

MLS Building Audit Program - Details

Property Address : 100 TYNDALL AVE

Legal Description: PLAN 431 LOT 50 PT LOT 51

Roll No. : 1904021100038000000

Building : 100 TYNDALL AVE -- S1407

Report Date : May 11, 2012

Building Audit Date : July 13, 2011

**** 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	11 237924 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Expiry Date Extended	25-Jul-11	20-AUG-12	32.95%
2	Property Standards	11 239891 PRS 00 IV	INTERIOR COMMON ELEMENTS - GUARD/HANDRAIL DEFECTS	Expiry Date Extended	25-Jul-11	20-AUG-12	37.50%
4	Property Standards	11 241711 PRS 00 IV	REPORT ORDERS - WINDOW LIMITING DEVICES	Expiry Date Extended	25-Jul-11	20-AUG-12	N/A**
7	Property Standards	11 241964 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Expiry Date Extended	25-Jul-11	20-AUG-12	22.22%
8	Property Standards	11 242242 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Expiry Date Extended	25-Jul-11	20-AUG-12	36.84%

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	11 239891 PRS 00 IV	INTERIOR COMMON ELEMENTS - GUARD/HANDRAIL DEFECTS	Expiry Date Extension	25-Jul-11	20-AUG-12	31-Aug-12

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	A window in a stairway/exit/public area that extends to less than 1,070 millimetres above the floor is protected by a guard that is less than 1,070 millimetres high measured to the top of the guard from the surface of the floor.	2/F Laundry Room	Closed
2	A window in a stairway that extends to less than 1,070 millimetres above the landing is protected by a guard that is less than 1,070 millimetres high measured to the top of the guard from the surface of the landing.	East Stairway	Open
3	Required guard (stairs and landings) does not prevent the passage of a sphere having a diameter more than 100 millimetres.	Stairways	Open
4	Height of the guard for the exit stairs are less than 920 millimetres measured vertically to the top of the guard from a line drawn through the outside edges of the stair nosings.	Stairways	Open
5	Handrails on both sides of stair 1,100mm in width or more not provided.	Stairways	Open
6	Height of the guard for the exit stairs are less than 1,070 millimetres around landings.	Stairways	Open
7	The guard (stairs and landings) is designed that a member, attachment or opening located between 140 millimetres and 900 millimetres above the level being protected facilitates climbing.	Stairways	Closed
8	A window in a stairway that extends to less than 1,070 millimetres above the landing is protected by a guard that is less than 1,070 millimetres high measured to the top of the guard from the surface of the landing.	West Stairway	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
8	Property Standards	11 242242 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Expiry Date Exten	25-Jul-11	20-AUG-12	31-Aug-12

No. of defects contained within the Order : **19**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	Ceiling	Open
2	The exterior walls and their components are not being maintained in good repair. Namely: Plaster wall at front entrance is spalling.	East	Closed
3	Eavestrough, roof gutter, flashing and/or down pipe not maintained free from obstructions. Namely: Vegetation growing in the eavestrough.	East	Closed
4	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.	East	Open
5	Exterior garbage bin(s) has no cover.	Exterior	Closed
6	Exterior garbage containment area not screened.	Exterior	Open
7	The exterior garbage storage area is not maintained in a litter free and odour free condition.	Exterior	Open
8	Dwelling unit window that is capable of being opened has no screen.	Exterior Of Building	Open
9	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	Open
10	The exterior walls and their components are not being maintained in good repair. Namely: Exterior bricks are spalling, S/E corner, South wall, North wall	Exterior Of Building	Closed
11	The property has not been repaired in accordance with the standards. Namely: Air Conditioner grills are showing rust, paint is chipped and peeling.	Exterior Of Building	Open
12	The exterior surface of the building shall be maintained free of graffiti and/or painted slogans.	North	Open
13	The required guard on top of the retaining wall is not maintained in good repair.	North	Closed
14	Driveway(s) and/or similar areas not maintained. Namely: Concrete ramp is damaged, cracked.	North	Closed
15	The retaining wall is not being maintained in good repair.	North	Open
16	Handrail not continuous throughout length of tsairway or ramp other than interruption by doorway or newel at change of direction	West	Open
17	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely: Plaster is spalling on stairway retaining wall.	West	Open
18	The electrical fixtures are not maintained in a safe and complete condition.	West	Closed
19	The trapped floor drain is not screened with a metal grill or other suitable material so as to effectively exclude rodents.	West	Open

