

MLS Building Audit Program - Details

Property Address : 3131 EGLINTON AVE E

Legal Description: PLAN 1834 PT BLK J RP R2594 PART 1 PART 3

Roll No. : 1901072240038000000

Building : **3131 EGLINTON AVE E**

Report Date : **October 12, 2018**

Building Audit Date : **April 24, 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	Graffiti	17 158201 GRA 00 IV		Closed	10-May-17	15-MAY-17	N/A**
2	Long Grass and Weeds	17 158194 LGW 00 IV		Closed	10-May-17	15-MAY-17	N/A**
3	Property Standards	17 150483 PRS 00 IV		Closed	5-May-17	01-NOV-17	100.00%
4	Property Standards	17 150484 PRS 00 IV		Closed	5-May-17	01-NOV-17	100.00%
5	Property Standards	17 150487 PRS 00 IV		Closed	5-May-17	01-NOV-17	100.00%
6	Property Standards	17 150489 PRS 00 IV		Closed	5-May-17	05-SEP-17	100.00%
7	Property Standards	17 150776 PRS 00 IV		Closed	5-May-17	05-JUN-17	100.00%
8	Property Standards	17 151717 PRS 00 IV		Closed	5-May-17	05-JUN-17	100.00%
9	Waste	17 158179 WST 00 IV		Closed	10-May-17	15-MAY-17	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
8	Property Standards	17 151717 PRS 00 IV		Closed	5-May-17	05-JUN-17	13-Jun-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. Namely but not limited to some unit balconies have unsecured and overhanging items on them. Including, for example, bicycles overhanging the balconies of units 711, 611, 509, 703, 601.	Balconies	Closed
2	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. Namely, windows throughout building including unit numbers 703, 706 and 606,	Where required	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
6	Property Standards	17 150489 PRS 00 IV		Closed	5-May-17	05-SEP-17	13-Sep-17

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Lighting in a service room is provided at less than 200 lux. Namely boiler room lighting inadequate.	Boiler room	Closed
2	Corridor serving patients or residents is not equipped to provide illumination to an average level of not less than 50 lux at floor or tread level. Namely each and every floor requires increased light levels to meet the 50 lux average.	Corridors	Closed
3	Interior lighting fixtures or lamps are not maintained. Namely light fixtures in decommissioned garbage chute rooms not operative - to be repaired where required.	Garbage chute rooms	Closed
4	Interior lighting fixtures or lamps are not maintained. Namely missing tubes from light fixture.	Laundry room	Closed
5	Interior lighting fixtures or lamps are not maintained. namely light fixtures missing covers. Require replacement.	Lobby	Closed
6	Lighting in a garage is provided at less than 50 lux. Namely inadequate lighting in most areas of garage.	Parking garage	Closed
7	The lighting fixture is not maintained in a clean condition. Namely dirty fixtures throughout with bugs in the covers.	Throughout	Closed
8	Interior lighting fixtures or lamps are not maintained. Namely exterior light on west side of building outside unit #102, missing cover and bulbs.	West side	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
5	Property Standards	17 150487 PRS 00 IV		Closed	5-May-17	01-NOV-17	21-Nov-17

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The ceilings in the parking or storage garage are not maintained free of holes, breaks or cracks. Namely but not limited to ceiling throughout has cracks and holes. To be repaired where required.	Ceiling	Closed
2	The parking or storage garage ceiling painted surface is not maintained in a state of good repair.	Ceiling	Closed
3	The ceilings in the parking or storage garage are not impervious to water. Namely signs of water ingress in various places through ceiling and walls. To be repaired and refinished where required.	Ceilings	Closed
4	The parking or storage garage columns painted surface is not maintained in a state of good repair.	Columns	Closed
5	The safe-exit door, the frame of a safe-exit door and the wall adjacent to the safe-exit door to a distance of one (1) metre on both sides of the frame, and to a height of three (3) metres above the floor or to the soffit above the bulkhead over the door is not the required coloured green.	Safe exit doors	Closed
6	The walls in the parking or storage garage are not maintained free of holes, breaks or cracks. Namely deteriorating bricks and cracks over safe exit door frame. To be checked for structural integrity and repaired.	Safe exit doors.	Closed
7	The parking or storage garage is used to keep junk or rubbish. Namely but not limited to several apparently abandoned or inoperative vehicles including a trailer with Ontario plate F47 4SR, a Mazda Millenia Ontario plate BNSH 227, an unplated Dodge Caravan, a black Acura and others, and assorted other junk including vehicle tires. To be removed.	Throughout	Closed
8	Small safe-exit arrows are not prominently displayed on columns or walls 1.5 metres above the floor, measured from the center of the arrow to the floor; at least every ten (10) metres along the safe-exit route; at all safe-exit route decision points along the safe-exit route; and wherever a safe-exit route crosses a traffic aisle.	Throughout	Closed
9	The walls in the parking or storage garage are not impervious to water. Namely signs of water ingress in several places. Requires repair and repair of wall surface where required.	Walls	Closed
10	The parking or storage garage walls from floor level to a height of sixty (60) centimeters are not painted black. Namely paint requires refinishing.	Walls	Closed
11	The parking or storage garage walls painted surface is not maintained in a state of good repair.	Walls	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 150484 PRS 00 IV		Closed	5-May-17	01-NOV-17	16-Mar-18

