

MLS Building Audit Program - Details

Property Address : 24 TYNDALL AVE

Legal Description: PLAN 431 LOTS 57 & 58

Roll No. : 1904021100046000000

Building : **24 TYNDALL AVE WARD 14**

Report Date : January 18, 2019

Building Audit Date : January 26, 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 109800 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	4-Feb-16	02-AUG-16	100.00%
2	Property Standards	16 109923 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	4-Feb-16	02-AUG-16	100.00%
3	Property Standards	16 110072 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	4-Feb-16	02-AUG-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
2	Property Standards	16 109923 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	4-Feb-16	02-AUG-16	28-Mar-17

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The parking or storage garage is used to keep junk or rubbish. Namely: U/G Garage. Remove all discarded materials and debris including cardboard, plastic pales, tires, battery and all other stored items.	U/G Garage	Closed
2	The plumbing system is not kept free from leaks or defects. Namely: U/G Garage near space #1. Drain pipe is leaking.	U/G Garage near space #1	Closed
3	The parking or storage garage ceiling painted surface is not maintained in a state of good repair. Namely: Painted is peeling on the ceiling near space #10	U/G Garage near space #10	Closed
4	The floor drain is not maintained in good repair. Namely: U/G Garage near space 59. Floor drain cover is not secured to the floor.	U/G Garage near space 59	Closed
5	The ceilings in the parking or storage garage are not impervious to water. Namely: U/G Garage near spaces 3,31,67 and 69. deteriorated insulation protection for 'I' beam. Possibly due to moisture penetration.	U/G Garage near spaces 3, 31, 67 and 69	Closed
6	The supplied piece(s) of equipment and/or appliance(s) in or on the property is not kept in a satisfactory working condition. Namely: U/G Garage near space 59. Remove old phone box from the wall if not in use.		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 109800 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	4-Feb-16	02-AUG-16	31-Jul-17

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	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: Balcony ceilings where the paint finish has deteriorated requires painting.	Balcony Ceilings where required	Closed
2	The catchbasin is not being maintained free from defect and/or obstructions. Namely: Catchbasin at the bottom of ramp. Catchbasin is blocked with debris and dirt. This drainage area must be cleared.	Catchbasin at the bottom of ramp	Closed
3	The exterior surface has not been restored and/or resurfaced where necessary. Namely: Front of building near walkway. Deteriorated masonry finish on the columns. Repairs are required.	Front of buiding, masonry columns	Closed
4	Exterior yard surface and/or similar areas not maintained. Namely, Garage Ramp. Concrete ramp surface is in disrepair	Garage Ramp	Closed
5	The retaining wall is not being maintained in good repair. Namely: Retaining wall adjacent to garage ramp. Deteriorated paint finish on the surface of retaining walls.	Garage Ramp Retaining Walls	Closed
6	Exterior door is not maintained in good repair. Namely: Exterior garage door frame is in disrepair. Damaged wood frame adjacent to garage door. Repairs are required.	Garage door frame	Closed
7	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. Namely: North side of Property. Remove lumber and discarded building materials from the side of the building.	North Side of building	Closed
8	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. Namely: North Side of building 1st flr. Repair damaged/torn window screen.	North side of building 1st floor.	Closed
9	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: South side of building. Paint is peeling on balcony panels and evidence of surface rust.	South side balcony panels.	Closed
10	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. Namely: South/west corner of property. Remove debris and discarded materials including earth mound.	South/west corner of property	Closed
11	The exterior walls and their components are not being maintained in good repair. Namely, West side wall by exit stairs. Dryer vent covers are not secured to wall. Repairs required.	West side wall by exit stairs	Closed
12	The exterior walls and their components are not being maintained in a weather tight condition. Namely: South/east wall. Hole in wall, replace cover plate.	south/east wall	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
3	Property Standards	16 110072 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	4-Feb-16	02-AUG-16	29-May-17

