

MLS Building Audit Program - Details

Property Address : 220 EGLINTON AVE E

Legal Description: PLAN 639 PT LOT 15

Roll No. : 1904104020027000000

Building : 220 EGLINTON AVE E

Report Date : January 17, 2020

Building Audit Date : April 03, 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 151627 PRS 00 IV		Closed	17-Apr-12	16-JUL-12	100.00%
2	Property Standards	12 152511 PRS 00 IV		Closed	17-Apr-12	16-JUL-12	100.00%
3	Property Standards	12 155642 PRS 00 IV		Closed	17-Apr-12	16-JUL-12	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	12 152511 PRS 00 IV		Closed	17-Apr-12	16-JUL-12	5-Jan-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 ceiling painted surface is not maintained in a state of good repair.	Underground Parking Area	Closed
2	The ceilings in the parking or storage garage are not maintained free of holes, breaks or cracks.	Underground Parking Area	Closed
3	The electrical connections are not maintained in a safe and complete condition, namely : Missing cover plates	Underground Parking Area	Closed
4	The parking or storage garage is used to keep junk or rubbish.	Underground Parking Area	Closed
5	The columns in the parking or storage garage are not maintained free of holes, breaks or cracks.	Underground Parking Area	Closed
6	Immediate action has not been taken to eliminate an unsafe condition, namely : Storage room door coloured similar to safety exit door.	Underground Parking Area	Closed
7	The property is not maintained and/or kept clean in accordance with the standards, namely : Garage storage room	Underground Parking Area	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
1	Property Standards	12 151627 PRS 00 IV		Closed	17-Apr-12	16-JUL-12	1-Mar-17

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Height of the guard for the exit stairs are less than 1,070 millimetres around landings.	Exterior	Closed
2	Guard with a minimum height of 1,070 millimetres has not been provided at a raised floor where the difference in level is more than 600 millimetres.	Exterior	Closed
3	The guard is designed that a member, attachment or opening located between 140 millimetres and 900 millimetres above the level being protected facilitates climbing.	Exterior	Closed
4	Required handrails on stairs or ramps are less than 865mm or more than 965mm high	Exterior	Closed
5	Required guard does not prevent the passage of a sphere having a diameter more than 100 millimetres.	Exterior	Closed
6	Driveway(s) and/or similar areas not maintained.	Exterior	Closed
7	The guards and/or other appurtenant attachments and/or their supporting structural members are not maintained in good repair, namely : Rusted members	Exterior	Closed
8	The exterior walls and their components are not being maintained in good repair namely : Spalling bricks	Exterior Of Building	Closed

9	Immediate action has not been taken to eliminate an unsafe condition..Namely; the structural integrity of the attachment of all satellite dishes affixed to the building, or the building components. A report is required to be submitted to the Officer for evaluation and approval by a professional or other certified person confirming that Satellite Dishes have been installed safely in an acceptable manner, the report must address any remedial action that must be taken in order to maintain the structural integrity of the attachment and that attachment of all satellite dishes affixed to the building are done in a safe and secure manner.	Exterior Of Building	Closed
10	The exterior surface of the building shall be maintained free of graffiti and/or painted slogans.	Exterior Of Building	Closed
11	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.	Exterior Of Building	Closed
12	Immediate action has not been taken to eliminate an unsafe condition. Where window air-conditioner's 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 acceptable to ensure that the installation of the air-conditioner is 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.	Exterior Of Building	Closed
13	The walls in the parking or storage garage are not maintained free of holes, breaks or cracks.	Ground Floor	Closed
14	The parking or storage garage is used to keep junk or rubbish.	Ground Floor	Closed
15	The columns in the parking or storage garage are not maintained free of holes, breaks or cracks.	Ground Floor	Closed
16	The ceilings in the parking or storage garage are not maintained free of holes, breaks or cracks.	Ground Floor	Closed
17	The exterior surface has not been restored and/or resurfacedn where necessary, namely : Peeling / deteriorated paint	Ramp	Closed
18	The exterior walls and their components are not being maintained in good repair, namely : Cracked wall with broken concrete curb	Ramp	Closed
19	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	Ramp	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
3	Property Standards	12 155642 PRS 00 IV		Closed	17-Apr-12	16-JUL-12	1-Mar-17

