

MLS Building Audit Program - Details

Property Address : 3101 EGLINTON AVE E

Legal Description: PLAN 1834 PT BLK J NOW RP 66R16658 PART 1-5

Roll No. : 1901072240037000000

Building : **3101 EGLINTON AVE E**

Report Date : **October 12, 2018**

Building Audit Date : **April 30, 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 October 12, 2018

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	10 167817 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	7-May-10	05-AUG-10	100.00%
2	Property Standards	10 168162 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	7-May-10	07-SEP-10	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	10 167817 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	7-May-10	05-AUG-10	30-Jun-14

No. of defects contained within the Order : **24**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Satellite dish, or other similar structure and/or its supporting member is not maintained in good repair.	Exterior	Closed
2	Exterior door is not maintained in good repair.	Exterior	Substantially Co
3	Dwelling unit window that is capable of being opened has screen that is not maintained in good repair and free from defects or missing components.	Exterior	Closed
4	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.	Exterior	Closed
5	Curb stops or restraining devices are not positioned to prevent vehicles from causing injury, damage or encroaching on to property.	Exterior	Closed
6	Exterior area of property for vehicular traffic or parking/storage not provided with curb stops or other restraining device.	Exterior	Closed
7	Exterior yard that is used for the parking or storage of vehicles or surfaced with a material impervious to water is not maintained so as parking space marking are to be clearly visible.	Exterior	Closed
8	Exterior yard that is used for the parking or storage of vehicles or surfaced with a material impervious to water is not provided with suitable marking to indicate parking spaces.	Exterior	Closed
9	Exterior yard that is used for the parking or storage of vehicles or surfaced with a material impervious to water is not adequately graded and drained so as to prevent the ponding of water .	Exterior	Closed
10	Exterior yard that is used for the parking or storage of vehicles or surfaced with a material impervious to water is not maintained in good repair, free from cracks, holes and ruts.	Exterior	Closed
11	Driveway(s) and/or similar areas not maintained.	Exterior	Closed
12	The yard does not have suitable ground cover to prevent unstable soil conditions or erosion.	Exterior	Closed
13	The grass is not being maintained in a living condition.	Exterior	Closed
14	The front yard of a residential property is not graded to prevent recurrent ponding of water.	Exterior	Closed
15	Exterior garbage bin(s) covers left open.	Exterior	Closed
16	The yard contains mechanical equipment, vehicles, trailers, boats or remnant parts thereof that are wrecked, discarded, dismantled or inoperative, namely ; Inoperative and/or unplated vehicles	Exterior	Closed
17	The yards and /or other part of property is not being kept clean and free from accumulation of junk, rubbish, brush, refuse, litter, garbage and/or other debris.	Exterior	Substantially Co
18	The balcony, appurtenant attachment and/or the supporting structural member(s) is not being maintained free from defects and/or hazards.	Exterior	Closed
19	The balcony, appurtenant attachment) and/or the supporting structural member(s) is not maintained in good repair, namely Deteriorated concrete and peelign paint	Exterior	Substantially Co
20	The roof or one of its component is not free from leaks.	Exterior	Closed
21	Immediate action has not been taken to eliminate an unsafe condition, namely: Spalling Bricks	Exterior	Closed
22	Immediate action has not been taken to eliminate an unsafe condition, namely : Hanging Cables	Exterior	Closed
23	Immediate action has not been taken to eliminate an unsafe condition, namely : Trip hazard(s) created by broken metal and concrete posts in the yard area	Exterior	Closed
24	All repairs shall ensure that the component repaired can perform its intended function namely : Broken Louvers	Exterior	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
2	Property Standards	10 168162 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	7-May-10	07-SEP-10	30-Sep-14

No. of defects contained within the Order : **55**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The electrical fixtures are not maintained in a safe and complete condition. Namely: Missing electrical cover plate in the garbage room.	2nd Floor	Closed
2	Floor and/or floor covering not kept in a clean and sanitary condition. Namely: Floor tiles need cleaning.	3rd Floor	Closed
3	Garbage chute system namely: Fire damper is missing in garbage chute.	4th & 2nd flr	Closed
4	The electrical fixtures are not maintained in good working order. Namely: Light switch plate is broken in garbage room.	4th Floor	Closed
5	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection. Namely: Light fixture cover is missing.	4th Floor	Closed
6	Previously finished surface(s) in the public area of the property is not maintained in good repair. Namely: Glazing surface needs cleaning near hallway exit door.	5th Floor	Closed
7	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition. Namely: Floor mats in hallway. Trip hazard.	5th Floor	Closed
8	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair. Namely: Apartment door/frame is required to be painted.	5th Floor	Closed
9	Garbage chute closing device is not working. Also sleeve door is out of alignment.	5th Floor	Closed
10	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely: Hole in ceiling in locker room.	5th Floor	Closed
11	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely: Broken roof hatch wired glass cover. Repairs required.	6th Floor	Closed
12	Previously finished surface(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance. Namely: On the 6th floor stairway landing area, crack in the ceiling below landing. Repairs are required.	6th Floor	Closed
13	Interior door is not a good fit in its frame. Namely: Check apt. door installation. Unit 604.	6th Floor	Closed
14	The electrical fixtures are not maintained in a safe and complete condition. Namely; Electrical fixture near unit 605, wall outlet cover plate is broken.	6th Floor	Closed
15	The floor and every appurtenance, surface cover and finish is not maintained. Namely: Missing floor tiles in the 6th floor landing area.	6th Floor	Closed
16	Previously finished wall(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance. Namely; Deteriorated surface paint/plaster finish on the wall and roof access area.	6th Floor	Closed
17	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely: Ceiling access hatch is not closing properly.	4th and 2nd Flrs	Closed
18	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely: Baseboard broken near locker room.	5th & 1st flr	Closed
19	Previously finished surface(s) in the public area of the property is not maintained in good repair. Namely: Glass panel near hallway exit door needs cleaning.	5th & 4th floor	Closed
20	Garbage chute system originally installed in the multiple-dwelling. Namely: Broken spring return latch for garbage chute.	6th & 3rd flr	Closed
21	Lighting in a service room is provided at less than 200 lux. Namely: Upgrade lighting in boiler room.	Boiler Room	Closed
22	Floor and/or floor covering not kept in a clean and sanitary condition and free from rubbish and debris. Namely: Remove all discarded materials, junk and debris from the boiler room. Also repair holes in ceiling. Replace missing cover plates on electrical boxes.	Boiler Room	Closed
23	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition. Namely: Remove carpet from landing area in the boiler room.	Boiler Room	Closed

