

**MLS Building Audit Program - Details**

**Property Address : 60 TYNDALL AVE**

Legal Description: PLAN 431 PT LOTS 53 & 54

Roll No. : 1904021100042000000

Building : **60 TYNDALL AVE -- S1407**

**Report Date : May 11, 2012**

**Building Audit Date : June 29, 2010**

**\*\* 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
8	Property Standards	10 213209 PRS 00 IV	INTERIOR COMMON ELEMENTS - ROOF TOP, LAUNDRY ROOMS, SERVICE ROOMS	Expiry Date Extended	9-Jul-10	04-APR-12	83.56%
10	Property Standards	10 214298 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Expiry Date Extended	9-Jul-10	04-APR-12	82.14%
11	Property Standards	10 280930 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Expiry Date Extended	20-Oct-10	16-JUL-12	54.55%
12	Property Standards	10 281173 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	20-Oct-10	16-JUL-12	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
11	Property Standards	10 280930 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Expiry Date Exten	20-Oct-10	16-JUL-12	7-Oct-12

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Exterior garbage containment area not screened.	Exterior	Open
2	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. Specifically minor weeds and litter throughout	Exterior	Closed
3	The exterior walls and their components are not being maintained in good repair. Specifically damaged/missing bricks/block by vehcile door; north wall between pedestrian doors; spalling bricks at south face at grade level; north west corner and other various locations.	Exterior Of Building	Open
4	Exterior door is not maintained in good repair. Specifically east pedestrian door has damaged/missing paint.	Exterior Of Building	Closed
5	Exterior window does not prevent the entry of vermin, rodents and/or insects. specifically missing bug screens throughout	Exterior Of Building	Closed
6	Exterior window(s) with broken/cracked glass. specifically broken window on north face grade level and other various locations	Exterior Of Building	Closed
7	Exterior door is not maintained in good repair. Specifically damaged door frame [lower section] at main entrance	Front East	Closed
8	The guards and/or other appurtenant attachments and/or their supporting structural members are not maintained in good repair. Specifically deteriorated guards on south/west stairway to underground parking.	South Rear West	Open
9	The exterior surface of the building shall be maintained free of markings. Specifically minor graffiti south west exterior wall.	South Rear West	Closed
10	Handrails on both sides of stair or ramp 1,100mm in width or more not provided	South Rear West	Open
11	The exterior walls and their components are not being maintained in good repair. Specifically south wall ventilation opening is missing a proper cover/grill.	South Side of Building	Open

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
12	Property Standards	10 281173 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	20-Oct-10	16-JUL-12	6-Oct-12

No. of defects contained within the Order : **16**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The exit door does not open in direction of exit travel. Specifically, door beside vehicular door do not swing in the proper direction	Underground Parking Area	Closed
2	The floor drain is not maintained in good repair. Specifically missing drain covers throughout	Underground Parking Area	Closed
3	Exterior door, window, skylight or basement hatchway not maintained in good repair. Specifically broken glass in west exit door.	Underground Parking Area	Closed
4	The parking or storage garage walls painted surface is not maintained in a state of good repair. Specifically the white and black paint require refurbishing	Underground Parking Area	Closed
5	The parking or storage garage walls painted surface is not maintained in a state of good repair. Specifically wall paint in garage and stairwells leading from the garage require to have the paint refurbished.	Underground Parking Area	Closed
6	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
7	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. Specifically green paint does not extend 1 metre either side of door	Underground Parking Area	Closed
8	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
9	The parking or storage garage does not have a designated safe-exit route.	Underground Parking Area	Closed
10	The floors in the parking or storage garage are not maintained free of holes, breaks or cracks. Specifically no cover is present for the sump pit.	Underground Parking Area	Closed
11	Door providing access to a parking or storage garage has not been equipped with a latch that will prevent entry to the garage except by the use of a key, coded card or similar device.	Underground Parking Area	Closed
12	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. Specifically no safety device and the door is not working	Underground Parking Area	Closed
13	The parking or storage garage is used to keep junk or rubbish. specifically accumulation of articles in parking stall 5 thru 20	Underground Parking Area	Closed
14	Wall(s) constructed for the purpose of separation is not of a gas tight construction. Specifically fire-stopping required by parking stall 30,10,4 and by main gas valve	Underground Parking Area	Closed
15	Handrails on both sides of stair or ramp 1,100mm in width or more not provided. Specifically 2nd handrail not provided	Underground Parking Area	Closed
16	Lighting in a garage is provided at less than 50 lux.	Underground Parking Area	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
10	Property Standards	10 214298 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Expiry Date Extension	9-Jul-10	04-APR-12	4-Oct-12