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
7	Property Standards	11 241964 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Expiry Date Exten	25-Jul-11	20-AUG-12	31-Aug-12

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

No. of defects that remain outstanding : **21**

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The catchbasin is not being maintained free from defect and/or obstructions.	Underground Parking Area	Open
2	The plumbing system is not kept in good working order. Namely : Pipes in the walls are exposed and protruding from the wall.	Underground Parking Area	Open
3	The ceilings in the parking or storage garage are not maintained free of holes, breaks or cracks.	Underground Parking Area	Open
4	The ceilings in the parking or storage garage are not maintained free of holes, breaks or cracks. Namely: Ceiling drywall, plaster is loose.	Underground Parking Area	Closed
5	The columns in the parking or storage garage are not maintained free of holes, breaks or cracks.	Underground Parking Area	Closed
6	The garage door that is equipped with an automatic closing mechanism is not equipped with a sensing device that does not allow the door to close when any person, animal or object is crossing its path. Namely : Door is damaged and not operational.	Underground Parking Area	Open
7	The garage door that is equipped with an automatic closing mechanism is not equipped with a sensing device that does not allow the door to close when any person, animal or object is crossing its path.	Underground Parking Area	Open
8	The electrical connections are not maintained in a safe and complete condition. Namely: electrical conduits, junction boxes are rusted, damaged.	Underground Parking Area	Open
9	The electrical connections are not maintained in good working order. Namely: No cover plate on junction box.	Underground Parking Area	Open
10	The floors in the parking or storage garage are not maintained free of holes, breaks or cracks. Namely: Trip hazard, drain stack cut above floor grade.	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	Open
12	The property has not been repaired in accordance with the standards. Namely: water leaking from Fire Hose Cabinet.	Underground Parking Area	Closed
13	The property has not been repaired in accordance with the standards. Namely: Heating housing unit is rusted with exposed wires.	Underground Parking Area	Open
14	The property has not been repaired in accordance with the standards. Namely: No door on circuit board.	Underground Parking Area	Open
15	The property is not maintained and/or kept clean in accordance with the standards. Namely : indiscriminate storage facility.	Underground Parking Area	Open
16	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
17	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
18	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
19	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
20	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
21	The parking or storage garage walls painted surface is not maintained in a state of good repair. Namely: Black and white paint is peeling in sections.	Underground Parking Area	Open
22	The parking or storage garage walls are not painted white from sixty (60) centimeters above floor level.	Underground Parking Area	Open

23	Materials used for the repair, replacements or painting of the stair(s), landing(s) and/or its attachments do not have a finish and facing similar to that of the original covering. Namely: plywood used as riser on cement stairway.	Underground Parking Area	Open
24	Interior door(s), frames(s), and/or hardware not maintained in good repair, Namely: Oil tank storage area hatch door is damaged, rusted, not secure.	Underground Parking Area	Open
25	The electrical connections are not maintained in good working order.	Underground Parking Area	Closed
26	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely: No cover on sump pump hole.	Underground Parking Area	Open
27	Lighting in a garage is provided at less than 50 lux.	Underground Parking Area	Open

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
1	Property Standards	11 237924 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Expiry Date Exten	25-Jul-11	20-AUG-12	31-Aug-12

