

MLS Building Audit Program - Details

Property Address : 3400 EGLINTON AVE E

Legal Description: CON D PT LOT 17

Roll No. : 1901072390028000000

Building : 3400 EGLINTON AVE E

Report Date : January 18, 2019

Building Audit Date : April 12, 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 January 18, 2019

Part I - Building Audit Activity Summary :

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	% Complied
5	Property Standards	10 150774 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	11-Mar-13	19-JUN-13	100.00%
6	Property Standards	10 150811 PRS 00 IV		Closed	11-Mar-13	10-MAY-13	100.00%
7	Property Standards	10 154920 PRS 00 IV		Closed	11-Mar-13	10-APR-14	94.74%
8	Waste	10 150644 WST 00 IV	LITTER DUMPING/REFUSE INVESTIGATION	Closed	6-Apr-11	26-APR-11	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
5	Property Standards	10 150774 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	11-Mar-13	19-JUN-13	31-Mar-15

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Handrails on one side of stair or ramp less than 1,100mm in width not provided	Underground Parking Area	Closed
2	The parking or storage garage walls from floor level to a height of sixty (60) centimeters are not painted black where required.	Underground Parking Area	Closed
3	The parking or storage garage ceiling are not painted white.	Underground Parking Area	Closed
4	The parking or storage garage columns from floor level to a height of sixty (60) centimeters are not painted black where required.	Underground Parking Area	Closed
5	The parking or storage garage is used to keep junk or rubbish.	Underground Parking Area	Closed
6	The parking or storage garage pedestrian exit door is not designed and installed so that, when the latch is released, the door will open easily in the direction of exit travel. Namely; bent push bar.	Underground Parking Area	Closed
7	The electrical connections are not maintained in a safe and complete condition. Namely; loose wires	Underground Parking Area	Closed
8		Underground Parking Area	Substantially Co
9	The electrical fixtures are not maintained in good working order.	Underground Parking Area	Closed
10	The plumbing system is not kept in good working order. Namely; missing drain covers.	Underground Parking Area	Substantially Co
11	The plumbing system is not kept in good working order. Namely; broken drain cover.	Underground Parking Area	Closed
12	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 Namely; relocate signs from walls to columns.	Underground Parking Area	Closed
13	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.	Underground Parking Area	Closed
14	The walls in the parking or storage garage are not impervious to water.	Underground Parking Area	Closed
15	The parking or storage garage walls are not painted white from sixty (60) centimeters above floor level where required.	Underground Parking Area	Closed
16	Lighting in a garage is provided at less than 50 lux.	Underground Parking Area	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
7	Property Standards	10 154920 PRS 00 IV		Closed	11-Mar-13	10-APR-14	30-Nov-17

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

No. of defects that remain outstanding : **1**

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The window(s) that is capable of being opened has defective hardware.	Exterior	Closed
2	Chimney, smoke stack or supporting member is not maintained in good repair and/or free from defects.	Exterior	Open
3	Aerial, satellite dish, or other similar structure and/or its supporting member is not maintained in a safe condition.	Exterior Of Building	Closed
4	Window well(s) are not protected so as to afford safe passage.	Exterior Of Building	Closed
5	The yard does not have suitable ground cover to prevent recurrent ponding of water.	Exterior Of Building	Substantially Co
6	Exterior garbage containment area not screened.	Exterior Of Building	Closed
7	The fence, screen and/or other enclosure around or on the property is not being maintained in good repair. Namely repair all fencing damaged fencing around property.	Exterior Of Building	Closed
8	The surface of a window is not kept reasonably clean	Exterior Of Building	Substantially Co
9	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	Substantially Co
10	Exterior window(s) with broken/cracked glass.	Exterior Of Building	Closed
11	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(s) is not maintained in a safe condition.	Exterior Of Building	Closed
12	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(s) is not maintained in good repair. Namely Rusty and peeling paint.	Exterior Of Building	Closed
13	The supplied piece(s) of equipment and/or appliance(s) in or on the property is not kept in a satisfactory working condition. Namely playground needs swings repaired and paint.	Exterior Of Building	Closed
14	The exterior surface of the building shall be maintained free of graffiti and/or painted slogans.	Exterior Of Building	Closed
15	The protective/decorative finish on the exterior surfaces is not being maintained in good repair.	Exterior Of Building	Closed
16	The light standard(s) supporting artificial light is not kept in a safe and clean condition. Namely lighting fixtures not working poles are sticking out of the ground with wires not capped.	Exterior Of Building	Closed
17	The retaining wall is not being maintained in good repair. Namely cracked and damaged.	Parking Area	Closed
18	Walk(s), ramp(s) and/or similar areas does not afford safe passage.	Parking Area	Substantially Co
19	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.	Parking Area	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
6	Property Standards	10 150811 PRS 00 IV		Closed	11-Mar-13	10-MAY-13	29-Dec-16

