

MLS Building Audit Program - Details

Property Address : 115 EGLINTON AVE W

Legal Description: PLAN 599E LOT 314 LOT 315

Roll No. : 1904114160016000000

Building : **115 EGLINTON AVE W**

Report Date : January 17, 2020

Building Audit Date : October 22, 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 17, 2020

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 266490 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	30-Oct-12	29-APR-13	100.00%
2	Property Standards	12 267932 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	2-Nov-12	30-APR-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
1	Property Standards	12 266490 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	30-Oct-12	29-APR-13	30-Nov-15

No. of defects contained within the Order : **9**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The exterior surface of the building shall be maintained free of graffiti and/or painted slogans.	Exterior	Closed
2	The protective/decorative finish on the exterior surfaces is not being maintained in good repair.	Exterior	Closed
3	Exterior walkway not maintained.	Exterior	Closed
4	The handrails and/or other appurtenant attachments and/or their supporting structural members are not maintained in good repair.	Exterior Of Building	Closed
5	Exterior window not maintained in good repair. Namely; cracked window sill.	Exterior Of Building	Closed
6	Handrails on one side of stair or ramp less than 1,100mm in width not provided	Exterior Of Building	Closed
7	A window(s) which is capable of being opened, and is located in excess of two (2) metres from the finished grade, is not equipped with safety devices which would prevent any opening greater than one hundred (100) millimeters. A report is required to be submitted to the Officer for evaluation and approval by a professional or other certified person confirming that acceptable safety devices have been installed on all subject windows in an acceptable manner, and that the subject windows are not capable of being opened in excess of one hundred (100) millimeters.	Throughout Building	Closed
8	The exterior walls and their components are not being maintained in good repair. Namely; pointing where required	Throughout Building	Closed
9	Immediate action has not been taken to eliminate an unsafe condition. Where window air-conditioners installation prevents a safety device from being installed a report is required to be submitted to the Officer for evaluation and approval by a professional or other certified person confirming that the installation of the air-conditioner has been done safe and securely; that there are no openings greater than one hundred (100) millimetres adjacent to the air conditioning unit and that the electrical supply and distribution in the suite is capable of safely operating the air conditioning unit. Also it must address any remedial action that must be taken in order to maintain its safe manner.	Throughout Building	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
2	Property Standards	12 267932 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	2-Nov-12	30-APR-13	30-Nov-15

No. of defects contained within the Order : **31**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Floor and/or floor covering not kept free from holes, stains, rubbish and debris, namely remove debris and storage.	Basement	Closed
2	The electrical connections are not maintained in good working order, namely loose wires.	Basement	Closed
3	Lighting in a service hallway is provided at less than 50 lux.	Basement	Closed
4	Walls and ceilings not maintained free of holes, cracks, damaged and deteriorated materials.	Boiler Room	Closed
5	The floor and every appurtenance, surface cover and finish is not maintained, namely not impervious to water.	Boiler Room	Closed
6	Lighting in a service room is provided at less than 200 lux.	Boiler Room	Closed
7	Floor and/or floor covering not kept free from holes, stains, rubbish and debris, namely remove debris and storage.	Electrical Room	Closed
8	The electrical receptacle are not maintained in good working order, namely missing covers on electrical boxes and open wires.	Electrical Room	Closed
9	The electrical connections are not maintained in good working order, namely loose wires.	Electrical Room	Closed
10	Lighting in a laundry room is provided at less than 200 lux.	Laundry Room	Closed
11	The floor and every appurtenance, surface cover and finish is not maintained.	Laundry Room	Closed
12	The plumbing system is not kept in good working order, namely deteriorated laundry sink.	Laundry Room	Closed
13	Lighting in a storage room is provided at less than 50 lux.	Locker Room	Closed
14	The supplied facility in or on the property is not constructed, installed and/or maintained so that it will function safely and effectively, namely storage in corridors and above lockers.	Locker Room	Closed
15	Roof drainage not discharging directly into the building drain, namely ponding on the roof.	Roof Of Building	Closed
16	The roof or one of its components is not weather tight, namely deteriorated roof membrane at north parapet wall.	Roof Of Building	Closed
17	Walls and ceilings not maintained free of holes, cracks, damaged and deteriorated materials, namely repair and refinish.	Throughout Building	Closed
18	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition, namely mats and storage.	Throughout Building	Closed
19	Height of the guard for the exit stairs are less than 1,070 millimetres around landings.	Throughout Building	Closed
20	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.	Throughout Building	Closed
21	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.	Throughout Building	Closed
22	Interior doors, frames, glass panes, and/or hardware not maintained in good repair, namely refinish interior doors.	Throughout Building	Closed
23	The floor and every appurtenance, surface cover and finish is not maintained, namely refinish stairwell floors.		Closed
24	The electrical connections are not maintained in good working order, namely loose wire at baseboard.		Closed
25	Interior doors, frames, glass panes, and/or hardware not maintained in good repair, namely self closing devices.		Closed
26	The stair, riser, landing and every appurtenance, surface cover and finish is not maintained, namely broken tile and deteriorated nosing and/or finish.		Closed

27	The stair, landing and every appurtenance, surface cover and finish is not maintained, namely deteriorated nosing.		Closed
28	Guards require openings of a size that does not prevent the passage of a sphere having a diameter more than 100 millimetres		Closed
29	Lighting in a service room is provided at less than 200 lux.		Closed
30	A window in a stairway that extends to less than 1,070 millimetres above the landing is protected by a guard that is less than 1,070 millimetres high measured to the top of the guard from the surface of the landing.		Closed
31	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.		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.**