

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 : **March 28, 2017**

**** 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	17 135935 PRS 00 IV		Closed	10-Apr-17	12-MAY-17	100.00%
2	Property Standards	17 135953 PRS 00 IV		Closed	10-Apr-17	02-JAN-18	100.00%
3	Property Standards	17 135956 PRS 00 IV		Order Issued	10-Apr-17	31-DEC-18	0.00%
4	Property Standards	17 136017 PRS 00 IV		Closed	10-Apr-17	02-JAN-18	100.00%
5	Property Standards	17 138802 PRS 00 IV		Closed	10-Apr-17	04-OCT-17	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	17 138802 PRS 00 IV		Closed	10-Apr-17	04-OCT-17	25-Oct-17

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The guard is designed that a member, attachment or opening located between 140 millimetres and 900 millimetres above the level being protected facilitates climbing. Namely; ladder facilitates climbability	Interior	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
1	Property Standards	17 135935 PRS 00 IV		Closed	10-Apr-17	12-MAY-17	9-May-17

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Immediate action has not been taken to eliminate an unsafe condition.	Around The Balcony	Closed
2	Immediate action has not been taken to eliminate an unsafe condition. Namely; loose roofing	Roof Of Building	Closed
3	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 Owner/Property Manager, 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

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
3	Property Standards	17 135956 PRS 00 IV		Order Issued	10-Apr-17	31-DEC-18	1-Jan-19

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The balcony, or other similar structure, and/or other appurtenant attachment and/or the supporting structural member is not maintained in good repair. Namely; damage slabs	Exterior Of Building	Open
2	The protective/decorative finish on the exterior surfaces is not being maintained in good repair. Namely; rusting balcony panels and railing where required.	Exterior Of Building	Open
3	The roof or one of its components is not weather tight. Namely; Roof membrane is rippling.	Roof Of Building	Open
4	The protective/decorative finish on the exterior surfaces is not being maintained in good repair. Namely; balconies Slabs and ceilings where required.	Throughout Building	Open

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
2	Property Standards	17 135953 PRS 00 IV		Closed	10-Apr-17	02-JAN-18	30-Mar-18

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The protective/decorative finish on the exterior surfaces is not being maintained in good repair.	Exterior	Closed
2	The ventilation system or unit is not kept in good repair and maintained in good working condition at all times. Namely; damage grill cover	Exterior	Closed
3	The retaining wall is not being maintained in good repair. Namely; the decorative wall and pillar damaged	Exterior Of Building	Closed
4	Roof drainage discharging at more than one hundred and fifty (150) millimeters above grade. Namely; drain pipe draining on building into foundation	Exterior Of Building	Closed
5	The fence, screen and/or other enclosure around or on the property is not being maintained in good repair. Namely; screening around rear units patios and screening around meter.	Exterior Of Building	Closed
6	The ventilation system or unit is not regularly cleaned.	Exterior Of Building	Closed
7	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.	Parking Area	Closed
8	The protective/decorative finish on the exterior surfaces is not being maintained in good repair. Namely; rusting stairway to Elevator room	Roof Of Building	Closed
9	The protective/decorative finish on the exterior surfaces is not being maintained in good repair. Namely; exterior doors to roof and elevator room rusting.	Roof 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	17 136017 PRS 00 IV		Closed	10-Apr-17	02-JAN-18	30-Mar-18

No. of defects contained within the Order : 27

No. of defects that remain outstanding : 0

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	1st Floor	Closed
2	Previously finished surface(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance. Namely; new exit door not painted	2nd Floor	Closed
3	Floor and/or floor covering not kept free from holes. Namely; fraying carpet	5th Floor	Closed
4	The electrical connections are not maintained in good working order. Namely; missing cover plate	Boiler Room	Closed
5	Extension cords or other extensions are used as a permanent wiring system.	Boiler Room	Closed
6	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	Boiler Room	Closed
7	The floor drain is not maintained in good repair. Namely; missing drain cover	Boiler Room	Closed
8	Lighting in a service room is provided at less than 200 lux.	Electrical Room	Closed
9	Exterior window(s) with broken/cracked glass.	Elevator	Closed
10	Elevator machine room is not equipped to provide illumination to an average level of not less than 100 lux at floor level.	Elevator	Closed
11	Handrails on both sides of stair or ramp 1,100mm in width or more not provided Namely; Handrail missing	Exit	Closed
12	The transparent surface is not kept reasonably clean	Exit	Closed
13	The electrical receptacle are not maintained in good working order. Namely; damaged cover plate	Interior	Closed
14	Previously finished surface(s) have marks, stains, graffiti, smoke damage, painted slogans and/or other defacements.	Interior of Building	Closed
15	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely ; stains in carpeting.	Interior of Building	Closed
16	The ventilation system or unit is not regularly cleaned.	Interior of Building	Closed
17	The electrical switches are not maintained in good working order. Namely; Damaged cover plate	Laundry Room	Closed
18	Interior lighting fixtures or lamps are not maintained. Namely; damaged lens covers.	Laundry Room	Closed
19	Immediate action has not been taken to eliminate an unsafe condition. Namely; remove mattress in hallway	Locker Room	Closed
20	Extension cords or other extensions are used as a permanent wiring system.	Storage Room	Closed
21	The electrical connections are not maintained in a safe and complete condition.	Storage Room	Closed
22	The electrical connections are not maintained in a safe and complete condition.	Storage Room	Closed
23	Previously finished surface(s) in the public area of the property is not maintained in good repair. Namely; exit stairway floors and stairs require re-finishing	Throughout Building	Closed
24	Previously finished surface(s) in the public area of the property is not maintained in good repair. Namely; refinish Elevator, Suite Doors, Exit Doors and frames where required	Throughout Building	Closed
25	Previously finished surface(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance where required.	Throughout Building	Closed
26	Previously finished surface(s) in the public area of the property is not maintained in good repair. Namely; walls where required	Throughout Building	Closed
27	Previously finished wall(s) in the public area of the property is not maintained in good repair where required.	Throughout Building	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.**