

MLS Building Audit Program - Details

Property Address : 150 GRAYDON HALL DR

Legal Description: PLAN M1180 LOT 19

Roll No. : 1908103100004000000

Building : 150 GRAYDON HALL DR

Report Date : January 18, 2019

Building Audit Date : April 14, 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 140966 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Order Issued	29-Apr-16	04-JUL-18	0.00%
2	Property Standards	16 140975 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Order Issued	29-Apr-16	04-JUL-18	0.00%
3	Property Standards	16 141069 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	29-Apr-16	30-MAR-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
2	Property Standards	16 140975 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Order Issued	29-Apr-16	04-JUL-18	1-Aug-18

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

No. of defects that remain outstanding : **18**

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The protective/decorative finish on the exterior surfaces is not being maintained in good repair.	Exterior	Open
2	The protective/decorative finish on the exterior surfaces is not being maintained in good repair.	Exterior	Open
3	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.	Exterior	Open
4	Required guard does not prevent the passage of a spherical object having a diameter more than 100 millimetres	Exterior	Open
5	Guard with a minimum height of 1,070 millimetres has not been provided at a raised floor where the difference in level is more than 600 millimetres.	Exterior	Open
6	The retaining wall is not being maintained in good repair.	Exterior	Open
7	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.	Exterior	Open
8	Exterior yard surface and/or similar areas not maintained Namely; damaged curbing	Exterior	Open
9	The exterior walls and their components are not being maintained in good repair.	Exterior	Open
10	The exterior walls and their components are not being maintained in good repair.	Exterior	Open
11	The protective/decorative finish on the exterior surfaces is not being maintained in good repair.	Exterior	Open
12	The protective/decorative finish on the exterior surfaces is not being maintained in good repair.	Exterior Of Building	Open
13	The exterior walls and their components are not being maintained in good repair.	Exterior Of Building	Open
14	Exterior garbage containment area not screened.	Exterior Of Building	Open
15	Exterior steps not maintained.	Exterior Of Building	Open
16	The balcony or other similar structure, and/or other appurtenant attachment and/or the supporting structural member is not maintained in good repair.	Exterior Of Building	Open
17	The protective/decorative finish on the exterior surfaces is not being maintained in good repair.	Exterior Of Building	Open
18	The protective/decorative finish on the exterior surfaces is not being maintained in good repair. Namely; rusted panels and railings	Exterior Of Building	Open

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
1	Property Standards	16 140966 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Order Issued	29-Apr-16	04-JUL-18	1-Aug-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 walls from floor level to a height of sixty (60) centimeters are not painted black.	Underground Parking Area	Open
2	The parking or storage garage walls are not painted white from sixty (60) centimeters above floor level.	Underground Parking Area	Open
3	The walls in the parking or storage garage are not impervious to water.	Underground Parking Area	Open
4	The walls in the parking or storage garage are not maintained free of holes, breaks or cracks.	Underground Parking Area	Open
5	The mechanical ventilation system in the parking or storage garage is not on at all times or otherwise controlled automatically by a carbon monoxide detection system that is located so as to provide full protection.	Underground Parking Area	Open
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.	Underground Parking Area	Open
7	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
8	The parking or storage garage does not have a designated safe-exit route.	Underground Parking Area	Open
9	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
10	The floors in the parking or storage garage are not impervious to water.	Underground Parking Area	Open
11	The floors in the parking or storage garage are not maintained free of holes, breaks or cracks	Underground Parking Area	Open
12	The electrical connections are not maintained in a safe and complete condition. Namely; missing cover plates.	Underground Parking Area	Open
13	The electrical connections are not maintained in a safe and complete condition. Namely; loose wires.	Underground Parking Area	Open
14	The electrical switches are not maintained in a safe and complete condition. Namely; missing switch plate	Underground Parking Area	Open
15	The parking or storage garage is used to keep junk or rubbish.	Underground Parking Area	Open
16	The parking or storage garage columns from floor level to a height of sixty (60) centimeters are not painted black.	Underground Parking Area	Open
17	The parking or storage garage columns are not painted white from sixty (60) centimeters above floor level.	Underground Parking Area	Open
18	The columns in the parking or storage garage are not maintained free of holes, breaks or cracks.	Underground Parking Area	Open
19	The parking or storage garage ceiling are not painted white.	Underground Parking Area	Open
20	The ceilings in the parking or storage garage are not impervious to water.	Underground Parking Area	Open
21	Lighting in a garage is provided at less than 50 lux.	Underground Parking Area	Open
22	The ceilings in the parking or storage garage are not maintained free of holes, breaks or cracks.	Underground Parking Area	Open

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
3	Property Standards	16 141069 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	29-Apr-16	30-MAR-17	9-Jun-17

