

MLS Building Audit Program - Details

Property Address : 50 GRAYDON HALL DR

Legal Description: PLAN M1180 LOT 17

Roll No. : 1908103090001000000

Building : **50 GRAYDON HALL DR**

Report Date : January 18, 2019

Building Audit Date : July 19, 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 194438 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Rescheduled	4-Aug-16	31-DEC-19	0.00%
2	Property Standards	16 195170 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	4-Aug-16	15-MAY-17	100.00%
3	Property Standards	16 195184 PRS 00 IV		Closed	4-Aug-16	15-FEB-17	100.00%
4	Property Standards	16 196036 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Rescheduled	4-Aug-16	31-DEC-19	0.00%
5	Property Standards	16 195159 PRS 00 IV	WINDOW SAFETY DEVICES	Closed	5-Sep-16	05-SEP-16	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 195159 PRS 00 IV	WINDOW SAFETY DEVICES	Closed	5-Sep-16	05-SEP-16	25-Aug-16

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	A window(s) which is capable of being opened, and is located in excess of two (2) metres from the finished grade, is not equipped with safety devices which would prevent any opening greater than one hundred (100) millimeters. A report is required to be submitted to the Officer for evaluation and approval by Owner/Property Manager, confirming that acceptable safety devices have been installed on all subject windows in an acceptable manner, and that the subject windows are not capable of being opened in excess of one hundred (100) millimeters. Namely but not limited to: Windows circled on photograph attachments. To further include any windows not in conformity with the bylaw.	Throughout Building	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 194438 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Rescheduled	4-Aug-16	31-DEC-19	31-Dec-19

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. Namely but not limited to: Peeling paint	Balcony	Open
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: Holes/Breaks/Cracks/exposed rebar on balcony slabs.	Balcony	Open
3	The protective/decorative finish on the exterior surfaces is not being maintained in good repair. Namely; rusted guards and railings	Exterior Of Building	Open
4	The exterior walls and their components are not being maintained in good repair. Namely; deteriorated and/or stain wall(s)	Exterior Of Building	Open
5	The exterior walls and their components are not being maintained in good repair. Namely but not limited to: Spalling bricks	Exterior Of Building	Open
6	The exterior walls and their components are not being maintained in good repair. Namely: Delaminated shear walls.	Exterior Of Building	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 196036 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Rescheduled	4-Aug-16	31-DEC-19	31-Dec-19

No. of defects contained within the Order : **12**

No. of defects that remain outstanding : **12**

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The walls in the parking or storage garage are not maintained free of holes, breaks or cracks. Namely but not limited to: Peeling paint	1st Parking Level	Open
2	The plumbing system is not kept free from leaks or defects. Namely but not limited to: Leaking pipe	1st Parking Level	Open
3	The ceilings in the parking or storage garage are not impervious to water.	1st Parking Level	Open
4	The parking or storage garage walls from floor level to a height of sixty (60) centimeters are not painted black.	1st Parking Level	Open
5	Lighting in a garage is provided at less than 50 lux.	1st Parking Level	Open
6	The floors in the parking or storage garage are not maintained free of holes, breaks or cracks	2nd Parking Level	Open
7	The floor drain is not maintained in good repair. Namely but not limited to missing floor drain cover	2nd Parking Level	Open
8	The ceilings in the parking or storage garage are not impervious to water. Namely but not limited to: water penetration; parking spot #278	2nd Parking Level	Open
9	The ceilings in the parking or storage garage are not maintained free of holes, breaks or cracks. Namely but not limited to: Exposed rebar and delaminated concrete.	2nd Parking Level	Open
10	The parking or storage garage columns from floor level to a height of sixty (60) centimeters are not painted black.	2nd Parking Level	Open
11	The ceilings in the parking or storage garage are not maintained free of holes, breaks or cracks. Namely but not limited to: Delaminated concrete throughout garage including ledge beams.	Parking Area	Open
12	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.	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 195184 PRS 00 IV		Closed	4-Aug-16	15-FEB-17	24-Feb-17

