	The treads and/or other appurtenant attachments and/or their supporting structural members are not maintained in good repair. Namely but not limited to: cracked/deteriorated concrete on all exit stairwells from underground parking garage.	Underground Parking Area	Open
8	The parking or storage garage pedestrian exit door is secured in an open position. Namely but not limited to: Door which leads into the building from the lowest level of the underground garage.	Underground Parking Area	Open
9	The plumbing system is not kept free from leaks or defects. Namely but not limited to: leaking pipe located in the Sprinkler Room of Parking Level 1.	Underground Parking Area	Open
10	Previously finished surface(s) in the public area of the property is not maintained in good repair. Namely but not limited to: Rusted/Deteriorated door leading to Sprinkler Room in Underground Garage.	Underground Parking Area	Open
11	Interior door is not a good fit in its frame. Rusted/Deteriorated door frame to Sprinkler Room in Underground Garage.	Underground Parking Area	Open
12	Exterior door is not a good fit in its frame. Namely but not limited to: Man door located beside overhead door in underground garage is deteriorated.	Underground Parking Area	Open
13	The parking or storage garage walls from floor level to a height of sixty (60) centimeters are not painted black.	Underground Parking Area	Open
14	The parking or storage garage walls are not painted white from sixty (60) centimeters above floor level.	Underground Parking Area	Open
15	The parking or storage garage pedestrian exit door is not designed and installed so that, when the latch is released, the door will open easily in the direction of exit travel. Namely but not limited to: Exit door located on upper level of parking garage adjacent to the sprinkler room.	Underground Parking Area	Open
16	The floors in the parking or storage garage are not maintained free of holes, breaks or cracks. To include exit stairwells.	Underground Parking Area	Open
17	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
18	The parking or storage garage does not have a designated safe-exit route.	Underground Parking Area	Open
19	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
20	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
21	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

22	The walls in the parking or storage garage are not impervious to water. To include exit stairwells.	Underground Parking Area	Open
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No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
4	Property Standards	16 133850 PRS 00 IV		Order Issued	6-Apr-16	06-APR-18	31-Oct-18

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

No. of defects that remain outstanding : **24**

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The balcony and/or the supporting structural member is not maintained in good repair. Namely but not limited to: Deteriorating concrete, exposed rebar, and delaminating slabs.	Balcony	Open
2	The protective/decorative finish on the exterior surfaces is not being maintained in good repair. Namely but not limited to: Rusted balcony guards	Balcony	Open
3	The protective/decorative finish on the exterior surfaces is not being maintained in good repair. Namely but not limited to: Refinishing of delaminating paint, concrete, and exposed rebar on ledge at front of the building to include over rental office.	Concrete Ledge	Open
4	The storm drain is not being maintained free from defect and/or obstructions. Namely but not limited to: clogged/obstructed catch basin located in the driveway/roadway nearest Graydon Hall Drive.	Driveway	Open
5	The exterior walls and their components are not being maintained in good repair. Namely but not limited to: refinishing of walls to eliminate stains on east side of property beside entrance/exits to underground parking garage.	East	Open
6	Exterior walkway not maintained. Namely but not limited to: Cracked, deteriorated, lifting walkway located on the south side of the building between the roadway and driveway adjacent to the Underground Parking Garage Stairwell Exit.	Exterior Of Building	Open
7	Handrails on one side of stair or ramp less than 1,100mm in width not provided. Namely: semi-circular staircase at the rear of the property located adjacent to the garbage area.	Garage Area	Open
8	Exterior garbage containment area not screened.	Garbage Area	Open
9	The yard does not have suitable ground cover to prevent recurrent ponding of water. Namely but not limited to: ponding water on grass due to uneven ground on North East side of building near the underground parking garage exit stairwell.	North East	Open
10	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: both parking lots, and driveway(s).	Parking Area	Open
11	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: Accessibility Spaces, parking lot lines	Parking Area	Open
12	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: Adjacent to the underground garage exit on the North side of the building. A guard that is not less than 1,070 millimetres, No openings larger than 100 Millimeters, and no climbability between 140 Millimeters and 900 Millimeters	Parking Garage Exit - North	Open
13	Handrails on one side of stair or ramp less than 1,100mm in width not provided. Namely: landscaped staircase leading to greenspace at the rear of the property.	Rear North - West	Open
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: beside the carpentry shop exit, adjacent to the garbage area. A guard that is not less than 1,070 millimetres, No openings larger than 100 Millimeters, and no climbability between 140 Millimeters and 900 Millimeters.	Rear North - West	Open
15	The exterior walls and their components are not being maintained in good repair. Namely but not limited to: refinishing of retaining walls throughout property to maintain a similar appearance.	Retaining Wall(s)	Open
16	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: A guard that is not less than 1,070 millimetres, No openings larger than 100 Millimeters, and no climbability between 140 Millimeters and 900 Millimeters	Retaining Wall(s)	Open
17	The sheer walls and/or the supporting structural member is not maintained in good repair. Namely but not limited to: delaminating paint, broken concrete, and exposed rebar.	Sheer Walls	Open
18	All repairs shall be made with materials that are suitable and sufficient for the purpose. Namely but not limited to: plywood and 2x4 used to cover over sidewalk at rear of building and accessibility ramps at doors.	Sidewalk(s)	Open