No. of defects contained within the Order : **46**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The electrical connections are not maintained in a safe and complete condition. Namely; loose wires	1st Floor	Closed
2	The electrical receptacle are not maintained in a safe and complete condition. Namely; loose receptacle	1st Floor	Closed
3	Floor and/or floor covering not kept free from rubbish and debris.	12th Floor	Closed
4	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely; damaged Ceiling Tiles	12th Floor	Closed
5	Previously finished surface(s) have marks, stains, graffiti, smoke damage, painted slogans and/or other defacements.	12th Floor	Closed
6	The electrical connections are not maintained in a safe and complete condition.	12th Floor	Closed
7	The electrical receptacle are not maintained in a safe and complete condition. Namely; receptacles loose and hanging	14th Floor	Closed
8	The electrical connections are not maintained in a safe and complete condition. Namely; missing cover plate.	14th Floor	Closed
9	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	Basement	Closed
10	Interior lighting fixtures or lamps are not maintained.	Basement	Closed
11	The floor drain is not maintained in good repair. Namely; missing cover	Basement	Closed
12	The electrical connections are not maintained in a safe and complete condition. Namely; loose wires.	Boiler Room	Closed
13	The floor drain is not maintained in good repair. Namely; missing drain cover.	Boiler Room	Closed
14	The ventilation system or unit is not regularly cleaned.	Compactor Room	Closed
15	Wall(s) not maintained clean.	Compactor Room	Closed
16	The floor drain is not maintained in good repair. Namely; missing drain cover	Compactor Room	Closed
17	Garbage storage area is not maintained in a clean and odour free condition.	Compactor Room	Closed
18	The ventilation system or unit is not kept in good repair and maintained in good working condition at all times. Namely; missing grill cover	Electrical Room	Closed
19	The electrical connections are not maintained in a safe and complete condition. Namely; loose wires.	Electrical Room	Closed
20	The electrical connections are not maintained in a safe and complete condition. Namely; missing cover.	Electrical Room	Closed
21	Elevator machine room is not equipped to provide illumination to an average level of not less than 100 lux at floor level.	Elevator	Closed
22	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.	Interior	Closed
23	Lighting in a service room is provided at less than 200 lux.	Interior of Building	Closed
24	Lighting in a laundry room is provided at less than 200 lux.	Laundry Room	Closed
25	Handrails on both sides of stair or ramp 1,100mm in width or more not provided	Lobby	Closed
26	Exterior window(s) with broken/cracked glass.	Lobby	Closed
27	The ventilation system or unit is not kept in good repair and maintained in good working condition at all times. Namely; missing grill cover.	Locker Room	Closed

28	The ventilation system or unit is not kept in good repair and maintained in good working condition at all times. Namely Ventilation duct detached from ceiling	Locker Room	Closed
29	The floor drain is not maintained in good repair. Namely; missing cover	Locker Room	Closed
30	The electrical connections are not maintained in a safe and complete condition. Namely; loose wires.	Locker Room	Closed
31	Lighting in a storage room is provided at less than 50 lux.	Locker Room	Closed
32	Floor and/or floor covering not kept free from holes, stains, rubbish and debris.	Locker Room	Closed
33	Interior lighting fixtures or lamps are not maintained. Namely; loose light fixture	Locker Room	Closed
34	Previously finished surface(s) in the public area of the property is not maintained in good repair.	Roof Of Building	Closed
35	Lighting in a storage room is provided at less than 50 lux.	Storage Room	Closed
36	Immediate action has not been taken to eliminate an unsafe condition. Namely; remove excess storage of items on floor in between isles	Storage Room	Closed
37	The ventilation system or unit is not kept in good repair and maintained in good working condition at all times.	Throughout Building	Closed
38	The ventilation system or unit is not regularly cleaned.	Throughout Building	Closed
39	Previously finished surface(s) in the public area of the property is not maintained in good repair.	Throughout Building	Closed
40	Previously finished surface(s) in the public area of the property is not maintained in good repair. Namely; damaged door frames.	Throughout Building	Closed
41	Previously finished surface(s) have marks, stains, graffiti, smoke damage, painted slogans and/or other defacements.	Throughout Building	Closed
42	Floor and/or floor covering not kept free from holes, stains Namely; replace where required tread worn.	Throughout Building	Closed
43	Extension cords or other extensions are used as a permanent wiring system.	Work Shop	Closed
44	The electrical connections are not maintained in a safe and complete condition. Namely; missing cover plate	Work Shop	Closed
45	The electrical receptacle are not maintained in good working order. Namely; missing cover plate	Work Shop	Closed
46	The ventilation system or unit is not kept in good repair and maintained in good working condition at all times. Namely; missing grill	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.**