

MLS Building Audit Program - Details

Property Address : 130 TYNDALL AVE

Legal Description: PLAN 431 LOT 41

Roll No. : 1904021100030000000

Building : 130 TYNDALL AVE -- S1407

Report Date : May 11, 2012

Building Audit Date : June 09, 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 215656 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Expiry Date Extended	20-Jun-11	14-JUN-12	97.14%
2	Property Standards	11 215660 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	20-Jun-11	30-DEC-11	100.00%
3	Property Standards	11 215661 PRS 00 IV	REPORT ORDERS - WINDOW AIR-CONDITIONERS	Order Issued	20-Jun-11	30-MAY-12	N/A**
4	Property Standards	11 218435 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	20-Jun-11	30-DEC-11	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	11 215660 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	20-Jun-11	30-DEC-11	30-Dec-11

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

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The parking or storage garage columns are not painted white from sixty (60) centimeters above floor level.	Underground Parking Area	Closed
2	The parking or storage garage columns from floor level to a height of sixty (60) centimeters are not painted black.	Underground Parking Area	Closed
3	The parking or storage garage is used to keep vehicles, trailers and/or parts of them that are in a wrecked, discarded, dismantled, inoperative or abandoned condition. Namely: vehicles at parking stall #5 and 16.	Underground Parking Area	Closed
4	The parking or storage garage is used to keep junk or rubbish.	Underground Parking Area	Closed
5	The electrical connections are not maintained in a safe and complete condition. Namely: wiring not terminated properly by parking stall # 2, 3, 6, 7 and other locations.	Underground Parking Area	Closed
6	The property has not been repaired in accordance with the standards. Namely: ventilation ductwork damaged.	Underground Parking Area	Closed
7	The property is not maintained and/or kept clean in accordance with the standards. Namely: floor not kept clean.	Underground Parking Area	Closed
8	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	Closed
9	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	Closed
10	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	Closed
11	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	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.	Underground Parking Area	Closed
13	The parking or storage garage walls are not painted white from sixty (60) centimeters above floor level.	Underground Parking Area	Closed
14	The parking or storage garage walls from floor level to a height of sixty (60) centimeters are not painted black.	Underground Parking Area	Closed
15	The parking or storage garage ceiling is not painted white.	Underground Parking Area	Closed
16	The ceilings in the parking or storage garage are not maintained free of holes, breaks or cracks. Namely: near parking stall #16 and other locations.	Underground Parking Area	Closed
17	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Underground Parking Area	Closed
18	Lighting in a garage is provided at less than 50 lux. Namely: near garage entrance.	Underground Parking Area	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
1	Property Standards	11 215656 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Expiry Date Exten	20-Jun-11	14-JUN-12	30-May-12

