

MLS Building Audit Program - Details

Property Address : 3434 EGLINTON AVE E

Legal Description: CON D PT LOT 17 RP R3568 PART 1

Roll No. : 1901072390025000000

Building : 3434 EGLINTON AVE E

Report Date : January 17, 2020

Building Audit Date : April 14, 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 17, 2020

Part I - Building Audit Activity Summary :

| No. | Type of Investigation | Investigation Reference No. | Investigation Description | Investigation Status | Date of Issuance | Expiration Date | % Complied |
|-----|-----------------------|-----------------------------|------------------------------------|----------------------|------------------|-----------------|------------|
| 1 | Fence | 10 155515 FEN 00 IV | FENCING INVESTIGATION | Closed | 26-Apr-10 | 07-JUN-10 | 100.00% |
| 2 | Property Standards | 10 152505 PRS 00 IV | INTERIOR COMMON ELEMENTS - DEFECTS | Closed | 27-Apr-10 | 08-OCT-10 | 100.00% |
| 3 | Property Standards | 10 153786 PRS 00 IV | PARKING GARAGE/STRUCTURE - DEFECTS | Closed | 27-Apr-10 | 08-OCT-10 | 100.00% |
| 9 | Property Standards | 10 162572 PRS 00 IV | EXTERIOR COMMON ELEMENTS - DEFECTS | Closed | 27-Apr-10 | 24-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 |
|-----|-----------------------|-----------------------------|------------------------------------|----------------------|------------------|-----------------|--------------------------------|
| 9 | Property Standards | 10 162572 PRS 00 IV | EXTERIOR COMMON ELEMENTS - DEFECTS | Closed | 27-Apr-10 | 24-SEP-10 | 23-Jun-14 |

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

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

| Deficiency Details | | | |
|--------------------|---|----------|------------------|
| No. | Violation/Defect | Location | Status |
| 1 | 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. | Building | Closed |
| 2 | Exterior garbage containment area not screened. | Building | Closed |
| 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. | Building | Substantially Co |
| 4 | Exterior window(s) with broken/cracked glass. | Building | Closed |
| 5 | The exterior walls and their components are not being maintained in good repair, namely deteriorated sheer walls | Building | Closed |
| 6 | Aerial, satellite dish, or other similar structure and/or its supporting member is not maintained in a safe condition. | Exterior | Closed |
| 7 | Laundry room and the facilities, amenities and associated equipment is not maintained in a clean condition namely lanundry vents. | Exterior | Closed |
| 8 | Required handrails on stairs or ramps are less than 865mm or more than 965mm high | Exterior | Closed |
| 9 | Required guard does not prevent the passage of a sphere having a diameter more than 100 millimetres, namely at noth exit from parking garage | Exterior | Substantially Co |
| 10 | 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. | Exterior | Closed |
| 11 | Height of the guard for the exit stairs are less than 1,070 millimetres around landings. | Exterior | Closed |
| 12 | The guards and/or other appurtenant attachments and/or their supporting structural members are not maintained in a safe condition namely climable conditions. | Exterior | Substantially Co |
| 13 | The fence, screen and/or other enclosure around or on the property is not being maintained in good repair, namely swimming pool fence not maintained in good reappear in accodance with Toronto Municipal Code Chapter 447. | Exterior | Closed |
| 14 | The yards and /or other part of property is not being kept clean and free of any conditions that are health, fire or other hazards, namley a pole and a hole on norhside of the building pose trip hazard. | Exterior | Closed |
| 15 | 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 | Closed |
| 16 | The exterior walls and their components are not being maintained in good repair. | Exterior | Substantially Co |
| 17 | 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 clean and/or sanitary condition, namely junk on balconies. | Exterior | Substantially Co |
| 18 | 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 being maintained free from defects and/or hazards namely pigeon screens. | Exterior | Closed |
| 19 | 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 balcony panels and slabs | Exterior | Substantially Co |
| 20 | The protective/decorative finish on the exterior surfaces is not being maintained in good repair, namely concrete delamination near boiler room exit | Exterior | Closed |
| 21 | The electrical fixtures are not maintained in a safe and complete condition, namely broken light fixtures | Exterior | Closed |

