

MLS Building Audit Program - Details

Property Address : 10 GRENOBLE DR

Legal Description: PLAN M834 BLK E PT LOT 1 RP R2964 PART 3 TO 5

Roll No. : 1908101190006000000

Building : 10 GRENOBLE DR

Report Date : January 17, 2020

Building Audit Date : November 28, 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 17, 2020

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 257112 PRS 00 IV		Closed	2-Dec-16	03-FEB-17	100.00%
2	Property Standards	16 257336 PRS 00 IV		Order Issued	2-Dec-16	09-AUG-17	50.00%
3	Property Standards	16 257723 PRS 00 IV		Closed	2-Dec-16	10-AUG-17	100.00%
4	Property Standards	16 257766 PRS 00 IV		Closed	2-Dec-16	06-JUN-17	100.00%
5	Property Standards	16 258169 PRS 00 IV		Closed	2-Dec-16	03-JAN-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
5	Property Standards	16 258169 PRS 00 IV		Closed	2-Dec-16	03-JAN-17	6-Jan-17

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. Namely but not limited to the leafs and waste in underground garage exterior exit stairwells.	Exterior- Exit stairwells	Closed
2	The lighting fixture is not maintained in a clean condition. Namely lighting fixtures in Garbage chute rooms contain dust, debris and dirt.	Garbage chute rooms	Closed
3	The ventilation system or unit is not regularly cleaned. Namely ventilation grills in hallways contain dirt and dust.	Hallways-Ventilation grills	Closed
4	Ceiling not maintained clean. Namely ceiling in bathroom of pool storage room contains dust and dirt.	Pool storage room- Bathroom	Closed
5	Floor and/or floor covering not kept in a clean and sanitary condition. Namely Pool storage room bathroom floor contains dust and dirt.	Pool storage room- Bathroom	Closed
6	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely but not limited to Pool storage room bathroom contains debris and rubbish.	Pool storage room- Bathroom	Closed
7	Wall(s) not maintained clean. Namely but not limited to Pool storage room bathroom walls contain dirt and dust.	Pool storage room- Bathroom	Closed
8	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely floor in exit stairwell located in Pool storage room contains rubbish and debris.	Pool storage room- Exit stairwell	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 257723 PRS 00 IV		Closed	2-Dec-16	10-AUG-17	20-Sep-19

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	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 is not maintained in good repair. Namely balcony slab contain peeling and/or deteriorating paint.	Balconies	Closed
2	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 is not maintained in good repair. Namely but not limited to damaged balcony panels.	Balcony Panels	Closed
3	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 is not maintained in good repair. namely balcony panels contain peeling and/or deteriorating paint.	Balcony panels	Closed
4	The exterior walls and their components are not being maintained in good repair. Namely but not limited to deteriorating concrete near North east exit door.	North East Side of buiding	Closed
5	Exterior door is not maintained in good repair .Namely door contains peeling and/or deteriorating paint.	North east, Exit door	Closed
6	The protective/decorative finish on the exterior surfaces is not being maintained in good repair. Namely ventilation grill near north east exit door contains peeling paint.	North east, Ventilation grill	Closed
7	Exterior door is not maintained in good repair. Namely door contains cracked and/or deteriorating paint.	North east- Pool room exit door	Closed
8	The protective/decorative finish on the exterior surfaces is not being maintained in good repair. Namely concrete on bottom of roof ledge is damaged/deteriorating.	Roof ledge	Closed
9	The protective/decorative finish on the exterior surfaces is not being maintained in good repair. Namely peeling and/or deteriorating paint on shear walls.	Shear walls	Closed
10	The exterior walls and their components are not being maintained in good repair. Namely but not limited to shear walls contain deteriorating/ cracked concrete.	Shear walls	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 257336 PRS 00 IV		Order Issued	2-Dec-16	09-AUG-17	28-Aug-20

