

**MLS Building Audit Program - Details**

**Property Address : 40 TYNDALL AVE**

Legal Description: PLAN 431 LOT 55 PT LOTS 54 AND 57

Roll No. : 1904021100043000000

Building : **40 TYNDALL AVE**

**Report Date : January 18, 2019**

**Building Audit Date : June 23, 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 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
4	Property Standards	10 205285 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	30-Jun-10	20-JAN-12	100.00%
5	Property Standards	10 206109 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	30-Jun-10	20-DEC-11	100.00%
6	Property Standards	10 206137 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	30-Jun-10	04-NOV-11	100.00%
7	Waste	10 206094 WST 00 IV	LITTER DUMPING/REFUSE INVESTIGATION	Closed	30-Jun-10	12-JUL-10	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
4	Property Standards	10 205285 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	30-Jun-10	20-JAN-12	30-May-12

No. of defects contained within the Order : **13**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The walls in the parking or storage garage are not maintained free of holes, breaks or cracks. Specifically walls of ramp leading from grade to parking garage have missing parking, and damaged/ missing concrete.	1st Underground Parking Level	Closed
2	The parking or storage garage walls painted surface is not maintained in a state of good repair. Specifically white and black paint are in need of refreshing.	1st Underground Parking Level	Closed
3	The stair, landing and every appurtenance, surface cover and finish is not maintained. Specifically damaged and missing concrete on walls, treads and risers of pedestrian exit from underground parking by main front entrance	1st Underground Parking Level	Closed
4	The supplied piece(s) of equipment and/or appliance(s) in or on the property is not constructed, installed and/or maintained so that it will function safely and effectively. specifically broken glass in hose cabinet by parking stall 35	1st Underground Parking Level	Closed
5	The ventilation system or unit is not kept in good repair and maintained in good working condition at all times. Specifically grill cover missing by parking stall 35	1st Underground Parking Level	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.	1st Underground Parking Level	Closed
7	The parking or storage garage does not have a designated safe-exit route. specifically addition safe exit signs required.	1st Underground Parking Level	Closed
8	The floor drain is not maintained in good repair. Specifically drain cover missing by parking stall 35	1st Underground Parking Level	Closed
9	The electrical fixtures are not maintained in good working order. Specifically guard missing on light fixture [exterior] by pedestrian door on ramp.	1st Underground Parking Level	Closed
10	The parking or storage garage ceiling painted surface is not maintained in a state of good repair.	1st Underground Parking Level	Closed
11	Lighting in a garage is provided at less than 50 lux.	1st Underground Parking Level	Closed
12	Previously finished surface(s) in the public area of the property is not maintained in good repair.	1st Underground Parking Level	Closed
13	The ceilings in the parking or storage garage are not maintained free of holes, breaks or cracks. specifically hole in ceiling by south pedestrian exit.	Underground Parking Area	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
5	Property Standards	10 206109 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	30-Jun-10	20-DEC-11	14-Mar-12

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Concrete steps and sidewalls damaged and deteriorated.	Front	Closed
2	Metal grille on top of concrete shaft damaged, pieces loose or missing.	Front	Closed
3	All repairs shall be made in a good workmanlike manner. Exterior door improperly skinned with wood veneer.	Front	Closed
4	Exterior window(s) with broken/cracked glass.	Lobby	Closed
5	Exterior window(s) with broken/cracked glass.	North	Closed
6	Concrete sidewalls and cap damaged, deteriorated and cracked.	Ramp	Closed
7	Several concrete steps cracked and damaged.	Rear	Closed
8	Light bulb missing from fixture.	Rear	Closed
9	Handrail missing.	Rear	Closed
10	Metal door rotted.	Rear	Closed
11	South wall. Areas of siding missing.	Roof Of Building	Closed
12	Paint peeling and deteriorated.	Roof Of Building	Closed
13	Flashing lifted in areas.	Roof Of Building	Closed
14	Flashing lifted in areas.	Roof Of Building	Closed
15	North side. Areas of siding missing.	Roof Of Building	Closed
16	Concrete cap damaged, piece missing.	Roof Of Building	Closed
17	Metal walls damaged in areas.	Roof Of Building	Closed
18	Water ponding in areas.	Roof Of Building	Closed
19	Paint on underside of slabs peeling.	South	Closed
20	Concrete sidewall cracked.	Stairway	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
6	Property Standards	10 206137 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	30-Jun-10	04-NOV-11	30-Dec-11

