

MLS Building Audit Program - Details

Property Address : 24 TYNDALL AVE

Legal Description: PLAN 431 LOTS 57 & 58

Roll No. : 1904021100046000000

Building : **24 TYNDALL AVE**

Report Date : January 18, 2019

Building Audit Date : March 05, 2012

**** 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	12 135009 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	16-Mar-12	30-APR-15	100.00%
2	Property Standards	12 135011 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	16-Mar-12	30-APR-15	100.00%
3	Property Standards	12 135064 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	16-Mar-12	30-APR-15	100.00%
6	Property Standards	12 137884 PRS 00 IV	REPORT ORDERS - Bird Screens on Balconies	Closed	19-Mar-12	19-MAR-13	0.00%
7	Waste	12 135652 WST 00 IV	LITTER DUMPING/REFUSE INVESTIGATION	Closed	16-Mar-12	18-MAR-13	N/A**

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	12 135011 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	16-Mar-12	30-APR-15	25-Aug-15

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Equipment/attachment appurtenant to the building is not properly anchored, Namely: The cables are loose, not anchored or secured.	North	Closed
2	Exterior garbage containment area not screened.	South	Closed
3	The exterior surface of the building shall be maintained free of markings. Namely: Graffiti on wall.	South Side of Building	Closed
4	The yard does not have suitable ground cover to prevent recurrent ponding of water. Namely: Vehicle ruts in grass area.	South Side of Building	Closed
5	The yard does not have suitable ground cover so as to direct the flow of surface water from the walls of a building. Namely: walkway and patio tiles are not level, graded.	West	Closed
6	Exterior yard surface and/or similar areas not maintained. Namely: walkway and patio tiles are not level, graded.	West	Closed
7	The yard does not have suitable ground cover to prevent recurrent ponding of water. Namely: Vehicle ruts in grass area.	West Side of Building	Closed
8	Exterior door is not maintained in good repair. Namely: paint is cracked, chipped and peeling.	West Side of Building	Closed
9	The vent stack is not maintained in good repair and/or free from defects. Nameley: Dryer vents are missing, damaged.	West Side of 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	12 135009 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	16-Mar-12	30-APR-15	25-Aug-15

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

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Driveway(s), ramps and/or similar areas not maintained. Namely: Underground garage ramp has potholes.	Ramp	Closed
2	Required guard does not prevent the passage of a sphere having a diameter more than 100 millimetres.	Ramp	Closed
3	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.	Ramp	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.	Ramp	Closed
5	The ceilings in the parking or storage garage are not impervious to water.	Underground Parking Area	Closed
6	The parking or storage garage ceiling painted surface is not maintained in a state of good repair.	Underground Parking Area	Closed
7	The columns in the parking or storage garage are not maintained free of holes, breaks or cracks.	Underground Parking Area	Closed
8	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	Closed
9	The electrical connections are not maintained in good working order. Namely: Junction box cover is missing.	Underground Parking Area	Closed
10	The electrical connections are not maintained in good working order. Namely: Cover on junction box is not secure.	Underground Parking Area	Closed
11	The trapped floor drain is not screened with a metal grill or other suitable material so as to effectively exclude rodents.	Underground Parking Area	Closed
12	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
13	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
14	The walls in the parking or storage garage are not maintained free of holes, breaks or cracks.	Underground Parking Area	Closed
15	The parking or storage garage walls are not painted white from sixty (60) centimeters above floor level.	Underground Parking Area	Closed
16	The ceilings in the parking or storage garage are not maintained free of holes, breaks or cracks. Namely: Ceiling plaster is damaged around steel beam.	Underground Parking Area	Closed
17	Lighting in a garage is provided at less than 50 lux.	Underground Parking Area	Closed
18	The parking or storage garage walls from floor level to a height of sixty (60) centimeters are not painted black.	Underground Parking Area	Closed
19	Exterior door is not maintained in good repair. Namely: The Safe Exit Door and door frame is rusted.	Underground Parking Area	Closed
20	Exterior door is not maintained in good repair. Namely: The Safe Exit Door and door frame is rusted.	Underground Parking Area	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
3	Property Standards	12 135064 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	16-Mar-12	30-APR-15	25-Aug-15

