

**MLS Building Audit Program - Details**

**Property Address :** 100 HIGH PARK AVE

Legal Description: PLAN 553 BLK 1 LOT 23 TO 36 PLAN 553 PT LOT 22 & 37

Roll No. : 1904013250030000000

Building : 100 HIGH PARK AVE

**Report Date :** January 18, 2019

**Building Audit Date :** November 15, 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 299060 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	23-Nov-10	20-JUN-13	100.00%
5	Property Standards	10 299125 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	23-Nov-10	21-APR-15	100.00%
6	Property Standards	10 299176 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS - INTERIOR COMMON AREA	Closed	23-Nov-10	24-NOV-14	100.00%
7	Property Standards	10 307358 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	6-Dec-10	03-JUL-13	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
5	Property Standards	10 299125 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	23-Nov-10	21-APR-15	15-Apr-15

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Required guard does not prevent the passage of a sphere having a diameter more than 100 millimetres.	Stairway	Closed
2	Height of the guard for the exit stairs are less than 1,070 millimetres around landings.	Stairway	Closed
3	Guard has openings of a size that does not prevent the passage of a sphere having a diameter more than 100 millimetres	Stairway	Closed
4	Required guard does not prevent the passage of a spherical object having a diameter more than 100 millimetres	Stairway	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
4	Property Standards	10 299060 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	23-Nov-10	20-JUN-13	31-May-13

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Driveway(s) and/or similar areas not maintained. Concrete curb is broken, damaged.	East Side of Property	Closed
2	The freestanding wall is not being maintained in good repair. Free standing address rock wall is damaged, cracked and missing rock.	Entranceway	Closed
3	The plumbing fixture(s) and/or appliance is not maintained in good working order. Water tap not secured..	North Side of Building	Closed
4	The plumbing fixture(s) and/or appliance is not maintained in good working order. Water tap not secured.	South Side of Building	Closed
5	Previously finished surface(s) in the public area of the property is not maintained in good repair. Graffiti on bench.	West	Closed
6	The fence, screen and/or other enclosure around or on the property is not being maintained in good repair. Pipe fence rail missing in section, not secured. (weld is cracked, damaged).	West	Closed
7	Equipment/attachment appurtenant to the building is not being maintained in good repair, namely, the cable boxes doors not secured.	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
7	Property Standards	10 307358 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	6-Dec-10	03-JUL-13	31-May-13

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The (stairs, treads, risers, guards, handrails, and/or other appurtenant attachments) and/or their supporting structural members are not maintained in a clean and/or sanitary condition. Specifically safe exit stairways have trash and debris present	Stairway	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 electrical fixtures are not maintained in good working order. Specifically junction box cover missing by parking stall 163; bulbs not working by parking stall 166 & 169	Underground Parking Area	Closed
4	The parking or storage garage walls painted surface is not maintained reasonably clean. Specifically minor markings on walls by parking stall 49	Underground Parking Area	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. Specifically missing paint missing on pump room door	Underground Parking Area	Closed
6	The parking or storage garage ceiling painted surface is not maintained in a state of good repair. Specifically damaged/missing/flaking paint at various locations	Underground Parking Area	Closed
7	The parking or storage garage walls painted surface is not maintained in a state of good repair. Specifically minor paint damage [white] on walls at various locations	Underground Parking Area	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 299176 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS - INTERIOR COMMON AREA	Closed	23-Nov-10	24-NOV-14	30-Nov-14

No. of defects contained within the Order : **83**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Previously finished wall(s) in the public area of the property is not maintained in good repair. Plaster damaged.	2nd Floor	Closed
2	Previously finished wall(s) in the public area of the property is not maintained in good repair. Paint is peeling.	2nd Floor	Closed
3	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	2nd Floor	Closed
4	Previously finished wall(s) doors, in the public area of the property is not maintained in good repair. Paint chipped on door.	2nd Floor	Closed
5	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair. Door not closing.	2nd Floor	Closed
6	Previously finished wall(s), door, in the public area of the property is not maintained in good repair. Paint chipped.	3rd Floor	Closed
7	Previously finished wall(s), doors, in the public area of the property is not maintained in good repair. Paint chipped on door.	3rd Floor	Closed
8	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	3rd Floor	Closed
9	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	3rd Floor	Closed
10	Repair(s) does not reasonably match existing wall(s). Wall repairs not painted.	4th Floor	Closed
11	Interior lighting fixtures or lamps are not maintained.	4th Floor	Closed
12	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Window sill is damaged, wall plaster is damaged.	5th Floor	Closed
13	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Plaster damaged.	5th Floor	Closed
14	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Plaster damaged.	6th Floor	Closed
15	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Plaster damaged.	6th Floor	Closed
16	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Plaster damaged.	7th Floor	Closed
17	Previously finished wall(s) in the public area of the property is not maintained in good repair. Paint stained.	7th Floor	Closed
18	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Plaster damaged.	8th Floor	Closed
19	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Hole in wall.	8th Floor	Closed
20	Floor and/or floor covering not kept in a clean and sanitary condition. Paint stains on landing,	9th Floor	Closed
21	Interior door is not a good fit in its frame. Door not closing.	10th Floor	Closed
22	Previously finished wall(s) in the public area of the property is not maintained in good repair. Baseboard missing in section	10th Floor	Closed
23	Previously finished surface(s) have marks, stains, graffiti, smoke damage, painted slogans and/or other defacements. Door painted red with slogan.	11th Floor	Closed
24	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	11th Floor	Closed
25	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Ceiling tiles missing.	12th Floor	Closed
26	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	12th Floor	Closed