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

No. of defects that remain outstanding : **1**

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Handrails on both sides of stair 1,100mm in width or more not provided.	East Side of Building	Closed
2	Intermediate handrail(s) for stair not provided so that handrails are not greater than 1650mm apart.	East Side of Building	Closed
3	Handrails not provided on both sides of ramp.	East Side of Building	Closed
4	The exterior walls and their components are not being maintained in good repair.	East Side of Building	Closed
5	The protective/decorative finish on the exterior surfaces is not being maintained in good repair. Namely: metalwork such as guards and handrails.	Exterior	Closed
6	Window that is capable of being opened has screen that is not maintained in good repair and free from defects or missing components.	North Side of Building	Closed
7	Exterior window(s) with broken/cracked glass.	North Side of Building	Closed
8	Handrails on both sides of stair 1,100mm in width or more not provided.	North Side of Building	Closed
9	Height of the guard for the exit stairs are less than 1,070 millimetres around landing (top of stairs).	North Side of Building	Closed
10	Height of the guard for the exit stairs are less than 1,070 millimetres around landing (top of stairs).	North Side of Building	Closed
11	Required guard does not prevent the passage of a sphere having a diameter more than 100 millimetres.	North Side of Building	Closed
12	The guard is designed that a member, attachment or opening located between 140 millimetres and 900 millimetres above the level being protected facilitates climbing.	North Side of Building	Closed
13	The guard is designed that a member, attachment or opening located between 140 millimetres and 900 millimetres above the level being protected facilitates climbing.	North Side of Building	Closed
14	Required guard does not prevent the passage of a sphere having a diameter more than 100 millimetres.	North Side of Building	Closed
15	Exterior garbage containment area not screened.	North Side of Property	Closed
16	Exterior garbage bin(s) covers left open.	North Side of Property	Closed
17	Height of the guard for the exit stairs are less than 1,070 millimetres around landing (top of stairs).	North-West of Property	Closed
18	The stairs and/or their supporting structural members are not maintained in good repair.	North-West of Property	Closed
19	Exterior door is not maintained in good repair. Namely: protective/decorative finish defective.	North-West of Property	Closed
20	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	North-West of Property	Closed
21	The guard is designed that a member, attachment or opening located between 140 millimetres and 900 millimetres above the level being protected facilitates climbing.	North-West of Property	Closed
22	Required guard does not prevent the passage of a sphere having a diameter more than 100 millimetres.	North-West of Property	Closed
23	Handrails on both sides of stair 1,100mm in width or more not provided.	South Side of Building	Closed
24	Openings in exterior wall not protected with suitable materials and not weather-tight.	South Side of Building	Closed
25	Height of the guard for the exit stairs are less than 1,070 millimetres around landing (top of stairs).	South Side of Building	Closed
26	Equipment/attachment appurtenant to the building is not being maintained in good repair. Namely: vent grille.	South Side of Building	Closed
27	The guard is designed that a member, attachment or opening located between 140 millimetres and 900 millimetres above the level being protected facilitates climbing.	South Side of Property	Closed

28	The guard is designed that a member, attachment or opening located between 140 millimetres and 900 millimetres above the level being protected facilitates climbing.	South Side of Property	Closed
29	The guards and/or other appurtenant attachments and/or their supporting structural members are not maintained in good repair.	South Side of Property	Closed
30	The guards and/or other appurtenant attachments and/or their supporting structural members are not capable of supporting all loads that they are subjected to.	South Side of Property	Closed
31	Required guard does not prevent the passage of a sphere having a diameter more than 100 millimetres.	South Side of Property	Closed
32	Exterior walkway not maintained in good repair.	South Side of Property	Closed
33	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. Namely: height of guard is less than 1,070 millimetres.	South Side of Property	Closed
34	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. Namely: height of guard is less than 1,070 millimetres.	South Side of Property	Closed
35	The exterior walls and their components are not being maintained in good repair.	West Side 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	11 218435 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	20-Jun-11	30-DEC-11	6-Jan-12

No. of defects contained within the Order : **65**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The floor and every appurtenance, surface cover and finish is not maintained.	1st Floor	Closed
2	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair.	2nd Floor	Closed
3	Interior door is not a good fit in its frame.	2nd Floor	Closed
4	Interior lighting fixtures or lamps are not maintained. Namely: Light is not operational.	3rd Floor	Closed
5	Exterior window(s) with broken/cracked glass.	4th Floor	Closed
6	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair. Namely: Door is not closing in its frame.	4th Floor	Closed
7	Height of the guard for exit ramps and landings is less than 1,070 millimetres measured vertically to the top of the guard from the ramp surface where the difference in elevation between the adjacent ground or floor level and the ramp is more than 600 millimetres.	5th Floor	Closed
8	Guard has openings of a size that does not prevent the passage of a sphere having a diameter more than 100 millimetres	5th Floor	Closed
9	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.	5th Floor	Closed
10	Floor and/or floor covering not kept in a clean and sanitary condition. Namely: Staines on carpet.	5th Floor	Closed
11	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	Basement	Closed
12	Extension cords or other extensions are used as a permanent wiring system.	Basement	Closed
13	The trapped floor drain is not screened with a metal grill or other suitable material so as to effectively exclude rodents.	Basement	Closed
14	The property is not maintained and/or kept clean in accordance with the standards. Namely: Material in isle.	Basement	Closed
15	Floor and/or floor covering not kept free from holes, stains, rubbish and debris.	Basement	Closed
16	The electrical switches are not maintained in good working order.	Basement	Closed
17	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Basement	Closed
18	Interior door is not a good fit in its frame. Namely: Cage doors are damaged and not secure.	Basement	Closed
19	Lighting in a storage room is provided at less than 50 lux.	Basement	Closed
20	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Basement	Closed
21	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Bathroom	Closed
22	The ventilation system or unit is not regularly cleaned.	Bathroom	Closed
23	The plumbing system is not kept free from leaks or defects. Namely: pipe fittings are leaking.	Boiler Room	Closed
24	The floor and every appurtenance, surface cover and finish is not reasonably smooth and level. Namely: Concrete floor is raised and not smooth, "speed bump".	Boiler Room	Closed
25	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	Boiler Room	Closed
26	Required handrails on stairs or ramps are less than 865mm or more than 965mm high	Boiler Room	Closed
27	Lighting in a service room is provided at less than 200 lux.	Boiler Room	Closed
28	Lighting in a service room is provided at less than 200 lux.	Boiler Room	Closed