No. of defects contained within the Order : **45**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The floor and every appurtenance, surface cover and finish is not reasonably smooth and level. Namely missing door mat at exit door indented mat placement.	Building	Closed
2	The location and size of openings present a hazard as they are designed with members or attachments between 140 millimetres and 900 millimetres above the level protected by the guard which facilitate climbing.	Elevator	Closed
3	Elevator machine room is not equipped to provide illumination to an average level of not less than 100 lux at floor level.	Elevator	Closed
4	The electrical connections are not maintained in a safe and complete condition. Namely replace cabinet doors.	Elevator	Closed
5	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 repair walls in all elevators, vents and fans.	Elevator	Closed
6	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition. Namely rebar sticking out of floor near light switch.	Elevator	Closed
7	Previously finished wall(s) have marks, stains, graffiti, smoke damage, painted slogans and/or other defacements.	Elevator	Closed
8	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	Elevator	Closed
9	The cover over an opening in an exterior wall does not prevent the entry of rodents, vermin and/or insects. Namely around the vent stacks there is an opening.	Elevator	Closed
10	The heating system or unit is not in good repair and maintained in good working condition. Namely replace radiator cover.	Elevator	Closed
11	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely oil tanks, and all other unused items. In all areas such as workshop, locker rooms, storage rooms, boiler room, and electrical closets as required.	Elevator	Closed
12	Elevator(s) is not maintained in a clean condition.	Interior	Closed
13	The washbasin is not connected to an adequate supply of potable, hot and cold running water.	Laundry Room	Substantially Co
14	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair. Namely door hardware not in door.	Laundry Room	Closed
15	Lighting in a storage room is provided at less than 50 lux.	Locker Room	Substantially Co
16	Lighting in a service stairway is provided at less than 50 lux.	Stairway	Closed
17	Height of the guard for the exit stairs are less than 1,070 millimetres around landings.	Throughout Building	Substantially Co
18	The handrails and/or other appurtenant attachments and/or their supporting structural members are not being maintained free from defects/hazards. Namely handrail missing cap.	Throughout Building	Substantially Co
19	Interior lighting fixtures or lamps are not maintained. Namely clean all light fixtures and replace broken lens covers.	Throughout Building	Closed
20	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.	Throughout Building	Closed
21	The stairs and/or other appurtenant attachments and/or their supporting structural members are not being maintained free from defects/hazards. Namely stair nosing, to include all stairways and elevator room.	Throughout Building	Closed
22	The stairs and/or other appurtenant attachments and/or their supporting structural members are not maintained in a clean and/or sanitary condition.	Throughout Building	Substantially Co
23	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely locker rooms, storage rooms,	Throughout Building	Substantially Co
24	The electrical connections are not maintained in a safe and complete condition. Namely coverplates/loose wires.	Throughout Building	Substantially Co

25	The electrical connections are not maintained in a safe and complete condition. Namely missing and damaged duplex covers.	Throughout Building	Closed
26	The electrical connections are not maintained in a safe and complete condition. Namely loose wires/coverplates in all storage rooms, locker rooms, workshop, boiler room, and meter room, namely but not limited to.	Throughout Building	Closed
27	Elevator(s) is not maintained in a clean condition.	Throughout Building	Closed
28	Previously finished surface(s) in the public area of the property is not maintained in good repair.	Throughout Building	Closed
29	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 including dwelling units and inside of exterior doors where required.	Throughout Building	Substantially Co
30	Previously finished surface(s) have marks, stains, graffiti, smoke damage, painted slogans and/or other defacements. To include all hallways, elevator doors, namely but not limited to.	Throughout Building	Closed
31	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition. Namely but not limited to 5th floor fraying carpet.	Throughout Building	Closed
32	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition. Namely remove mats from front door.	Throughout Building	Closed
33	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition. Namely missing draincover.	Throughout Building	Closed
34	Floor and/or floor covering not kept in a clean and sanitary condition Namely all carpets/floors in all stairwells and hallways.	Throughout Building	Closed
35	Garbage chute system originally installed in the multiple-dwelling is not maintained operative.	Throughout Building	Substantially Co
36	Garbage chute is not maintained in a clean and odour free condition.	Throughout Building	Substantially Co
37	Garbage storage area is not maintained in a litter free and odour free condition.	Throughout Building	Substantially Co
38	The heating system or unit is not in good repair and maintained in good working condition. Namely but not limited to stairways, locker and storage rooms.	Throughout Building	Substantially Co
39	The property is not maintained and/or kept clean in accordance with the standards. Namely hallways, stairways, locker rooms, storage rooms.	Throughout Building	Substantially Co
40	The (stairs, treads, risers, guards, handrails, and/or other appurtenant attachments) and/or their supporting structural members are not maintained in a clean and/or sanitary condition.	Throughout Building	Substantially Co
41	The ventilation system or unit is not regularly cleaned.	Throughout Building	Closed
42	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. To include compactor room, locker rooms, storage rooms, namely but not limited to.	Throughout Building	Substantially Co
43	Previously finished wall(s) in the public area of the property is not maintained in good repair. Namely replace broken or cracked baseboards.	Throughout Building	Substantially Co
44	Previously finished wall(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance. Namely paint and plaster where required in all Hallways, stairways to include basement.	Throughout Building	Closed
45	Previously finished wall(s) have marks, stains, graffiti, smoke damage, painted slogans and/or other defacements. Namely but not limited to Hallways, stairways, locker and storage rooms.	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.**