No. of defects contained within the Order : **51**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Previously finished surface in the public area of the property is not maintained in good repair. Namely: Ceiling plaster is peeling.	1st Floor	Closed
2	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	1st Floor	Closed
3	Floor and/or floor covering not kept in a clean and sanitary condition Namely: Near unit # 110,111, 112.	1st Floor	Closed
4	The electrical receptacle are not maintained in good working order. Namely: Nocover on electrical box.	1st Floor	Closed
5	Exterior door has defective hardware. Namely: Not Locking.	1st Floor	Closed
6	Interior door(s), frames(s), and/or hardware not maintained in good repair. Namely: Door is not closing.	3rd Floor	Closed
7	The electrical fixtures are not maintained in good working order. Namely: Electrical cord on Emergency Light box is not secure.	5th Floor	Closed
8	The electrical fixtures are not maintained in a safe and complete condition. Namely: Exit sign is not illuminated.	6th Floor	Closed
9	The electrical connections are not maintained in a safe and complete condition. Namely: nocover on junction box.	6th Floor	Closed
10	The property is not maintained and/or kept clean in accordance with the standards. Namely: waste, tire, litter, construction wood....on rooftop.	6th Floor	Closed
11	Exterior door, window, skylight or basement hatchway not maintained in good repair. Namely: Paint is chipped, cracked and peeling.	6th Floor	Closed
12	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	7th Floor	Closed
13	The trapped floor drain is not screened with a metal grill or other suitable material so as to effectively exclude rodents.	Balcony	Closed
14	The trapped floor drain is not screened with a metal grill or other suitable material so as to effectively exclude rodents.	Basement	Closed
15	The property is not maintained and/or kept clean in accordance with the standards.	Basement	Closed
16	Floor and/or floor covering not kept in a clean and sanitary condition	Basement	Closed
17	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition. Namely: Two sump pumps, No cover on sump pump, Rusty cover on sump pump.	Basement	Closed
18	The electrical connections are not maintained in good working order. Namely: Electrical wires not secured, by air shaft.	Basement	Closed
19	The electrical connections are not maintained in a safe and complete condition.	Basement	Closed
20	The electrical fixtures are not maintained in a safe and complete condition. Namely: Electrical light bulb hanging by electrical wires.	Basement	Closed
21	Exterior door, window, skylight or basement hatchway not maintained in good repair. Namely: No panic bar.	Basement	Closed
22	Lighting in a service hallway is provided at less than 50 lux.	Basement	Closed
23	Lighting in a service room is provided at less than 200 lux.	Basement	Closed
24	Lighting in a storage room is provided at less than 50 lux.	Basement	Closed
25	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Basement	Closed
26	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Basement	Closed

27	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Basement	Closed
28	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Basement	Closed
29	Required or provided safety equipment relative to exits and means of egress are not maintained in good working order. Namely: (Hall boiler room door not locking.)	Basement	Closed
30	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Hall	Closed
31	The property is not maintained and/or kept clean in accordance with the standards. Namely: dust, rubble, litter....	Hall	Closed
32	Interior lighting fixtures or lamps are not maintained. Namely: Burned out.	Hall	Closed
33	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Hall	Closed
34	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
35	The ventilation system or unit is not regularly cleaned.	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	Communication system identifies the tenant by unit number.	Lobby	Closed
38	Mailbox or mail receptacle is not maintained in good repair.	Lobby	Closed
39	The emergency contact sign is not in lettering of not less than 12.7 millimetres in height.	Lobby	Closed
40	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
41	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
42	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
43	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.	Stairway	Closed
44	Height of the guard for the exit stairs are less than 1,070 millimetres around landings.	Stairway	Closed
45	Required guard does not prevent the passage of a sphere having a diameter more than 100 millimetres.	Stairway	Closed
46	Required guard does not prevent the passage of a sphere having a diameter more than 100 millimetres.	Stairway	Closed
47	Interior lighting fixtures or lamps are not maintained. Namely: Burned out.	Stairway	Closed
48	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Stairway	Closed
49	Lighting in a service stairway is provided at less than 50 lux.	Stairway	Closed
50	The treads and/or other appurtenant attachments and/or their supporting structural members are not maintained in a clean and/or sanitary condition. Namely: Stairs are dirty, paint is worn.	Stairway	Closed
51	Previously finished wall(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance.	Stairway	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.**