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| 22 | The ventilation system or unit is not kept in good repair and maintained in good working condition namely damaged vent cover | Exterior | Closed |
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| No. | Type of Investigation | Investigation Reference No. | Investigation Description | Investigation Status | Date of Issuance | Expiration Date | Next Scheduled Inspection Date |
|-----|-----------------------|-----------------------------|------------------------------------|----------------------|------------------|-----------------|--------------------------------|
| 3 | Property Standards | 10 153786 PRS 00 IV | PARKING GARAGE/STRUCTURE - DEFECTS | Closed | 27-Apr-10 | 08-OCT-10 | 8-Jan-15 |

No. of defects contained within the Order : **32**

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

| Deficiency Details | | | |
|--------------------|---|----------|------------------|
| No. | Violation/Defect | Location | Status |
| 1 | Interior lighting fixtures or lamps are not maintained, namely defective bulb. | | Closed |
| 2 | The ventilation system or unit is not kept in good repair and maintained in good working condition at all times, namely damaged ventilation grate. | | Closed |
| 3 | The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection. | | Closed |
| 4 | The ceilings in the parking or storage garage are not maintained free of holes, breaks or cracks, and are not impervious to water. | | Closed |
| 5 | The ceilings in the parking or storage garage are not maintained free of holes, breaks or cracks, to include at areas adjacent to plumbing and electrical conduits. | | Substantially Co |
| 6 | The parking or storage garage ceiling are not painted white. | | Closed |
| 7 | The columns in the parking or storage garage are not maintained free of holes, breaks or cracks, and are not impervious to water. | | Substantially Co |
| 8 | The parking or storage garage columns from floor level to a height of sixty (60) centimeters are not painted black. | | Closed |
| 9 | The parking or storage garage is used to keep machinery, boats, vehicles, trailers and/or parts of them that are in a wrecked, discarded, dismantled, inoperative or abandoned condition. Namely: inoperative and/or dilapidated vehicles. | | Substantially Co |
| 10 | The parking or storage garage is used to keep junk or rubbish, namely discarded pool pump equipment. | | Closed |
| 11 | Location of pedestrian exit door within the parking or storage garage is not clearly indicated. | | Substantially Co |
| 12 | The electrical fixtures are not maintained in a safe and complete condition, namely missing cover plates at electrical boxes. | | Closed |
| 13 | The electrical connections are not maintained in a safe and complete condition, namely loose wires. | | Closed |
| 14 | The electrical connections are not maintained in a safe and complete condition, namely loose unprotected wires. | | Closed |
| 15 | The floors in the parking or storage garage are not maintained free of holes, breaks or cracks, to include deteriorated surface of concrete. | | Substantially Co |
| 16 | The plumbing system is not kept free from leaks or defects, namely missing cap at pipe. | | Closed |
| 17 | Large safe-exit arrows are not displayed on safe-exit doors 1.5 metres above the floor, measured from the center of the arrow to the floor, with the arrow pointing down. | | Closed |
| 18 | Where large safe-exit arrow will cover all or part of the glazed portion of an exit door, the arrow has not been displayed in an alternate approved location. | | Closed |
| 19 | The parking or storage garage does not have a designated safe-exit route. | | Closed |
| 20 | 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. | | Closed |
| 21 | 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. | | Closed |
| 22 | Alert signs are not prominently displayed on columns or walls 2.1 metres above the floor, measured from the top of the sign to the floor, so that there is 1 alert sign for every 25 parking stalls in the parking or storage garage, with the alert signs being evenly distributed in the parking or storage garage, but located no more than 30 metres apart. | | Closed |

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| 23 | 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. | | Closed |
| 24 | The walls in the parking or storage garage are not maintained free of holes, breaks or cracks, and are not impervious to water. | | Substantially Co |
| 25 | The walls in the parking or storage garage are not maintained free of holes, breaks or cracks. | | Substantially Co |
| 26 | The walls in the parking or storage garage are not maintained free of holes, breaks or cracks, namely cracks at masonry blocks and joints, and are not impervious to water. | | Substantially Co |
| 27 | The walls in the parking or storage garage are not maintained free of holes, breaks or cracks, to include at areas adjacent to plumbing and electrical conduits. | | Substantially Co |
| 28 | The walls in the parking or storage garage are not maintained free of holes, breaks or cracks. | | Closed |
| 29 | The parking or storage garage walls are not painted white from sixty (60) centimeters above floor level. | | Closed |
| 30 | The parking or storage garage walls from floor level to a height of sixty (60) centimeters are not painted black. | | Closed |
| 31 | The ventilation system or unit is not kept in good repair and maintained in good working condition at all times, namely rusted and damaged ventilation unit. | | Closed |
| 32 | Lighting in a garage is provided at less than 50 lux. | | 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 152505 PRS 00 IV | INTERIOR COMMON ELEMENTS - DEFECTS | Closed | 27-Apr-10 | 08-OCT-10 | 23-Jun-14 |