27	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Tiles are damaged.	12th Floor	Closed
28	Interior lighting fixtures or lamps are not maintained.	15th Floor	Closed
29	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair. when opening door, it gets stuck on floor.	15th Floor	Closed
30	The electrical connections are not maintained in a safe and complete condition. No cover on junction box.	17th Floor	Closed
31	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair. Paint on unit door 1709 is scratched.	17th Floor	Closed
32	Interior door is not a good fit in its frame. Garbage room door not closing.	17th Floor	Closed
33	Floor and/or floor covering not kept in a clean and sanitary condition. Spray paint on floor.	17th Floor	Closed
34	In a dwelling unit, a window located more than 2,000 millimetres above grade opens within 1,500 millimetres of the floor not leading to a balcony does not employ a controlled sash operation to restrict, when engaged, the opening of the operable sash to not more than 100 millimetres.	18th Floor	Closed
35	Floor and/or floor covering not kept in a clean and sanitary condition. Spray paint on landing.	19th Floor	Closed
36	Floor and/or floor covering not kept in a clean and sanitary condition. Spray paint on floor.	19th Floor	Closed
37	Garbage chute system originally installed in the multiple-dwelling is not maintained, damaged chute door..	19th Floor	Closed
38	Previously finished surface(s) have marks, stains, graffiti, smoke damage, painted slogans and/or other defacements.	19th Floor	Closed
39	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Hole in wall	19th Floor	Closed
40	Previously finished surface(s) have marks, stains, graffiti, smoke damage, painted slogans and/or other defacements.	20th Floor	Closed
41	Wall(s) not maintained clean. Dust on wall.	20th Floor	Closed
42	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Baseboard not secured.	20th Floor	Closed
43	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	21st Floor	Closed
44	Door hardware/devices are not maintained in good repair. Metal door is warped.	22nd Floor	Closed
45	Wall(s) not maintained clean. Wall covered with dust	22nd Floor	Closed
46	Door hardware/devices are not maintained in good repair.	23rd Floor	Closed
47	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	23rd Floor	Closed
48	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	24th Floor	Closed
49	Immediate action has not been taken to eliminate an unsafe condition. Cracked glass pane in Fire Cabinet	24th Floor	Closed
50	The electrical receptacle are not maintained in good working order. No cover plate.	25th Floor	Closed
51	The plumbing system is not kept in good working order. Pipes are showing rust,	Basement	Closed
52	The electrical connections are not maintained in a safe and complete condition. Electrical junction box is rusted.	Basement	Closed
53	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	Electrical Room	Closed
54	Floor and/or floor covering not kept in a clean and sanitary condition	Electrical Room	Closed
55	The electrical connections are not maintained in a safe and complete condition. Junction box no cover, Open electrical box.	Electrical Room	Closed
56	Floor and/or floor covering not kept free from holes, stains, rubbish and debris.	Electrical Room	Closed
57	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	Fire Escape	Closed
58	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Fire Escape	Closed
59	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Plaster is damaged, baseboard missing in section.	Ground Floor	Closed
60	Exterior door, window, skylight or basement hatchway not maintained in good repair. Paint door is chipped.	Ground Floor	Closed
61	Floor and/or floor covering not kept in a clean and sanitary condition. Staines on floor carpet.	Hall	Closed
62	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Wall corner in elevator lobby.	Hall	Closed

63	The ventilation system or unit is not regularly cleaned.	Hall	Closed
64	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Laundry Area	Closed
65	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Lobby	Closed
66	The emergency contact sign is not in lettering of not less than 12.7 millimetres in height.	Lobby	Substantially Co
67	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	Substantially Co
68	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Tiles missing in section.	Office	Closed
69	The electrical connections are not maintained in good working order. Bell wire is loose, not secured.	Office	Closed
70	The electrical connections are not maintained in a safe and complete condition. Wires not connected.	Office	Closed
71	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Tiles missing in sections.	Recreation Room	Closed
72	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Room	Closed
73	The electrical connections are not maintained in good working order.	Room	Closed
74	The electrical connections are not maintained in a safe and complete condition. Electrical outlet, no cover.	Room	Closed
75	Interior lighting fixtures or lamps are not maintained.	Room	Closed
76	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Room	Closed
77	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Storage Room	Closed
78	Interior cage doors, and/or hardware not maintained in good repair.	Storage Room	Closed
79	The electrical connections are not maintained in a safe and complete condition. Junction box without cover.	Storage Room	Closed
80	Floor and/or floor covering not kept in a clean and sanitary condition. Floor is being flooded.	Storage Room	Closed
81	Floor and/or floor covering not kept in a clean and sanitary condition. Floor, isle not clear of material.	Storage Room	Closed
82	The property is not maintained and/or kept clean in accordance with the standards.	Storage Room	Closed
83	Immediate action has not been taken to eliminate an unsafe condition. Material stored on top of cage: canoe, boxes...	Storage Room	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.**