No. of defects contained within the Order : **56**

No. of defects that remain outstanding : **10**

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Interior door is not a good fit in its frame.	1st Floor	Open
2	The property is not maintained and/or kept clean in accordance with the standards.	1st Floor	Open
3	Interior door is not a good fit in its frame.	1st Floor	Open
4	The property is not maintained and/or kept clean in accordance with the standards.	1st Floor	Open
5	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Damaged baseboard.	2nd Floor	Closed
6	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	2nd Floor	Closed
7	The electrical connections are not maintained in good working order.	2nd Floor	Closed
8	The electrical receptacle are not maintained in a safe and complete condition.	2nd Floor	Closed
9	The electrical fixtures are not maintained in good working order.	3rd Floor	Closed
10	The heating system or unit is not in good repair and maintained in good working condition. Radiator cover not secure.	3rd Floor	Closed
11	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Baseboard missing in sections.	3rd Floor	Closed
12	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair.	4th Floor	Closed
13	The electrical fixtures are not maintained in good working order.	4th Floor	Closed
14	The ventilation system or unit is not regularly cleaned. Dust on wall and ceiling.	4th Floor	Closed
15	Previously finished wall(s) in the public area of the property is not maintained in good repair.	5th Floor	Closed
16	The supplied piece(s) of equipment and/or appliance(s) in or on the property is not kept in a satisfactory working condition. Namely: not secured, glass pane missing.	6th Floor	Closed
17	The electrical connections are not maintained in good working order. Cables not secured.	6th Floor	Open
18	Floor and/or floor covering not kept in a clean and sanitary condition	6th Floor	Closed
19	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair.	7th Floor	Closed
20	The electrical receptacle are not maintained in good working order.	7th Floor	Closed
21	Previously finished wall(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance.	7th Floor	Closed
22	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair.	8th Floor	Closed
23	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. water dripping from ceiling.	8th Floor	Closed
24	Repair(s) does not reasonably match existing ceiling(s). Crown molding missing in sections.	9th Floor	Closed
25	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	9th Floor	Closed
26	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	Basement	Open
27	Elevator part(s) and appendages are not maintained in good repair and operational. Namely : (lighting fixtures, lamps, elevator buttons, floor indicators and ventilation fans)	Elevator	Closed
28	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Tiles are damaged.	Elevator	Closed
29	Interior door(s), not maintained in good repair.	Elevator	Closed
30	Exterior door has defective hardware. Panic bar is missing.	Ground Floor	Closed