No. of defects contained within the Order : **88**

No. of defects that remain outstanding : **59**

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The floor and every appurtenance, surface cover and finish is not maintained. Namely: floor tiles missing/cracked.	1/F Main Entrance	Closed
2	The floor, surface cover and finish is not maintained. Namely: carpet defective.	1/F Hallway	Closed
3	Previously finished wall(s) have marks, stains, painted slogans and/or other defacements. Namely: near Apt 106.	1/F Hallway	Closed
4	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely: near Apt 108.	1/F Hallway	Closed
5	Floor and/or floor covering not kept in a clean condition and not kept free from stains. Namely: near Apt 104.	1/F Hallway	Closed
6	Previously finished wall(s) in the public area of the property is not maintained in good repair.	1/F Lobby	Closed
7	The floor, surface cover and finish is not reasonably smooth and level.	1/F Lobby	Closed
8	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. The sign is not in lettering of not less than 12.7 millimetres in height.	1/F Lobby	Open
9	Previously finished surface (ceiling) in the public area of the property is not maintained in good repair.	1/F Lobby	Closed
10	The electrical connections are not maintained in a safe and complete condition. Namely: cover of junction box missing and wiring not terminated properly.	1/F Meter Room	Open
11	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	1/F Meter Room	Open
12	Electrical equipment room is not equipped to provide illumination to an average level of not less than 50 lux at floor or tread level.	1/F Meter Room	Closed
13	The property is not maintained and/or kept clean in accordance with the standards. Namely: improper storage and retention of materials.	1/F Meter Room	Open
14	Floor and/or floor covering not kept free from holes.	1/F Meter Room	Closed
15	Exterior door not maintained in good repair. Namely: door not weather-tight and door frame defective.	1/F North Hallway	Closed
16	Floor and/or floor covering not kept in a clean and sanitary condition.	1/F North Hallway	Closed
17	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	1/F Storage Room	Open
18	The ventilation unit is not kept in good repair. Namely: vent grille missing.	1/F Storage Room	Open
19	The electrical switches are not maintained in a safe and complete condition. Namely: coverplate of switch missing.	1/F Storage Room	Open
20	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	1/F Storage Room	Open
21	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	1/F Storage Room	Open
22	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	1/F to 2/F East Stairway	Open
23	Previously finished surface(s) have marks, stains, graffiti, painted slogans and/or other defacements. Namely: on glass panels.	1/F to 2/F East Stairway	Closed
24	Exterior window(s) with broken/cracked glass.	1/F to 2/F East Stairway	Closed
25	Wall not maintained free of holes, cracks, damaged and deteriorated materials. Namely: door opening threshold broken.	1/F to 2/F West Stairway	Open
26	The heating unit is not in good repair and maintained in good working condition. Namely: unit removed.	1/F to 2/F West Stairway	Open

27	Floor and/or floor covering not kept in a clean condition and not kept free from stains. Namely: near Apt 207 and laundry room.	2/F Hallway	Open
28	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition. Namely: floor mat at Apt 203 and 204.	2/F Hallway	Closed
29	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	2/F Laundry Room	Open
30	Lighting in a laundry room is provided at less than 200 lux.	2/F Laundry Room	Open
31	Laundry room and associated equipment is not maintained in a clean condition. Namely: walls, floor, laundry tub, etc. not clean.	2/F Laundry Room	Closed
32	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	2/F Laundry Room	Open
33	The heating unit is not in good repair and maintained in good working condition. Namely: unit removed.	2/F Laundry Room	Open
34	The ventilation unit is not regularly cleaned. Namely: vent grille not cleaned.	2/F Laundry Room	Open
35	The ventilation unit is not regularly cleaned. Namely: vent grille not cleaned.	2/F Laundry Room	Closed
36	Exterior window not maintained in good repair. Namely: window sill deteriorated.	2/F Laundry Room	Open
37	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	2/F Laundry Room	Open
38	All repairs shall be made with materials that are suitable and sufficient for the purpose. Namely: window glass replaced with other materials.	2/F Laundry Room	Open
39	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	2/F Laundry Room	Open
40	Previously finished surface(s) have marks, stains, graffiti, painted slogans and/or other defacements. Namely: on walls and glass panels.	2/F to 3/F East Stairway	Open
41	Exterior window(s) with broken/cracked glass.	2/F to 3/F East Stairway	Closed
42	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition. Namely: floor mat at Apt 303.	3/F Hallway	Closed
43	The electrical connections are not maintained in a safe and complete condition.	3/F to 4/F West Stairway	Open
44	Floor and/or floor covering not kept in a clean condition and not kept free from stains. Namely: near Apt 402 and elevator.	4/F Hallway	Closed
45	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition. Namely: floor mat at Apt 403 and 408.	4/F Hallway	Closed
46	The heating unit is not in good repair and maintained in good working condition. Namely: unit not anchored properly.	4/F to 5/F East Stairway	Open
47	Exterior window(s) with broken/cracked glass.	4/F to 5/F West Stairway	Open
48	The floor and every appurtenance, surface cover and finish is not reasonably smooth and level. Namely: carpet not level near Apt 501.	5/F Hallway	Closed
49	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely: near Apt 508.	5/F Hallway	Open
50	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	5/F to 6/F East Stairway	Open
51	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	5/F to 6/F West Stairway	Open
52	Exterior door or skylight not maintained in good repair. Namely: roof access door defective.	6/F East Stairway	Closed
53	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely: walls around roof access door.	6/F East Stairway	Open
54	The heating unit is not in good repair and maintained in good working condition. Namely: unit removed and cover of unit missing.	6/F Hallway	Open
55	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely: walls around roof access door.	6/F West Stairway	Open
56	Door/hatch providing access to roof is not kept locked at all times.	6/F West Stairway	Open
57	Exterior door or skylight not maintained in good repair. Namely: roof access door defective.	6/F West Stairway	Open
58	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition. Namely: cover of sump pump missing.	Basement Boiler Room	Open
59	The ventilation system or unit is not kept in good repair and maintained in good working condition at all times.	Basement Boiler Room	Open
60	Interior door(s), frames(s), and/or hardware not maintained in good repair. Namely: door frame rusted.	Basement Boiler Room	Open
61	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	Basement Boiler Room	Open