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

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Floor tiles missing in area.	1st Floor	Closed
2	Electrical receptacle cover broken.	2nd Floor	Closed
3	Electrical receptacle has no cover.	3rd Floor	Closed
4	Improper lighting. Bulb hanging by wire wrapped around pipe.	Basement	Closed
5	Unsecured wiring hanging from ceiling.	Basement	Closed
6	Light switch missing cover.	Basement	Closed
7	Ceiling damaged.	Basement	Closed
8	Hole in ceiling.	Basement	Closed
9	Ceiling tile missing.	Basement	Closed
10	Wall not properly sealed where cables come through.	Basement	Closed
11	Water penetration in area under exterior steps. Concrete damaged, metal fixtures rusted.	Basement	Closed
12	Floor drain missing cover.	Basement	Closed
13	Open sump pit. Cover not provided.	Basement	Closed
14	Electrical connection box has no cover.	Basement	Closed
15	Several electrical connection boxes have no cover.	Basement	Closed
16	Unsecured wiring hanging from ceiling.	Basement	Closed
17	Storage of waste materials.	Basement	Closed
18	Materials stored in walkways.	Basement	Closed
19	Storage of waste material.	Basement	Closed
20	Storage of waste materials.	Basement	Closed
21	Plaster on wall damaged.	Basement	Closed
22	Holes in ceiling.	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	Lighting in a storage room is provided at less than 50 lux.	Basement	Closed
26	Storage of waste materials.	Basement	Closed
27	Vent grille on wall dirty.	Basement	Closed
28	Paint on wall peeling.	Basement	Closed
29	Supplied hot water is not provided with a temperature range from 45 degrees Celsius to 60 degrees Celsius.	Basement	Closed
30	Vent grille missing from ductwork.	Basement	Closed
31	Handrail missing on one side.	East	Closed
32	Electrical receptacle on wall beside emergency lighting is loose.	East	Closed
33	Light fixture covers missing.	Hall	Closed

34	Holes in ceilings	Hall	Closed
35	Doors to stairwells do not close completely.	Hall	Closed
36	Doors to individual apartments scratched, marked, marred, damaged and contain holes.	Hall	Closed
37	Old radiator pipes sticking up from floor create trip hazard. East stairwell, intermediate landing above seventh floor. Hallway at apt. 707. West stairwell at exit to exterior.	Hall	Closed
38	Carpeting stained, worn, torn and dirty.	Hall	Closed
39	Doors to individual apartments. Repairs not made in a good workmanlike manner.	Hall	Closed
40	Ventilation system not operating.	Hall	Closed
41	Ventilation grilles dirty.	Hall	Closed
42	Plaster on walls damaged.	Hall	Closed
43	Repairs to walls not painted.	Hall	Closed
44	Walls marked, marred and dirty.	Hall	Closed
45	Glass panels beside doors cracked. West stairwell at sixth and first floors. First floor hall near lobby.	Hall	Closed
46	Two ceiling light fixtures missing covers.	Lobby	Closed
47	Stairwells are not equipped to provide illumination to an average level of not less than 50 lux at floor or tread level.	Stairway	Closed
48	Floors dirty.	Stairway	Closed
49	Handrail missing on one side.	West	Closed
50	Handrail detached from wall.	West	Closed
51	Several stair nosings damaged.	West	Closed

## Part III - Apartment Unit Activity Summary for Property Standards Orders :

<b>Active apartment unit related investigation matters (Property Standards only) :</b>	<b>0</b>
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.**