No. of defects contained within the Order : **18**

No. of defects that remain outstanding : **9**

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. Namely deteriorating concrete on ceiling near parking space #94.	Ceiling	Closed
2	The parking or storage garage ceiling are not painted white. Namely white paint on ceiling is peeling and/or deteriorating.	Ceiling	Open
3	The parking or storage garage columns from floor level to a height of sixty (60) centimeters are not painted black. Namely black paint on columns is peeling and/or deteriorating.	Columns	Open
4	The parking or storage garage columns are not painted white from sixty (60) centimeters above floor level. Namely white paint on columns in peeling and/or deteriorating.	Columns	Open
5	The electrical receptacle are not maintained in good working order. Namely missing/damaged electrical cover plates.	Electrical receptacles	Closed
6	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. Namely exit doors contain peeling and/or deteriorating paint.	Exit doors	Closed
7	The property is not maintained and/or kept clean in accordance with the standards. Namely interior door to underground garage is painted green including handrails and guards.	Interior door to garage	Closed
8	The ceilings in the parking or storage garage are not maintained free of holes, breaks or cracks. Namely ledge beam contains deteriorating concrete near parking spaces 168,165,163,161.	Ledge beam	Closed
9	The floor drain is not maintained in good repair. Namely damaged sewer grate near parking space #111.	Near parking space #111	Closed
10	The property is not maintained and/or kept clean in accordance with the standards. Namely door and door frame to sprinkler room are painted green. Door and door frame can not be painted green.	Sprinkler room	Closed
11	Interior lighting fixtures or lamps have not been installed. Namely missing lighting fixture in storage room near generator room.	Storage room near generator room	Closed
12	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. Namely but not limited to missing alert signs.	Underground garage	Open
13	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. Namely but not limited to missing safe-exit arrows. Namely but not limited to no visible safe-exit arrows.	Underground garage	Open
14	Lighting in a garage is provided at less than 50 lux.	Underground garage	Open
15	Interior lighting fixtures or lamps are not maintained. Namely missing lighting fixture lens cover.	Underground garage-Storage room	Closed
16	The parking or storage garage walls from floor level to a height of sixty (60) centimeters are not painted black. Namely black paint is peeling and/or deteriorating.	Walls	Open
17	The parking or storage garage walls are not painted white from sixty (60) centimeters above floor level. Namely white paint on walls is peeling and/or deteriorating.	Walls	Open
18	The parking or storage garage does not have a designated safe-exit route. Namely but not limited to no designated safe-exit route.	underground garage	Open

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
4	Property Standards	16 257766 PRS 00 IV		Closed	2-Dec-16	06-JUN-17	20-Nov-17

