

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 18, 2019

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 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
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

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

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

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

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 :

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.**