19	Exterior walkway not maintained. Namely but not limited to: deteriorated sidewalk located at the rear of the building near the garbage containment area, moving room, carpentry shop, and exit door has crumbled.	Sidewalk(s)	Open
20	The protective/decorative finish on the exterior surfaces is not being maintained in good repair. Namely but not limited to: Deteriorating Rental signs throughout property, to include deteriorated/faded parking lot signs.	Signage	Closed
21	Handrails on both sides of stair or ramp 1,100mm in width or more not provided. Namely but not limited to: East exist stairwell leading to front/side of building.	Stairwell - East	Open
22	The protective/decorative finish on the exterior surfaces is not being maintained in good repair. Namely but not limited to refinishing of exterior guards and rails to eliminate surface rust/deterioration.	Throughout Exterior	Open
23	The electrical fixtures are not maintained in good working order. Namely but not limited to: refinishing of exterior electrical light posts and wall packs to eliminate rust, deterioration, corrosion.	Throughout Property	Open
24	Exterior yard surface and/or similar areas not maintained. Namely but not limited to: Damaged and deteriorated curbs and curb stops. To further include around driveway, and throughout parking areas.	Throughout Property	Open
25	Exterior steps not maintained. Namely but not limited to: deteriorated treads and nosings on exterior stairwells leading to Underground Parking Garage.	Underground Garage Stairwells	Open

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
2	Property Standards	16 132593 PRS 00 IV		Closed	6-Apr-16	02-DEC-16	13-Apr-17

No. of defects contained within the Order : **60**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The treads and/or other appurtenant attachments and/or their supporting structural members are not being maintained free from defects/hazards. Namely but not limited to: concrete ramps added to staircase on east side of building interior.	1st Floor	Closed
2	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: refinishing of door at the end of the corridor on the East wing of the building leading to parking lot.	1st Floor	Closed
3	The electrical fixtures are not maintained in good working order. Namely but not limited to: loose heat detector in garbage chute room.	10th Floor	Closed
4	The electrical switches are not maintained in good working order. Namely but not limited to: broken light switch in garbage chute room.	10th Floor	Closed
5	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: damaged paint/plaster near unit #1009/1010	10th Floor	Closed
6	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection. Namely but not limited to: Light fixture adjacent to unit #1106	11th Floor	Closed
7	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely but not limited to: damaged/cracked/deteriorated wall tiles in garbage chute room.	12th Floor	Closed
8	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely but not limited to: Damaged ceiling tiles as a result of water penetration on 12th Floor.	12th Floor	Closed
9	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely but not limited to: deteriorated plaster near electrical outlet near unit 1402.	14th Floor	Closed
10	Previously finished surface(s) in the public area of the property is not maintained in good repair. Namely but not limited to: broken/loose wood panel underneath the mirror in the lobby.	15th Floor	Closed
11	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: refinishing of garbage chute room door.	22nd Floor	Closed
12	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: refinishing of ceiling on 23rd Floor Garbage Chute room.	23rd Floor	Closed
13	Previously finished surface(s) in the public area of the property is not maintained in good repair. Namely but not limited to: Cracked Glass in lobby adjacent to elevators.	23rd Floor	Closed
14	Previously finished surface in the public area of the property is not maintained in good repair. Namely but not limited to: missing access panel in garbage chute room on the 25th Floor.	25th Floor	Closed
15	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely but not limited to: damaged/deteriorated/missing wall tiles in garbage chute room.	4th Floor	Closed
16	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: overspray of sprayfoam type product on walls and door frames.	5th Floor	Closed
17	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely but not limited to: ceiling near unit #506	5th Floor	Closed
18	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: Paint and plaster near unit #506	5th Floor	Closed
19	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: Smoke Damage/Burn Marks on Chute Room Door.	9th Floor	Closed
20	Lighting in a service room is provided at less than 200 lux.	Boiler Room	Closed
21	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	Boiler Room	Closed