No. of defects contained within the Order : **65**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Elevator part(s) and appendages are not maintained in good repair and operational. Namely : (lighting fixtures, lamps, elevator buttons, floor indicators and ventilation fans) Namely elevator control not secured to wall in Hallway.	10th Floor	Closed
2	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely clean and clear.	Boiler Room	Closed
3	Required guard does not prevent the passage of a spherical object having a diameter more than 100 millimetres	Boiler Room	Closed
4	The stairs and/or other appurtenant attachments and/or their supporting structural members are not maintained in a safe condition.	Boiler Room	Closed
5	Height of the guard for the exit stairs are less than 1,070 millimetres around landings.	Boiler Room	Closed
6	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	Elevator	Closed
7	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely clean and clear.	Elevator	Closed
8	Previously finished surface(s) in the public area of the property is not maintained in good repair. Namely missing cement on beams.	Elevator	Closed
9	The electrical connections are not maintained in a safe and complete condition.	Elevator	Closed
10	The protective/decorative finish on the exterior surfaces is not being maintained in good repair. Namely repair stone wall.	Exterior	Closed
11	Height of the guard for the exit stairs are less than 1,070 millimetres around landings.	Garage	Closed
12	Required handrails on stairs or ramps are less than 865mm or more than 965mm high	Garage	Closed
13	Lighting in a laundry room is provided at less than 200 lux.	Laundry Room	Closed
14	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	Laundry Room	Closed
15	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	Laundry Room	Closed
16	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely clean and clear.	Meter Room	Closed
17	Previously finished surface in the public area of the property is not maintained in good repair. Namely peeling paint.	Meter Room	Closed
18	Floor and/or floor covering not kept free from holes, stains, rubbish and debris.	Office	Closed
19	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely clean and clear.	Office	Closed
20	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	Office	Closed
21	Required guard does not prevent the passage of a spherical object having a diameter more than 100 millimetres	Roof Of Building	Closed
22	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair. Namely missing door hardware.	Roof Of Building	Closed
23	Height of the guard for the exit stairs are less than 1,070 millimetres around landings.	Roof Of Building	Closed
24	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely clean and clear.	Roof Of Building	Closed
25	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	Room	Closed
26	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely exposed rebar in ceiling.	Room	Closed
27	Lighting in a storage room is provided at less than 50 lux.	Room	Closed

28	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely clean and clear.	Room	Closed
29	Interior lighting fixtures or lamps have not been installed.	Room	Closed
30	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely clean and clear.	Room	Closed
31	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely clean and clear.	Room	Closed
32	The electrical switches are not maintained in a safe and complete condition. Namely missing switch plate.	Room	Closed
33	Ceiling(s) constructed for the purpose of separation is not maintained in a good state of repair. Namely active leak.	Room	Closed
34	Required guard does not prevent the passage of a spherical object having a diameter more than 100 millimetres	Throughout Building	Closed
35	Required guard does not prevent the passage of a spherical object having a diameter more than 100 millimetres	Throughout Building	Closed
36	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
37	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
38	Height of the guard for the exit stairs are less than 1,070 millimetres around landings.	Throughout Building	Closed
39	Height of the guard for the exit stairs are less than 1,070 millimetres around landings.	Throughout Building	Closed
40	Required handrails on stairs or ramps are less than 865mm or more than 965mm high	Throughout Building	Closed
41	Required handrails on stairs or ramps are less than 865mm or more than 965mm high	Throughout Building	Closed
42	Interior lighting fixtures or lamps have not been installed. Namely all burnt out light bulbs.	Throughout Building	Closed
43	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.	Throughout Building	Closed
44	Lighting in a service room is provided at less than 200 lux.	Throughout Building	Closed
45	Lighting in a service stairway is provided at less than 50 lux.	Throughout Building	Closed
46	Lighting in a service stairway is provided at less than 50 lux.	Throughout Building	Closed
47	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely missing drywall on ceilings.	Throughout Building	Closed
48	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 All doors where required including unit and stairwell doors.	Throughout Building	Closed
49	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition. Namely dwelling unit door mats.	Throughout Building	Closed
50	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely clean and clear.	Throughout Building	Closed
51	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely clean carpets.	Throughout Building	Closed
52	Floor and/or floor covering not kept free from holes, stains, rubbish and debris.	Throughout Building	Closed
53	Garbage chute system originally installed in the multiple-dwelling is not maintained operative.	Throughout Building	Closed
54	The ventilation system or unit is not kept in good repair and maintained in good working condition at all times.	Throughout Building	Closed
55	The ventilation system or unit is not regularly cleaned.	Throughout Building	Closed
56	Previously finished wall(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance.	Throughout Building	Closed
57	Previously finished wall(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance. Namely plaster and paint.	Throughout Building	Closed
58	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely missing and stained ceiling tiles.	Washroom	Closed
59	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	Washroom	Closed
60	The ventilation system or unit is not kept in good repair and maintained in good working condition at all times. Namely missing vent cover.	Washroom	Closed
61	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely clean and clear.	Washroom	Closed

62	The electrical connections are not maintained in a safe and complete condition. Namely loose wires.	Washroom	Closed
63	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely clean and clear.	Work Shop	Closed
64	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely missing and stained ceiling tiles.	Work Shop	Closed
65	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	Work Shop	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.**