29	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	Boiler Room	Closed
30	The electrical receptacle are not maintained in a safe and complete condition. Namely: No covers on electrical receptacles.	Boiler Room	Closed
31	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Boiler Room	Closed
32	Floor and/or floor covering not kept free from holes. Namely: Sump pump cover is not secure, nor can it support a load.	Boiler Room	Closed
33	The electrical connections are not maintained in a safe and complete condition. Namely: Electrical wires are not secure.	Boiler Room	Closed
34	Interior door is not a good fit in its frame.	East	Closed
35	The property is not maintained and/or kept clean in accordance with the standards.	East	Closed
36	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Electrical Room	Closed
37	Electrical equipment room is not equipped to provide illumination to an average level of not less than 50 lux at floor or tread level.	Electrical Room	Closed
38	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	Electrical Room	Closed
39	The ventilation system or unit is not regularly cleaned.	Hall	Closed
40	Lighting in a service hallway is provided at less than 50 lux.	Hall	Closed
41	The floor and every appurtenance, surface cover and finish is not maintained. Namely: Baseboard missing in sections.	Hall	Closed
42	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Hall	Closed
43	The property is not maintained and/or kept clean in accordance with the standards. Namely: Storage rooms not organized.	Hall	Closed
44	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Laundry Room	Closed
45	Lighting in a laundry room is provided at less than 200 lux.	Laundry Room	Closed
46	Exterior window or skylight not maintained in good repair. Namely: No screen.	Laundry Room	Closed
47	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
48	An emergency contact sign is not posted and maintained in a prominent place in the front lobby or entrance to the building.	Lobby	Closed
49	The emergency contact sign is not in lettering of not less than 12.7 millimetres in height.	Lobby	Closed
50	Communication system identifies the tenant by unit number.	Lobby	Closed
51	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Office	Closed
52	The property is not maintained and/or kept clean in accordance with the standards.	Office	Closed
53	Guard has openings of a size that does not prevent the passage of a sphere having a diameter more than 100 millimetres	Stairway	Closed
54	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.	Stairway	Closed
55	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.	Stairway	Closed
56	The handrails and/or other appurtenant attachments and/or their supporting structural members are not maintained in good repair. Namely: East Stairway handrail on 4th to 5th floor not secure, missing cap,	Stairway	Closed
57	Required handrails on stairs or ramps are less than 865mm or more than 965mm high	Stairway	Closed
58	Handrails on both sides of stair or ramp 1,100mm in width or more not provided. Namely: Handrail missing in sections.	Stairway	Closed
59	Lighting in a service stairway is provided at less than 50 lux.	Stairway	Closed
60	Immediate action has not been taken to eliminate an unsafe condition.	Stairway	Closed
61	Previously finished wall(s) in the public area of the property is not maintained in good repair. Namely: Painting in stairwell has not been completed.	Stairway	Closed

62	Exterior window or skylight not maintained in good repair. Namely: Missing and torn screens.	Stairway	Closed
63	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	Steam Room	Closed
64	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Steam Room	Closed
65	The property is not maintained and/or kept clean in accordance with the standards.	Storage Room	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.**