No. of defects contained within the Order : **15**

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. Namely the underside of the balcony slabs have peeling deteriorated paint. To be refinished where required.	Balcony slabs	Closed
2	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. Namely all paved areas of driveway and parking area have deteriorated surfaces. To be repaired or replaced where appropriate.	Driveway and parking areas.	Closed
3	Height of the guard for the exit stairs are less than 1,070 millimetres around landings. Namely but not limited to the landing guards around the exit stairwell from the underground parking garage are too low.	Exit from parking garage	Closed
4	The (verandah, porch, deck, loading dock, ramp, balcony, fire escape or other similar structure, and/or other appurtenant attachment) and/or the supporting structural member is not maintained in good repair. Namely some balconies have deteriorated balcony slabs, some exposing re-bar. Including unit 208 for example. To be repaired where required.	Exterior	Closed
5	The yard does not have suitable ground cover to prevent unstable soil conditions or erosion. Namely front and both sides of building.	Front and both sides	Closed
6	The exterior walls and their components are not being maintained in good repair. Namely spalling bricks on garbage storage structure require repairing.	Garbage storage structure.	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. Namely parking space marking need to be renewed once surface is repaired.	Parking area	Closed
8	Height of the guard for exit ramps and landings is less than 1,070 millimetres measured vertically to the top of the guard from the ramp surface where the difference in elevation between the adjacent ground or floor level and the ramp is more than 600 millimetres. Namely the guards around the ramp to the underground parking garage are too low.	Ramp to parking garage	Closed
9	Required guard does not prevent the passage of a sphere having a diameter more than 100 millimetres. Namely the openings in the guards around the underground parking garage.	Ramp to parking garage.	Closed
10	The guards and/or other appurtenant attachments and/or their supporting structural members are not maintained in good repair. Namely broken, bent and deteriorated guards at landing around parking garage entrance ramp. Require repair, repainting or replacement.	Ramp to underground parking.	Closed
11	The retaining wall is not being maintained in good repair. Namely concrete wall next to ramp to underground parking is cracking and deteriorated. Requires repair and refinishing.	Ramp to underground parking.	Closed
12	Exterior door missing. Namely detached door to expansion tank room on roof.	Roof	Closed
13	The exterior walls and their components are not being maintained in good repair. Namely spalling bricks on exterior of chimney.	Roof	Closed
14	Required guard does not prevent the passage of a sphere having a diameter more than 100 millimetres. Namely the landing guards around the stairwell from the underground parking garage.	Stairwell from parking garage	Closed
15	The fence, screen and/or other enclosure around or on the property is not being maintained in good repair. Namely fence to the west and east of the building is deteriorated throughout its length.	West and east of building	Substantially Co

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
3	Property Standards	17 150483 PRS 00 IV		Closed	5-May-17	01-NOV-17	21-Nov-17