31	Exterior door has deteriorated/ineffective weather-proofing.	Ground Floor	Open
32	Previously finished wall(s) have marks, stains, graffiti, smoke damage, painted slogans and/or other defacements.	Ground Floor	Closed
33	Interior door is not a good fit in its frame.	Ground Floor	Closed
34	The electrical connections are not maintained in good working order.	Ground Floor	Closed
35	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Hall	Closed
36	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.	Hall	Closed
37	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	Hall	Closed
38	The electrical fixtures are not maintained in a safe and complete condition. EXIT sign not secure, not luminated.	Hall	Closed
39	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition. CARpet missing in sections, Namely : near apt 807, 807.	Hall	Closed
40	Floor and/or floor covering not kept free from holes, stains, rubbish and debris.	Hall	Closed
41	The ventilation system or unit is not regularly cleaned.	Hall	Closed
42	Repair(s) does not reasonably match existing wall(s). Namely near unit # 803, 805.	Hall	Closed
43	Previously finished wall(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance.	Hall	Closed
44	The emergency contact sign is not in lettering of not less than 12.7 millimetres in height.	Lobby	Closed
45	An emergency contact sign is not posted and maintained in a prominent place in the front lobby or entrance to the building.	Lobby	Closed
46	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
47	The treads and/or other appurtenant attachments and/or their supporting structural members are not maintained in a safe condition.	Roof Of Building	Closed
48	The property is not maintained and/or kept clean in accordance with the standards.	Stairway	Closed
49	Exit, public corridor or corridor is not equipped to provide illumination to an average level of not less than 50 lux at all points such as angles and intersections at changes of level where there are stairs or ramps.	Stairway	Closed
50	Handrails on both sides of stair or ramp 1,100mm in width or more not provided	Stairway	Open
51	The handrails and/or other appurtenant attachments and/or their supporting structural members are not maintained in good repair.	Stairway	Open
52	Previously finished wall(s) have marks, stains, graffiti, smoke damage, painted slogans and/or other defacements.	Stairway	Closed
53	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	Stairway	Closed
54	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	Open
55	Immediate action has not been taken to eliminate an unsafe condition. Area used as storage, Namely: elevator cables, tar paper...	Stairway	Closed
56	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	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	10 213209 PRS 00 IV	INTERIOR COMMON ELEMENTS - ROOF TOP, LAUNDRY ROOMS, SERVICE ROOMS	Expiry Date Exten	9-Jul-10	04-APR-12	7-Oct-12

No. of defects contained within the Order : **73**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Previously finished surface in the public area of the property is not maintained in good repair.	1st Floor	Open
2	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	1st Floor	Closed
3	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	1st Floor	Open
4	The floor drain is not maintained in good repair.	1st Floor	Closed
5	Previously finished surface(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance.	1st Floor	Open
6	The property has not been repaired in accordance with the standards. Material stored on top of cages.	1st Floor	Closed
7	Previously finished wall(s) in the public area of the property is not maintained in good repair.	1st Floor	Open
8	Previously finished wall(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance.	1st Floor	Open
9	Lighting in a storage room is provided at less than 50 lux.	1st Floor	Closed
10	Exterior window(s) with broken/cracked glass.	1st Floor	Closed
11	The electrical connections are not maintained in good working order. Electrical wires not secured.	1st Floor	Closed
12	The property is not maintained and/or kept clean in accordance with the standards.	1st Floor	Closed
13	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Wall tiles are damaged.	2nd Floor	Closed
14	The property is not maintained and/or kept clean in accordance with the standards.	2nd Floor	Closed
15	Lighting in a laundry room is provided at less than 200 lux.	2nd Floor	Closed
16	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	2nd Floor	Closed
17	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	2nd Floor	Closed
18	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	2nd Floor	Closed
19	Previously finished wall(s) in the public area of the property is not maintained in good repair.	2nd Floor	Closed
20	The ventilation system or unit is not kept in good repair and maintained in good working condition at all times. No cover on ventilation.	2nd Floor	Closed
21	The property is not maintained and/or kept clean in accordance with the standards.	2nd Floor	Closed
22	Previously finished surface(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance.	2nd Floor	Closed
23	Interior door is not a good fit in its frame. Cage doors are not secured.	3rd Floor	Closed
24	The property is not maintained and/or kept clean in accordance with the standards.	3rd Floor	Closed
25	Interior lighting fixtures or lamps are not maintained.	3rd Floor	Closed
26	The electrical connections are not maintained in good working order. Electrical wires are exposed.	4th Floor	Closed
27	The property is not maintained and/or kept clean in accordance with the standards.	4th Floor	Closed
28	The electrical switches are not maintained in a safe and complete condition.	4th Floor	Closed
29	Interior lighting fixtures or lamps are not maintained.	5th Floor	Closed