24	Extension cords or other extensions are used as a permanent wiring system. Namely; Remove extension cord.	Boiler Room	Closed
25	Attachment and/or the supporting structural member(s) is not capable of supporting all loads that they are subjected to. Namely: Check stairs and landing support for boiler room exit door to the exterior of building. Appearance is corroded.	Boiler Room	Closed
26	Previously finished surface(s) in the public area of the property is not maintained in good repair. Namely: Damaged elevator paneling on the ceiling. Repairs required.	Elevator	Closed
27	Elevator part(s) and appendages are not maintained in good repair and operational. Namely: Elevator car is not level with floor, when door is open.	Elevator	Closed
28	Door hardware/devices are not maintained in good repair. Namely: Hallway door latch hardware is in disrepair.	Hall	Closed
29	Lighting in a laundry room is provided at less than 200 lux. Namely: upgrade lighting in the laundry room. Also replace missing lens cover on light fixture.	Laundry Room	Closed
30	Door hardware/devices are not maintained in good repair. Namely: Replace missing door lock. Also complete ceiling repairs in laundry room.	Laundry Room	Closed
31	The Laundry room is not maintained and/or kept clean condition. Namely: Clean and clear all lint and debris from behind dryers and washing machines.	Laundry Room	Substantially Co
32	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely: Repair broken wall tiles. Repair hole in wall. Remove loose/hanging cable. Storage room adjacent to laundry room.	Laundry Room	Closed
33	The emergency contact sign is not in lettering of not less than 12.7 millimetres in height.	Lobby	Closed
34	Door hardware/devices have been removed and not replaced. Namely: Front entrance door self closing device is missing.	Lobby	Closed
35	An emergency contact sign is not posted and maintained in a prominent place in the front lobby or entrance to the building.	Lobby	Closed
36	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
37	The electrical fixtures are not maintained in a safe and complete condition. Namely: Replace missing cover plate on electrical box.	Meter Room	Closed
38	Electrical equipment room is not equipped to provide illumination to an average level of not less than 50 lux at floor or tread level. Namely: Upgrade lighting in Meter room.	Meter Room	Closed
39	Recreation or other ancillary room and the facilities, amenities and associated equipment is not maintained in a clean condition. Namely: Hydro Meter room. Remove stored appliances, furniture and discarded materials. This room must be kept in a clean and clear conditon.	Meter Room	Substantially Co
40	The (stairs, treads, risers, guards, handrails, and/or other appurtenant attachments) and/or their supporting structural members are not being maintained free from defects/hazards. Namely: Deteriorated stair nosing/edges. Repairs required.	Stairway	Closed
41	Previously finished wall(s) have marks, stains, graffiti, smoke damage, painted slogans and/or other defacements. Namely: Walls are marked and defaced in the hallways and stairways. Also walls need cleaning on the 3rd flr.	Stairway	Substantially Co
42	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 room. Provide shelving. Repairs holes in ceiling and walls. Replace missing cover plate. Replace air unit panel.	Storage Room	Closed
43	The supplied facility in or on the property is not constructed, installed and/or maintained so that it will function safely and effectively. Namely: Meter Room/fire alarm Room. Clean and clear room of all appliances and discarded materials.	Storage Room	Substantially Co
44	Recreation or other ancillary room and the facilities, amenities and associated equipment is not maintained in a clean condition. Namely: Remove all discarded materials and furniture from the aisles in the Locker Rooms. Also remove all excessive materials stored above lockers. Repair locker room door on the 6th floor.	Throughout Building	Closed
45	Lighting in a storage room is provided at less than 50 lux. Namely: Locker room illumination needs to be upgraded to 50Lux.	Throughout Building	Closed
46	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
47	The floor and every appurtenance, surface cover and finish is not reasonably smooth and level. Namely: Throughout the building. Areas in the stairway and hallway where floor tiles are missing/damaged, they need to be replaced.	Throughout Building	Closed
48	Interior lighting fixtures or lamps are not maintained. Namely: Repair all EXIT sign lights which are broken and not lit.	Throughout Building	Closed
49	Garbage chute is not maintained in a clean and odour free condition. Namely: Clean/Flush garbage chute system.	Throughout Building	Closed

50	The ventilation system or unit is not regularly cleaned. Namely: All wall vents are required to be cleaned	Throughout Building	Closed
51	Required handrails on stairs or ramps are less than 865mm or more than 965mm high	Throughout Building	Closed
52	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely: All plaster repairs to walls and ceiling are required to be painted throughout building.	Throughout Building	Substantially Co
53	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.	Throughout Building	Substantially Co
54	The electrical fixtures are not maintained in a safe and complete condition. Namely: Light fixture lens cover is missing.		Closed
55	Door hardware/devices are not maintained in good repair. Namely: Missing proper apt. door number on unit #108.		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.**