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

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Lighting in a storage room is provided at less than 50 lux. Namely but not limited to lighting in locker rooms is less than 50lux.	Basement	Closed
2	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely but not limited to holes and/or deteriorating material of walls in boiler room.	Basement-Boiler room	Closed
3	The electrical receptacle are not maintained in good working order. Namely but not limited to missing and/or damaged electrical cover plate in boiler room.	Basement-Boiler room	Closed
4	Lighting in a service room is provided at less than 200 lux. Namely lighting in boiler room is provided at less than 200lux.	Basement-Boiler room	Closed
5	The plumbing system is not kept in good working order. Namely damaged and/or deteriorating pipe wrapping on pipes in electrical room.	Basement-Electrical room	Closed
6	The handrails and/or other appurtenant attachments and/or their supporting structural members are not maintained in good repair. Namely damaged supporting post cap.	Centre stairwell	Closed
7	Lighting in a service room is provided at less than 200 lux. Namely lighting in Compactor room is less than 200 lux.	Compactor room	Closed
8	Exterior door has deteriorated/ineffective weather-proofing. Namely but not limited to damaged and/or deteriorating door and door frame of exit door in compactor room.	Compactor room	Closed
9	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely walls in elevator lobbies contain broken and/ or damaged/missing tiles.	Elevator lobbies	Closed
10	The electrical receptacle are not maintained in good working order. Namely damaged light switch cover plate.	Garbage chute room	Closed
11	The plumbing system is not kept in good working order. Namely deteriorating wrapping on pipes in garbage chute rooms.	Garbage chute rooms	Closed
12	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely walls in garbage chute rooms contain cracked/broken and/or damaged wall tiles.	Garbage chute rooms	Closed
13	The floor and every appurtenance, surface cover and finish is not maintained. Namely garbage chute rooms floor contains cracked and/or damaged tiles.	Garbage chute rooms	Closed
14	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely access doors in garbage chute rooms are damaged.	Garbage chute rooms- Walls	Closed
15	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely hallway to Pool contains peeling and/or deteriorating paint on the ceiling.	Hallway-1st Floor	Closed
16	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	Closed
17	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely ceiling in Lounge room contains damaged and/or deteriorating material.	Lounge Room	Closed
18	The floor and every appurtenance, surface cover and finish is not maintained. namely floor in lounge room contains deteriorating and/or damaged material.	Lounge Room	Closed
19	Previously finished wall(s) in the public area of the property is not maintained in good repair. Namely walls in Lounge room contain deteriorating material.	Lounge Room	Closed
20	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely damaged and/or deteriorating material around smoke alarm near unit #PH2.	PH Floor- Ceiling	Closed
21	Previously finished wall(s) in the public area of the property is not maintained in good repair. Namely deteriorating paint and/or material on walls in pool chemical storage closet.	Pool storage room	Closed
22	Previously finished wall(s) in the public area of the property is not maintained in good repair. Namely deteriorating material on wall near pool pump.	Pool storage room	Closed
23	Exterior door, window, skylight or basement hatchway not maintained in good repair. Namely door from Pool storage room to outside contains peeling and/or deteriorating paint.	Pool storage room	Closed
24	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair. Namely hole in door of pool chemical storage closet.	Pool storage room	Closed

25	The protective/decorative finish on the exterior surfaces is not being maintained in good repair. Namely exterior walls of Machine room contain peeling and/or deteriorating paint.	Roof- Machine room	Closed
26	The roof or one of its components is not weather tight. Namely missing and/or damaged flashing on lower wall of machine room.	Roof- Machine room	Closed
27		Roof- South west side	Closed
28	The protective/decorative finish on the exterior surfaces is not being maintained in good repair. Namely roof ventilation system housings contain peeling and/or deteriorating paint.	Roof- Ventilation housings	Closed
29	The protective/decorative finish on the exterior surfaces is not being maintained in good repair. Namely doors and ventilation grills of machine room contain peeling and/or deteriorating paint.	Roof-Machine room	Closed
30	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 illumination in exit stairwells is less than 50 lux.	Stairwells	Closed
31	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. namely walls in storage room contain peeling and/or deteriorating paint.	Storage room #2	Closed
32	Previously finished wall(s) in the public area of the property is not maintained in good repair. Namely damaged and/or deteriorating material near electrical box.	Wall- 14th floor	Closed
33	Previously finished wall(s) in the public area of the property is not maintained in good repair. Namely missing and/or damaged baseboard near unit #319.	Walls- 3rd Floor	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
1	Property Standards	16 257112 PRS 00 IV		Closed	2-Dec-16	03-FEB-17	8-Mar-17