No. of defects contained within the Order : **60**

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

| Deficiency Details | | | |
|--------------------|---|------------------|------------------|
| No. | Violation/Defect | Location | Status |
| 1 | The (stairs, treads, risers, guards, handrails, and/or other appurtenant attachments) and/or their supporting structural members are not maintained in good repair, namely damaged/cracked tile at tread. | 1st Floor | Closed |
| 2 | Garbage chute system originally installed in the multiple-dwelling is not maintained operative, namely defective self closing device at chute door. | 2nd Floor | Closed |
| 3 | Garbage chute system originally installed in the multiple-dwelling is not maintained operative, namely damaged fire damper. | 5th Floor | Closed |
| 4 | Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition, namely floor mat. | 7th Floor | Closed |
| 5 | Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair, namely damaged door sweep. | 7th Floor | Closed |
| 6 | Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials, to include refinishing. | 7th Floor | Closed |
| 7 | Previously finished wall(s) in the public area of the property is not maintained in good repair. | 8th Floor | Closed |
| 8 | Ceiling not maintained clean, namely stained ceiling tile. | 10th Floor | Closed |
| 9 | Floor and/or floor covering not kept in a clean and sanitary condition. | 11th Floor | Closed |
| 10 | The electrical fixtures are not maintained in a safe and complete condition, namely missing coverplate at light switch. | 15th Floor | Closed |
| 11 | Previously finished wall(s) have marks, stains, graffiti, smoke damage, painted slogans and/or other defacements, namely markings at corridor wall. | 17th Floor | Closed |
| 12 | Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials, to include refinishing. | 17th Floor | Closed |
| 13 | Previously finished surface(s) have marks, stains, graffiti, smoke damage, painted slogans and/or other defacements. | 17th Floor | Closed |
| 14 | Floor and/or floor covering not kept free from holes, stains, rubbish and debris, namely junk and excessive storage. | Basement | Substantially Co |
| 15 | Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair, namely damaged door. | Basement | Closed |
| 16 | The plumbing system is not kept in good working order, namely missing and/or unsecured clean-out access panel doors. | Basement | Closed |
| 17 | Ceiling not maintained free of holes, cracks, damaged and deteriorated materials, namely damaged concrete. | Boiler Room | Closed |
| 18 | The plumbing system is not kept in good working order, namely unsecured clean-out access panels. | Boiler Room | Closed |
| 19 | The electrical fixtures are not maintained in a safe and complete condition, namely missing cover at conduit box. | Compactor Room | Closed |
| 20 | The floor and every appurtenance, surface cover and finish is not maintained, namely damaged tile. | Laundry Room | Closed |
| 21 | Floor and/or floor covering not kept free from holes, stains, rubbish and debris, namely excessive lint, debris behind appliances. | Laundry Room | Closed |
| 22 | The protective/decorative finish on the exterior surfaces is not being maintained in good repair, namely mechanical units. | Roof Of Building | Closed |
| 23 | The roof or one of its components is not weather tight, namely exposed roof membrane, due to insufficient roof gravel. | Roof Of Building | Closed |

