

**MLS Building Audit Program - Details**

**Property Address : 3111 EGLINTON AVE E**

Legal Description: PLAN 1834 PT BLK J NOW RP 66R16658 PART 6 TO 12

Roll No. : 1901072240037500000

Building : **3111 EGLINTON AVE E**

Report Date : **October 12, 2018**

Building Audit Date : **May 04, 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
3	Property Standards	10 169211 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	13-May-10	10-SEP-10	100.00%
4	Property Standards	10 169431 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	13-May-10	10-SEP-10	100.00%
5	Waste	10 169201 WST 00 IV	LITTER DUMPING/REFUSE INVESTIGATION	Closed	13-May-10	14-JUN-10	N/A**

**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
3	Property Standards	10 169211 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	13-May-10	10-SEP-10	30-Jun-11

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

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The protective/decorative finish on the exterior surfaces is not being maintained in good repair.	Balcony	Closed
2	The yard does not have suitable ground cover to prevent unstable soil conditions or erosion.	Exterior	Substantially Co
3	Exterior walkway not maintained.	Exterior	Closed
4	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	Substantially Co
5	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
6	The fence, screen and/or other enclosure around or on the property is not being maintained in good repair.	Exterior	Closed
7	The supplied piece(s) of equipment and/or appliance(s) in or on the property is not constructed, installed and/or maintained so that it will function safely and effectively. Namely Play Ground Equipment	Exterior	Closed
8	Dwelling unit window that is capable of being opened has no screen.	Exterior Of Building	Substantially Co
9	The exterior surface of the building shall be maintained free of graffiti and/or painted slogans.	Exterior Of Building	Closed
10	Exterior door missing. Namely Rogers Cable Box	Exterior Of Building	Closed
11	The exterior walls and their components are not being maintained in good repair.	Exterior Of Building	Closed
12	The ventilation system or unit is not kept in good repair and maintained in good working condition at all times. Namely; Missing ventilation covers.	Exterior Of Building	Closed
13	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 Of Building	Closed
14	The exterior walls and their components are not being maintained in good repair. Namely spalling brick	Throughout Building	Closed
15	The exterior walls and their components are not being maintained in good repair.	Throughout Building	Closed
16	All repairs shall be made in a good workmanlike manner. Namely pointing of bricks.	Throughout Building	Closed
17	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	Closed
18	The exterior surface has not been restored and/or resurfacedn where necessary.	Throughout Building	Closed
19	The electrical connections are not maintained in a safe and complete condition. Namely; loose wires.	Throughout 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	10 169431 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	13-May-10	10-SEP-10	5-Jul-11

No. of defects contained within the Order : **22**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	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 ceiling where required.	Garbage Room	Closed
2	Laundry room is not maintained in a clean and sanitary condition. Namely clean washrooms and laundry room area behind machines.	Laundry Room	Closed
3	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	Laundry Room	Closed
4	The floor and every appurtenance, surface cover and finish is not reasonably smooth and level. Namely floor at access of roof of building not level not clean.	Roof Of Building	Closed
5	Previously finished wall(s) where marks, stains, graffiti, and/or other defacements have been removed have not been refinished. Namely missing baseboard near 5th - 6th floor.	Stairway	Closed
6	Lighting in a service room is provided at less than 200 lux.	Throughout Building	Closed
7	Lighting in a service stairway is provided at less than 50 lux.	Throughout Building	Closed
8	Extension cords or other extensions are used as a permanent wiring system. Namely to include Bell room and Work room.	Throughout Building	Closed
9	The electrical connections are not maintained in a safe and complete condition. Namely replace duplex covers, secure loose wires, cabinet doors must be replaced on machinery. In Meter rooms, Sprinkler room, Work room, Elevator room, Locker rooms.	Throughout Building	Closed
10	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 locker room doors inside and out where required.	Throughout Building	Closed
11	The handrails and/or other appurtenant attachments and/or their supporting structural members are not being maintained free from defects/hazards. Namely Sprinkler Room missing handrail.	Throughout Building	Closed
12	The floor and every appurtenance, surface cover and finish is not reasonably smooth and level. Namely missing draincovers.	Throughout Building	Closed
13	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition. Namely remove all floor mats at dwelling units.	Throughout Building	Closed
14	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely all unused items pipes ect must be removed. To include Work room, Sprinkler room, Elevator room, Meter room and Locker rooms.	Throughout Building	Closed
15	Garbage chute system originally installed in the multiple-dwelling is not maintained operative. Namely no dampers and not spring loaded.	Throughout Building	Closed
16	Garbage chute is not maintained in a clean and odour free condition.	Throughout Building	Closed
17	The stair, landing and every appurtenance, surface cover and finish is not reasonably smooth and level. Namely stairs at basement not finished in similar finish.	Throughout Building	Closed
18	The ventilation system or unit is not regularly cleaned. Namely to include all hallways and service rooms.	Throughout Building	Closed
19	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely to include boiler room, sprinkler room and locker rooms and all stairways as required.	Throughout Building	Closed
20	Previously finished wall(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance. Namely to include stairwells, hallways, laundry room.	Throughout Building	Closed
21	Exterior window(s) with broken/cracked glass. Namely all glass doors or window in buidling must be replaced.	Throughout Building	Closed
22	Corridor serving patients or residents is not equipped to provide illumination to an average level of not less than 50 lux at all points such as angles and intersections at changes of level where there are stairs or ramps.	Throughout Building	Closed

## 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.**