No. of defects contained within the Order : **20**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	An emergency contact sign is not posted and maintained in a prominent place in the front lobby or entrance to the building.	1st Floor	Closed
2	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely but not limited to: Patch in carpet close to unit #1906.	19th Floor	Closed
3	Door(s) and/or hatch(es) providing access to roof is not kept locked at all times.	21st Floor	Closed
4	Interior lighting fixtures or lamps are not maintained. Namely but not limited to: Missing fixture and exposed wires.	21st Floor	Closed
5	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	Elevator Room	Closed
6	The floor drain is not maintained in good repair. Namely but not limited to: Missing drain cover	Fan Room East	Closed
7	The electrical connections are not maintained in a safe and complete condition. Namely but not limited to: Missing electrical cover plate.	Fan Room East	Closed
8	The electrical connections are not maintained in a safe and complete condition. Namely but not limited to loose or hanging wires located in compactor room and bell room.	Garage	Closed
9	The electrical connections are not maintained in a safe and complete condition. Namely but not limited to loose or hanging wires or conduit	Garage Area	Closed
10	The electrical receptacle are not maintained in good working order. Namely but not limited to: Damaged electrical outlet.	Hall	Closed
11	The electrical connections are not maintained in a safe and complete condition. Namely but not limited to missing cover plate.	Key	Closed
12	The ventilation system or unit is not regularly cleaned.	Laundry Room	Closed
13	Lighting in a storage room is provided at less than 50 lux. Namely but not limited to: Locker Room #3 and 4	Locker Room	Closed
14	The parking or storage garage is used to keep junk or rubbish.	P1	Closed
15	The parking or storage garage is used to keep junk or rubbish.	P2	Closed
16	The property is not maintained and/or kept clean in accordance with the standards. Debris on floor of service rooms	Roof Of Building	Closed
17	The floor drain is not maintained in good repair. Namely but not limited to missing drain cover.	Sprinkler Room	Closed
18	Extension cords or other extensions are used as a permanent wiring system.	Storage Room	Closed
19	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely but not limited to: Peeling paint	Throughout Building	Closed
20	The property is not maintained and/or kept clean in accordance with the standards. Namely but not limited to: Debris in electrical closets	Throughout Building	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 195170 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	4-Aug-16	15-MAY-17	5-Oct-17

No. of defects contained within the Order : **27**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	11th Floor	Closed
2	Lighting in a service room is provided at less than 200 lux.	Bell Room	Closed
3	Floor and/or floor covering not kept free from holes, stains, rubbish and debris.	Bell Room	Closed
4	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	Boiler Room	Closed
5	Interior lighting fixtures or lamps are not maintained. Namely but not limited to exposed light fixture wires	Boiler Room	Closed
6	Lighting in a service room is provided at less than 200 lux.	Boiler Room	Closed
7	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	Boiler Room	Closed
8	Lighting in a service room is provided at less than 200 lux.	Compactor Room	Closed
9	Lighting in a service room is provided at less than 200 lux.	Electrical Room	Closed
10	Elevator machine room is not equipped to provide illumination to an average level of not less than 100 lux at floor level.	Elevator Room	Closed
11	Lighting in a service room is provided at less than 200 lux.	Generator	Closed
12	The parking or storage garage is used to keep junk or rubbish.	Generator	Closed
13	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely but not limited to: Holes in ceiling	Key Room	Closed
14	Lighting in a laundry room is provided at less than 200 lux.	Laundry Room	Closed
15	Lighting in a storage room is provided at less than 50 lux. To include all locker rooms	Locker Room	Closed
16	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	Locker Room #3	Closed
17	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely but not limited to: Removal of clutter and all debris	Maintenance Room	Closed
18	Interior lighting fixtures or lamps are not maintained. Namely but not limited to: hanging, missing cover and/or exposed wires.	Maintenance Room	Closed
19	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely but not limited to: Missing and stained tiles.	Maintenance Room	Closed
20	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	Maintenance Room	Closed
21	Lighting in a storage room is provided at less than 50 lux.	Maintenance Room	Closed
22	Lighting in a storage room is provided at less than 50 lux.	Storage Room	Closed
23	Ventilation system or unit not regularly cleaned.	Throughout Building	Closed
24	Adequate ventilation shall be provided to all areas of the building.	Throughout Building	Closed
25	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition. Namely but not limited to: Stretching of carpet (elevator lobby)	Throughout Building	Closed
26	Ventilation system or unit not kept in good repair and maintained in good working condition. Namely but not limited to; Broken ventilation/grill covers	Throughout Building	Closed
27	The electrical fixtures are not maintained in a safe and complete condition. Namely but not limited to cover plates.		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.**