No. of defects contained within the Order : 21

No. of defects that remain outstanding : 0

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely loose / detached baseboard next to elevator door.	7th Floor	Closed
2	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely damaged plaster on wall above door to south stairway, requires re-finishing.	Corridor	Closed
3	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely hole in ceiling outside electrical closet.	Corridor	Closed
4	Exterior door has deteriorated/ineffective weather-proofing. Namely deteriorated weather strip on exit door, west side corridor.	Corridor	Closed
5	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely hole in ceiling outside unit 609	Corridor	Closed
6	All repairs shall be made in a good workmanlike manner. Namely ceiling in 1st floor corridor has been patched several times and requires refinishing properly.	Corridor	Closed
7	All repairs shall be made with materials that are suitable and sufficient for the purpose. namely but not limited to metal door and frame by exit stairs outside boiler room is bare metal, requires finishing to match other doors.	Corridor	Closed
8	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely hole in corridor tiled floor outside elevator.	Corridor	Closed
9	Door hardware/devices are not installed. Namely missing door knob / lock from storage rooms in corridors - where required.	Corridors	Closed
10	Previously finished wall(s) in the public area of the property is not maintained in good repair. Namely patchy plaster and paint throughout building on corridors and stairwells for example outside unit 610. To be repaired and repainted where required.	Corridors / stairwells	Closed
11	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely but not limited to open access hatches in corridor ceilings on each level require to be securely closed.	Corridors throughout building	Closed
12	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair. Namely the interior of the door to the electrical closet, 6th floor is damaged and requires repair or replacement.	Electrical closet	Closed
13	Previously finished surface(s) in the public area of the property is not maintained in good repair. Namely but not limited to elevator doors and frames have scratched and damaged paint. To be re-finished where required, for example, 5th floor.	Elevator doors / frames.	Closed
14	The electrical fixtures are not maintained in good working order. Namely three missing doors from elevator control panels.	Elevator room	Closed
15	The heating system or unit is not in good repair and maintained in good working condition. Namely cover partially detached from floor mounter heater, 1st floor west exit corridor.	Exit corridor	Closed
16	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely but not limited to loose baseboard between floors 6 and 5, south stairwell.	South Stairwell	Closed
17	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely loose baseboard 2nd floor south stairway.	Stairway	Closed
18	The trapped floor drain is not screened with a metal grill or other suitable material so as to effectively exclude rodents. Namely missing floor drain cover.	Storage room opposite A107	Closed
19	The floor and every appurtenance, surface cover and finish is not maintained. Namely stairway landing floors and stair tread / risers have damaged and deteriorated finished surfaces. To be re-finished where required.	Throughout	Closed
20	Previously finished surface(s) in the public area of the property is not maintained in good repair. Namely but not limited to dirty and damaged painted surfaces on unit doors and frames. Need to be painted where required.	Throughout building	Closed
21	The ventilation system or unit is not kept in good repair and maintained in good working condition at all times. Namely ventilation grille detached opposite unit 303 requires refitting. Other floors have gaps / tape around grilles which require fitting properly.	Ventilation grilles	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
7	Property Standards	17 150776 PRS 00 IV		Closed	5-May-17	05-JUN-17	13-Jun-17

No. of defects contained within the Order : **21**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The electrical connections are not maintained in good working order. Namely missing electrical box cover corridor next to unit 110.	1st Floor	Closed
2	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely interior of electrical closet next to unit 301 has rubbish inside on the floor. Requires removal and cleaning.	3rd Floor	Closed
3	The electrical receptacle are not maintained in good working order. Namely electrical duplex cover missing in corridor next to unit 403.	Corridor	Closed
4	The ventilation system or unit is not kept in good repair and maintained in good working condition at all times. Namely building corridor ventilation system inoperative.	Corridors	Closed
5	The electrical connections are not maintained in good working order. Namely open conduit boxes over fire panel and under electrical boxes.	Electrical room	Closed
6	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely the floors of obsolete garbage chute rooms on each floor are dirty and used to store rubbish. Require clearing out and cleaning.	Garbage chute rooms	Closed
7	The electrical fixtures are not maintained in good working order. Namely 'EXIT' sign loosely fitted to conduit box, requires re-fitting.	North exit stairwell	Closed
8	The mechanical ventilation system in the parking or storage garage is not on at all times or otherwise controlled automatically by a carbon monoxide detection system that is located so as to provide full protection.	Parking garage	Closed
9	The parking or storage garage is used to keep junk or rubbish. Namely but not limited to storage of junk / tires / gas cans / construction materials etc. throughout parking garage.	Parking garage	Closed
10	The electrical connections are not maintained in good working order. Namely missing electrical box cover by exit door.	Parking garage	Closed
11	The electrical connections are not maintained in good working order. Namely open electrical box by metal cage in corner.	Parking garage.	Closed
12	Exterior steps, not maintained. Namely metal staircase to elevator room is not securely fixed top and bottom.	Roof	Closed
13	The roof or one of it's components is not free from loose, unsecured or unsafe objects and/or materials. Namely rubbish and debris on roof under and close to stairs requires disposal.	Roof	Closed
14	The electrical connections are not maintained in good working order. Namely missing electrical cover on wall, right hand side of room when entering.	Storage room	Closed
15	The electrical connections are not maintained in good working order. Namely cable hanging from light fixture needs to be safely removed.	Storage room	Closed
16	Previously finished surface(s) in the public area of the property is not maintained in good repair. Namely thresholds to individual units are dirty and badly finished in places. To be cleaned or refinished where required.	Throughout	Closed
17	The electrical receptacle are not maintained in good working order. Namely missing duplex receptacle cover on ceiling.	Tool room	Closed
18	The electrical connections are not maintained in good working order. Namely missing conduit box cover.	Tool room	Closed
19	Extension cords or other extensions are used as a permanent wiring system. Namely extension cord used to power fridge.	Tool room.	Closed
20	The electrical connections are not maintained in good working order. Namely cable box on exterior wall is open exposing wiring and conduit is broken.	West side of building	Closed
21	The lighting fixture is not maintained in a clean condition. Namely light fixtures in common areas throughout property have bugs in the covers and need cleaning, where required.	Where required	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.**