22	The heating system or unit is not in good repair and maintained in good working condition. Namely but not limited to: missing covers on Boilers.	Boiler Room	Closed
23	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	Carpentry Shop	Closed
24	Entrance/exit door is not equipped with a self-closing and self-locking mechanisms. Namely: door located inside Carpentry Shop	Carpentry Shop	Closed
25	The plumbing system is not kept in good working order. Namely but not limited to: missing/peeling/deteriorated pipe insulation.	Carpentry Shop	Closed
26	The electrical fixtures are not maintained in good working order. Electrical Junction Box on ceiling above compactor.	Compactor Room	Closed
27	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	Compactor Room	Closed
28	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: Compactor Room.	Compactor Room	Closed
29	Elevator machine room is not equipped to provide illumination to an average level of not less than 100 lux at floor level. Namely but not limited to: lighting in elevator room	Elevator Room	Closed
30	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection. Namely but not limited to: Light fixtures in elevator room/service room on roof of building.	Elevator Room	Closed
31	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: common area corridors/hallways.	Hallways/Corridors	Closed
32	Lighting in a laundry room is provided at less than 200 lux.	Laundry Room	Closed
33	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely but not limited to: peeling stucco on ceiling in laundry room.	Laundry Room	Closed
34	An emergency contact sign is not posted and maintained in a prominent place in the front lobby or entrance to the building.	Lobby	Closed
35	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
36	The emergency contact sign is not in lettering of not less than 12.7 millimetres in height.	Lobby	Closed
37	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	Maintenance Room	Closed
38	Previously finished wall in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance. Namely but not limited to: Moving Room	Moving Room	Closed
39	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: refinishing of the exterior door in the moving room.	Moving Room	Closed
40	Repair(s) does not reasonably match existing ceiling(s). Namely but not limited to: common area exit corridor on North west exit corridor.	North West Exit - Basement	Closed
41	Lighting in a service room is provided at less than 200 lux.	Pump Room	Closed
42	The protective/decorative finish on the exterior surfaces is not being maintained in good repair. Namely but not limited to: guards and handrails on catwalk are rusting.	Roof Of Building	Closed
43	The protective/decorative finish on the exterior surfaces is not being maintained in good repair. Namely but not limited to: Refinishing of exterior doors on roof of building.	Roof Of Building	Closed
44	The protective/decorative finish on the exterior surfaces is not being maintained in good repair. Namely but not limited to: peeling paint/finish on ventilation units/mechanical equipment on roof.	Roof Of Building	Closed
45	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection. Namely but not limited to: unprotected light fixture on canopy above catwalk on roof of building.	Roof Of Building	Closed
46	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely but not limited to storage and debris on floors in elevator, tank, and cable room(s).	Roof Of Building	Closed
47	Lighting in a service room is provided at less than 200 lux. Namely but not limited to: Lighting in service room located beneath elevator room where cable and tanks are kept.	Service Room	Closed
48	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely but not limited to: Excessive storage in workshop/carpentry shop, maintenance shop, and boiler room	Service Rooms	Closed
49	Exit, public corridor or corridor 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. Namely but not limited to, lighting in all stairwells throughout the building.	Stairway(s)	Closed
50	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair. Namely but not limited to: door/door frame leading to exterior near storage locker unit #609)	Storage Locker	Closed
51	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: deteriorated finish on exterior exit door near storage locker Unit #609	Storage Lockers	Closed

52	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely but not limited to: storage of countertops and kitchen cabinets on floor near storage unit #609	Storage Lockers	Closed
53	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition. Namely but not limited to: missing drain cover in storage locker room near Locker #2107	Storage Lockers	Closed
54	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair. Namely but not limited to: Door/Door Frame leading to exterior near storage locker #609	Storage Lockers	Closed
55	Lighting in a storage room is provided at less than 50 lux. Namely but not limited to: service in storage locker rooms.	Storage Lockers	Closed
56	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely but not limited to: Undue storage near storage locker unit #504	Storage Lockers	Closed
57	Handrails on one side of stair or ramp less than 1,100mm in width not provided. Namely but not limited to: stairs in storage rooms.	Storage Room(s)	Closed
58	Materials used for the repair, replacements or painting of the floor(s) and/or its attachments do not have a finish and facing similar to that of the original covering. Namely but not limited to: repairs made by tape to secure rips and tears in the carpets.	Throughout Building	Closed
59	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	Work Shop	Closed
60	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	Work Shop	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.**