62	Lighting in a service room is provided at less than 200 lux.	Basement Boiler Room	Open
63	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	Basement Boiler Room	Open
64	The electrical connections are not maintained in a safe and complete condition. Namely: wiring not terminated properly.	Basement Boiler Room	Open
65	Handrails on one side of stair less than 1,100mm in width not provided.	Basement Boiler Room	Open
66	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Basement Boiler Room	Open
67	Wall(s) constructed for the purpose of separation is not maintained in a good state of repair. Namely: walls not impervious to water.	Basement Boiler Room	Open
68	The electrical connections are not maintained in a safe and complete condition. Namely: cover of junction box missing.	Basement North-East Storage Room	Open
69	The electrical switches are not maintained in a safe and complete condition. Namely: coverplate of switch missing.	Basement North-East Storage Room	Open
70	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	Basement North-East Storage Room	Open
71	Ceiling(s) constructed for the purpose of separation is not maintained in a good state of repair. Namely: ceiling not impervious to water.	Basement North-East Storage Room	Open
72	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely: door opening lintel defective.	Basement North-East Storage Room	Open
73	The property is not maintained and/or kept clean in accordance with the standards. Namely: improper storage and retention of materials.	Basement North-East Storage Room	Open
74	Lighting in a storage room is provided at less than 50 lux.	Basement North-East Storage Room	Open
75	The stairs and/or other appurtenant attachments and/or their supporting structural members are not maintained in good repair. Namely: stairs, risers, etc. rusted.	Basement to 1/F East Stairway	Open
76	The stairs are not maintained in a clean and/or sanitary condition.	Basement to 1/F East Stairway	Open
77	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	Basement to 1/F East Stairway	Open
78	The guards and/or other appurtenant attachments are not maintained in a clean and/or sanitary condition. Namely: guards on landings.	East Stairway	Open
79	Previously finished surface(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance. Namely: stairway glass panels.	East Stairway	Open
80	The guards and/or their supporting structural members are not maintained in good repair. Namely: guards are not renewed or refinished.	East Stairway	Closed
81	The stairs and/or other appurtenant attachments are not maintained in good repair. Namely: cracked and broken nosings on treads.	East Stairway	Closed
82	The ventilation unit is not regularly cleaned. Namely: vent grille not cleaned.	Hallways	Closed
83	The ventilation system or unit is not kept in good repair and maintained in good working condition at all times.	Hallways	Open
84	The floor, surface cover and finish is not maintained. Namely: tear on carpet near elevator.	Hallways	Closed
85	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.	Stairways	Closed
86	The transparent surface is not kept reasonably clean.	Stairways	Open
87	The floor, surface cover and finish is not maintained. Namely: landing floor paint not renewed or refinished.	Stairways	Closed
88	All repairs shall be made with materials that are suitable and sufficient for the purpose. Namely: window glass panels replaced with other materials.	Stairways	Open

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.**