30	Lighting in a storage room is provided at less than 50 lux.	5th Floor	Closed
31	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	5th Floor	Open
32	Interior door is not a good fit in its frame.	5th Floor	Open
33	The electrical connections are not maintained in good working order. Electrical wires are not secured.	5th Floor	Open
34	The property is not maintained and/or kept clean in accordance with the standards.	5th Floor	Closed
35	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	5th Floor	Open
36	Previously finished wall(s) in the public area of the property is not maintained in good repair.	6th Floor	Closed
37	Lighting in a service room is provided at less than 200 lux.	6th Floor	Closed
38	Interior lighting fixtures or lamps are not maintained.	7th Floor	Closed
39	The property is not maintained and/or kept clean in accordance with the standards.	7th Floor	Closed
40	Previously finished wall(s) in the public area of the property is not maintained in good repair.	7th Floor	Open
41	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	7th Floor	Open
42	Lighting in a storage room is provided at less than 50 lux.	7th Floor	Closed
43	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.	8th Floor	Closed
44	Previously finished wall(s) in the public area of the property is not maintained in good repair.	8th Floor	Closed
45	The plumbing system is not kept in good working order. 1)Sink water taps are leaking, 2) Wall taps are not capped.	8th Floor	Closed
46	Floor and/or floor covering not kept in a clean and sanitary condition	8th Floor	Closed
47	The floor and every appurtenance, surface cover and finish is not maintained.	8th Floor	Closed
48	Interior door is not a good fit in its frame.	8th Floor	Closed
49	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair. No stricker on door knob.	8th Floor	Closed
50	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	8th Floor	Closed
51	Lighting in a laundry room is provided at less than 200 lux.	8th Floor	Closed
52	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	8th Floor	Closed
53	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	8th Floor	Closed
54	Lighting in a service room is provided at less than 200 lux.	9th Floor	Closed
55	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	9th Floor	Closed
56	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair. Self closer on door not secured.	9th Floor	Closed
57	Floor and/or floor covering not kept in a clean and sanitary condition	9th Floor	Closed
58	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Boiler Room	Closed
59	The property is not maintained and/or kept clean in accordance with the standards.	Boiler Room	Closed
60	The electrical connections are not maintained in good working order. Electrical wires are not secured.	Boiler Room	Closed
61	Lighting in a service room is provided at less than 200 lux.	Boiler Room	Closed
62	Lighting in a service room is provided at less than 200 lux.	Electrical Room	Closed
63	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Electrical Room	Closed
64	Interior lighting fixtures or lamps are not maintained.	Electrical Room	Closed
65	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Garbage Room	Open
66	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair.	Garbage Room	Closed
67	Roof decks, catwalks and/or related guards are not maintained in good repair.	Roof Of Building	Closed
68	Exterior door is not maintained in good repair. Door without door knob.	Roof Of Building	Closed

69	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Roof Of Building	Closed
70	Exterior door is not maintained in good repair. No door knob, no lock on door.	Roof Of Building	Closed
71	Door(s), passageway(s) and/or exit(s), not maintained free from hazardous condition, obstruction and impediments. Doors missing on elevator control panel.	Roof Of Building	Closed
72	The electrical connections are not maintained in good working order. Electrical wires are not secure.	Roof Of Building	Closed
73	Equipment/attachment appurtenant to the building is not being maintained in good repair, namely, the roof vents, roof flashing.	Roof Of Building	Closed

**Part III - Apartment Unit Activity Summary for Property Standards Orders :60  
TYNDALL AVE**

<b>Active apartment unit related investigation matters (Property Standards only) :</b>	<b>2</b>
Number of investigation-related Orders issued to Property owner :	2
Number of investigation-related Orders issued to tenants :	0

**\* Note: The number of unit related orders relate to all buildings on the above property.**