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| 24 | The handrails and/or other appurtenant attachments and/or their supporting structural members are not being maintained free from defects/hazards, namely the handrails contain climbable members/attachments and spacing in excess of the maximum allowable distance of 100 millimetres. | Roof Of Building | Substantially Co |
| 25 | The risers and/or other appurtenant attachments and/or their supporting structural members are not maintained in a safe condition, namely gap between stair treads exceed maximum allowable spacing of 100 millimetres. | Roof Of Building | Substantially Co |
| 26 | The electrical fixtures are not maintained in a safe and complete condition, namely missing light fixture. | Roof Of Building | Closed |
| 27 | Height of the guard for the exit stairs are less than 1,070 millimetres around landings. | Throughout Building | Closed |
| 28 | Floor and/or floor covering not kept free from holes, stains, rubbish and debris, namely broken and/or cracked tiles. | Throughout Building | Closed |
| 29 | Required guards at all landings does not prevent the passage of a sphere having a diameter more than 100 millimetres. | Throughout Building | Closed |
| 30 | The guards are designed that a member, attachment or opening located between 140 millimetres and 900 millimetres above the level being protected facilitates climbing. | Throughout Building | Closed |
| 31 | The guard is designed that a member, attachment or opening located between 140 millimetres and 900 millimetres above the level being protected facilitates climbing, and has spacing in excess of the maximum allowable distance of 100 millimetres. | Throughout Building | Closed |
| 32 | The handrails and/or other appurtenant attachments and/or their supporting structural members are not being maintained free from defects/hazards, namely the handrails contain climbable members/attachments and spacing in excess of the maximum allowable distance of 100 millimetres. | Throughout Building | Closed |
| 33 | Required handrails on stairs or ramps are less than 865mm or more than 965mm high | Throughout Building | Closed |
| 34 | Interior lighting fixtures or lamps are not maintained, namely missing bulbs. | Throughout Building | Closed |
| 35 | Required guards at the handrails does not prevent the passage of a sphere having a diameter more than 100 millimetres. | Throughout Building | Closed |
| 36 | Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials, namely broken and/or cracked wall tiles. | Throughout Building | Closed |
| 37 | The ventilation system or unit is not regularly cleaned. | Throughout Building | Closed |
| 38 | Adequate ventilation has not been provided. | Throughout Building | Closed |
| 39 | The floor drain is not maintained in good repair, namely missing drain cover. | Throughout Building | Substantially Co |
| 40 | Garbage chute is not maintained in a clean and odour free condition. | Throughout Building | Closed |
| 41 | The electrical connections are not maintained in a safe and complete condition, namely loose unsecured wires. | Throughout Building | Closed |
| 42 | Ceiling(s) constructed for the purpose of separation is not maintained in a good state of repair. | Throughout Building | Closed |
| 43 | Ceiling not maintained free of holes, cracks, damaged and deteriorated materials, to include refinishing. | Throughout Building | Closed |
| 44 | 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 |
| 45 | Lighting in a storage room is provided at less than 50 lux. | Throughout Building | Substantially Co |
| 46 | Lighting in a service room is provided at less than 200 lux. | Throughout Building | Substantially Co |
| 47 | Ceiling not maintained free of holes, cracks, damaged and deteriorated materials, namely damaged or deteriorated ceiling tiles. | Throughout Building | Closed |
| 48 | Extension cords or other extensions are used as a permanent wiring system. | Throughout Building | Closed |
| 49 | The electrical receptacles, switches and boxes are not maintained in a safe and complete condition, namely missing covers. | Throughout Building | Closed |
| 50 | Previously finished surface(s) in the public area of the property is not maintained in good repair. | Throughout Building | Substantially Co |
| 51 | Floor and/or floor covering not kept free from holes, stains, rubbish and debris, namely junk and excessive storage items. | Throughout Building | Closed |
| 52 | An exterior door has no locking mechanism. | | Closed |
| 53 | Ceiling not maintained free of holes, cracks, damaged and deteriorated materials, namely damaged ceiling/ledge beam. | | Closed |
| 54 | Ceiling not maintained free of holes, cracks, damaged and deteriorated materials, to include refinishing. | | Closed |
| 55 | The treads and/or other appurtenant attachments and/or their supporting structural members are not being maintained free from defects/hazards, namely damaged nosing. | | Closed |

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| 56 | Interior lighting fixtures or lamps are not maintained, namely missing cover. | | Closed |
| 57 | The floor and every appurtenance, surface cover and finish is not maintained. | | Substantially Co |
| 58 | The electrical connections are not maintained in a safe and complete condition, namely loose and unsecured wires. | | Closed |
| 59 | The ventilation system or unit is not kept in good repair and maintained in good working condition at all times, namely damaged ventilation grate. | | Closed |
| 60 | Elevator machine room is not equipped to provide illumination to an average level of not less than 100 lux at floor level. | | Closed |

Part III - Apartment Unit Activity Summary for Property Standards Orders :

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| 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.**