No. of defects contained within the Order : **26**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair. Namely: 2nd floor storage room. door closer is broken.	2nd Flr. Storage room	Closed
2	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair. Namely: 4th floor. Bell door closet. Missing door lock.	4th Floor	Closed
3	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair. Namely: 5th flr. east stairway. Broken wired glass in door.	5th flr. east stairway	Closed
4	Previously finished surface(s) in the public area of the property is not maintained in good repair. Namely: 6th flr. electrical closet door. Paint is peeling on door.	6th flr. electrical closet door	Closed
5	Previously finished wall(s) in the public area of the property is not maintained in good repair. Namely: 7th floor Storage Room. Deteriorated paint and plaster on wall. Repairs required.	7th floor Storage room	Closed
6	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely: 7th, 6th, 5th and 4th floors. Damaged paint and plaster on the ceiling due to moisture penetration. Also Repair hole in ceiling on the 7th floor.	7th, 6th, 5th & 4th flrs.	Closed
7	Previously finished wall(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance. Namely: Basement Hallway. Walls near elevator need painting.	Basement Hallway	Closed
8	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition. Namely: Basement Hallway. Clear Basement hallway of stored materials, such as drywall sheets, garbage bins, ceramic tiles, cement bags and other discarded materials.	Basement Hallway	Closed
9	The floor drain is not maintained in good repair. Namely: Basement Storage Room. All three floor drains are blocked. Water is accumulating on the floor.	Basement Storage Room	Closed
10	The plumbing system is not kept free from leaks or defects. Namely: Basement Storage Room. Above sump pump, water is leaking from the ceiling.	Basement Storage Room	Closed
11	The ventilation system or unit is not kept in good repair and maintained in good working condition at all times. Namely: Basement Storage Room. Rusted out ventilation duct is in disrepair. Please remove and seal hole in wall.	Basement Storage room	Closed
12	Lighting in a service room is provided at less than 200 lux. Namely: Boiler room. Light meter readings at floor level are below 200 Lux.	Boiler Room	Closed
13	Immediate action has not been taken to eliminate an unsafe condition. Namely: Boiler Room. Remove or secure exposed deteriorated insulation from the large ducts.	Boiler Room	Closed
14	Previously finished surface(s) in the public area of the property is not maintained in good repair. Namely: Both stairways. Repair and paint all damaged plaster/paint on the wall surface.	Both stairways	Closed
15	Elevator(s) is not certified in good working order. Namely: Elevator stops abruptly on the 7th floor. Repairs required.	Elevator	Closed
16	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
17	The heating system or unit is not in good repair and maintained in good working condition. Namely: Elevator room. Heater is not in good working condition. Repairs required.	Elevator Room	Closed
18	Adequate ventilation has not been provided. Namely: Ventilation in the hallways are not working. Repairs required.	Hallways	Closed
19	Previously finished wall(s) in the public area of the property is not maintained in good repair. Namely: All plaster repairs in the hallways are required to be painted.	Hallways	Closed
20	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely: Near unit 507. Repair damaged milk box cover.	Near unit 507	Closed
21	Chimney, smoke stack or supporting member is not maintained in good repair and/or free from defects. Namely: Roof chimney. Repair vertical cracks in bricks on the chimney. Buckling.	Roof	Closed
22	The roof or one of its component is not free from leaks. Namely: Repairs are required for leaking roof.	Roof	Closed

23	The roof or one of it's components is not free from loose, unsecured or unsafe objects and/or materials. Namely: Roof. Remove all loose and discarded materials from the roof. Including cables, rope and metal guards.	Roof	Closed
24	The electrical connections are not maintained in a safe and complete condition. Namely: Basement Storage Room. Remove bundled wire from light switch. May short out light bulb.	Storage Room	Closed
25	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair. Namely: Storage Room near Unit 408. Door closer is broken. Exposed wires in a bundle has no cover protection.	Storage room near unit 408	Closed
26	Interior lighting fixtures or lamps are not maintained. Namely, West Stairway. Replace all burnt out light bulbs.	West 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.**