

**MLS Building Audit Program - Details**

**Property Address : 55 HOWARD PARK AVE**

Legal Description: PLAN 1214 LOTS 27, 28 & 29 PLAN 981 LOT 35 & PT LT 36

Roll No. : 1904023410019000000

Building : **55 HOWARD PARK AVE**

**Report Date : January 18, 2019**

**Building Audit Date : June 27, 2013**

**\*\* 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	13 196053 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	5-Jul-13	30-SEP-15	100.00%
4	Property Standards	13 196312 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	5-Jul-13	10-JUL-14	100.00%
5	Property Standards	13 196317 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	5-Jul-13	10-JUL-14	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	13 196317 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	5-Jul-13	10-JUL-14	31-Mar-14

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Condensation drainage is discharged onto sidewalk, walkway, driveway and/or entrance area that is used for pedestrian or vehicular traffic. Namely: 4th floor near front entrance to building. Window air conditioner is discharging onto pedestrian walkway. Repairs are required.	4th Floor	Closed
2	The electrical fixtures are not maintained in a safe and complete condition. Namely: Garbage compactor room. Replace lens cover on light fixture and electrical junction box is missing a cover.	Compactor Room	Closed
3	The exterior walls and their components are not being maintained in good repair. Namely: East side wall. Deteriorated concrete exposing rebar on the wall.	East Side of Building	Closed
4	Immediate action has not been taken to eliminate an unsafe condition. Namely: South side of building, balcony. Accumulation of stored furniture materials on the balcony. Hazardous condition. Furniture items should be removed.	Exterior Of Building	Closed
5	The exterior surface has not been restored and/or resurfaced where necessary. Namely: Rear Yard. Exterior exhaust vent for diesel motor. Surface rust and deteriorated paint finish. Painting is required.	Rear Yard	Closed
6	Eavestrough or roof gutter does not discharge in to a downpipe to drain roof surfaces. Namely: West side of building. Reconnect downspout to eavestrough.	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
4	Property Standards	13 196312 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	5-Jul-13	10-JUL-14	31-Mar-14

No. of defects contained within the Order : **19**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Immediate action has not been taken to eliminate an unsafe condition. Namely: 1st floor. A yellow paint strip should be provided on the floor level to the stairway.	1st Floor	Closed
2	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection. Namely: 2nd floor. Telephone room. Light fixture missing lens cover.	2nd Floor	Closed
3	Previously finished surface(s) in the public area of the property is not maintained in good repair. Namely: Unit 601. Apartment door to be painted to match the colour of other doors.	6th Floor	Closed
4	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely: 9th floor garbage room. Hole in wall near light switch.	9th Floor	Closed
5	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection. Namely: Basement Locker room L1. Replace missing lens cover on light fixture.	Basement	Closed
6	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection. Namely: Basement level 2. Locker Room. L2 Replace missing lens cover.	Basement	Closed
7	Extension cords or other extensions are used as a permanent wiring system. Namely: Basement. Maintenance Room. Extension cord used for permanant wiring for light fixture. Also replace missing lens cover.	Basement	Closed
8	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection. Namely: Basement level 1, storage closet. Replace lens cover on light fixture.	Basement	Closed
9	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection. Namely: Basement Level 2. Storage Room, Replace missing lens cover.	Basement	Closed
10	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely: Basement locker room L1. Repair holes in wall.	Basement	Closed
11	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely: Basement Level 2. Locker room L3. Hole in wall to be sealed and replace missing lens cover.	Basement	Closed
12	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely: Boiler room. Hole in wall needs to be repaired.	Boiler Room	Closed
13	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection. Namely; Boiler Room. Replace light fixture covers/protection where required.	Boiler Room	Closed
14	Lighting in a service room is provided at less than 200 lux. Namely; Boiler room. Light readings at floor level are less than 200 Lux. Upgrading is required.	Boiler Room	Closed
15	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection. Namely: Laundry room. Replace light fixture covers.	Laundry Room	Closed
16	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
17	The emergency contact sign is not in lettering of not less than 12.7 millimetres in height.	Lobby	Closed
18	An emergency contact sign is not posted and maintained in a prominent place in the front lobby or entrance to the building.	Lobby	Closed
19	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection. Namely: Fire alarm room. Provide protection for light fixture.		Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
1	Property Standards	13 196053 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	5-Jul-13	30-SEP-15	12-Nov-17

No. of defects contained within the Order : **23**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Door hardware/devices are not maintained in good repair. Namely: Self close not operational.	North East	Closed
2	Exterior door has deteriorated/ineffective weather-proofing.	North East	Closed
3	Previously finished surface(s) have marks, stains, graffiti, smoke damage, painted slogans and/or other defacements.	North East	Closed
4	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.	North East	Closed
5	Exterior door, basement hatchway not maintained in good repair. Namely: Door is not locking and closing.	South West	Closed
6	Door hardware/devices are not maintained in good repair. Namely: The door and the frame are rusted.	South West	Closed
7	Previously finished surface(s) have marks, stains, graffiti, smoke damage, painted slogans and/or other defacements.	South West	Closed
8	Previously finished surface(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance. Namely: Paint is peeling on ceilings.	Underground Parking Area	Closed
9	The parking or storage garage walls and columns from floor level to a height of sixty (60) centimeters are not painted black.	Underground Parking Area	Closed
10	The electrical fixtures are not maintained in good working order.	Underground Parking Area	Closed
11	Large safe-exit arrows are not displayed on safe-exit doors 1.5 metres above the floor, measured from the center of the arrow to the floor, with the arrow pointing down.	Underground Parking Area	Closed
12	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
13	Only the safe-exit door to the outside, 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. Namely: All other doors, leading to the apartment building are not to be painted green.	Underground Parking Area	Closed
14	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
15	The garage door that is equipped with an automatic closing mechanism is not equipped with a sensing device, electronic eye that does not allow the door to close when any person, animal or object is crossing its path.	Underground Parking Area	Closed
16	The parking or storage garage ceiling painted surface is not maintained in a state of good repair.	Underground Parking Area	Closed
17	Lighting in a garage is provided at less than 50 lux.	Underground Parking Area	Closed
18	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Underground Parking Area	Closed
19	The parking or storage garage does not have a designated safe-exit route.	Underground Parking Area	Closed
20	Door hardware/devices are not maintained in good repair. Namely: Door stricker and stricker plate are not secured.	Underground Parking Area	Closed
21	The electrical fixtures are not maintained in good working order. Namely: Several lights are burned out.	Underground Parking Area	Closed
22	Previously finished wall(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance. Namely: Paint is peeling on walls and columns.	Underground Parking Area	Closed

23	The parking or storage garage walls painted surface is not maintained in a state of good repair.	Underground Parking Area	Closed
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### 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.**