No. of defects contained within the Order : **35**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Dwelling unit window that is capable of being opened has no screen. Namely missing window screen.	Exterior- Window	Closed
2	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 a clean and/or sanitary condition. Namely but not limited to excess storage on balcony and/or clothes lines.	Exterior-Balcony	Closed
3	The yard contains mechanical equipment, vehicles, trailers, boats or remnant parts thereof that are wrecked, discarded, dismantled or inoperative. Namely van type vehicle in parking space #1 with plate# SDN 910, that has four flat tires, broken windows and is inoperative.	Exterior-Parking lot	Closed
4	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely floor in pool pump room contains dirt and debris.	First floor pool storage room	Closed
5	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely but not limited to damaged/deteriorating, stained ceiling tiles near unit 1704,	Interior- 17th floor, ceiling	Closed
6	The electrical connections are not maintained in good working order. Namely loose wires.	Interior- 1st Floor	Closed
7	Interior lighting fixtures or lamps are not maintained. Namely missing light fixture lens cover in storage room.	Interior- 1st Floor	Closed
8	The electrical receptacle are not maintained in good working order. Namely missing and or damaged light switch cover plate.	Interior- 1st floor	Closed
9	The floor drain is not maintained in good repair. Namely missing and or damaged floor drain.	Interior- 1st floor	Closed
10	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely ceiling tiles are damaged and stained near units 811,819,808,805 to include 8th floor elevator lobby.	Interior- 8th floor, ceiling	Closed
11	Interior lighting fixtures or lamps are not maintained. Namely missing light fixture lens cover in Centre stairwell.	Interior- Centre stairwell	Closed
12	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely damaged and/or stained ceiling tiles in pool storage room.	Interior- Pool storage room	Closed
13	The electrical receptacle are not maintained in good working order. Namely but not limited to missing electrical cover plates.	Interior- Pool storage room	Closed
14	The electrical receptacle are not maintained in good working order.	Interior- South locker room	Closed
15	The light standard(s) supporting artificial light is not kept in good repair and in good working order. Namely light fixture is not secured to ceiling.	Interior- South locker room	Closed
16	Interior lighting fixtures or lamps are not maintained. namely missing light fixture lens cover in storage room.	Interior-1st floor	Closed
17	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely but not limited to damaged and or stained ceiling tiles in lounge room.	Interior-1st floor	Closed
18	Interior lighting fixtures or lamps are not maintained. Namely missing lighting fixture lens cover in laundry room.	Interior-1st floor	Closed
19	The property is not maintained and/or kept clean in accordance with the standards. Namely loose sensor in electrical closet on 8th floor.	Interior-8th floor	Closed
20	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely dirt and debris in corridors of North wing locker room.	Interior-Basement	Closed
21	Interior lighting fixtures or lamps are not maintained. Namely but not limited to missing lens covers on lights fixtures above elevator equipment.	Interior-Elevator Room	Closed
22	The lighting fixture is not maintained in a clean condition. Namely light fixture contains dust and dirt.	Interior-Garbage chute room	Closed
23	The property is not maintained and/or kept clean in accordance with the standards. Namely broken/damaged signs in garbage chute rooms.	Interior-Garbage chute rooms	Closed
24	Interior lighting fixtures or lamps are not maintained. Namely missing lens covers on light fixtures in garbage chute rooms.	Interior-Garbage chute rooms	Closed

25	The electrical receptacle are not maintained in good working order. Namely missing/damaged light switch cover near doorway to exit stairwell.	Interior-South locker room	Closed
26	The ventilation system or unit is not kept in good repair and maintained in good working condition at all times. Namely broken/ damaged ventilation grill near unit 815.	Interior-ventilation	Closed
27	Interior lighting fixtures or lamps are not maintained. Namely missing lens cover on light fixture in south stairwell.	South stairwell	Closed
28	The parking or storage garage is used to keep machinery, boats, vehicles, trailers and/or parts of them that are in a wrecked, discarded, dismantled, inoperative or abandoned condition. Namely but not limited to vehicles parked in underground that are inoperative, have no or expired licence plates ,and/or have flat tires, and/or in abandoned condition.	Underground garage	Closed
29	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely but not limited to excess storage and debris in storage room.	Underground garage	Closed
30	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely but not limited to dirt and debris in south exit stairwell located in south locker room stariwell exit.	interior- Basement	Closed
31	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely but not limited to excess storage and debris.	interior- First floor	Closed
32	The ventilation system or unit is not kept in good repair and maintained in good working condition at all times. Namely damaged ventilation grill in laundry room.	interior-1st floor	Closed
33	Interior lighting fixtures or lamps are not maintained. Namely missing light fixture lens cover in North stairwell.	interior-North stairwell	Closed
34	Interior lighting fixtures or lamps are not maintained. Namely missing lighting fixture lens covers.	interior-Pool storage room	Closed
35	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. namely but not limited to excess storage and debris in storage room.	underground garage	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.**