

**MLS Building Audit Program - Details**

**Property Address :** 1480 EGLINTON AVE W

Legal Description: PLAN 1493 PT LOT 86

Roll No. : 1914032010056000000

**Building :** 1480 EGLINTON AVE W -- N1506 -- NO FURTHER ACTION REQUIRED

**Report Date :** May 11, 2012

**Building Audit Date :** June 27, 2011

**\*\* 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 May 11, 2012

**Part I - Building Audit Activity Summary :**

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	% Complied
1	Property Standards	11 231188 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	12-Jul-11	06-JUL-12	100.00%
3	Property Standards	11 235185 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	12-Jul-11	07-FEB-12	100.00%
4	Waste	11 235220 WST 00 IV	LITTER DUMPING/REFUSE INVESTIGATION	Closed	12-Jul-11	20-JAN-12	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
1	Property Standards	11 231188 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	12-Jul-11	06-JUL-12	24-Feb-12

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The protective/decorative finish on the exterior surfaces is not being maintained in good repair. Namely: balcony slabs, balcony guards, etc.	Exterior Of Building	Closed
2	Guard with a minimum height of 1,070 millimetres has not been provided at a raised floor where the difference in level is more than 600 millimetres. Required guard to be constructed in accordance with Subsection 19.D.	North Side of Property	Closed
3	Exterior yard that is used for the parking or storage of vehicles or surfaced with a material impervious to water is not provided with suitable marking to indicate parking spaces.	North Side of Property	Closed
4	Exterior window(s) with broken/cracked glass.	South Side of Building	Closed
5	Handrails on both sides of stair 1,100mm in width or more not provided.	South Side of Property	Closed
6	The stairs and/or other appurtenant attachments and/or their supporting structural members are not maintained in good repair. Namely: stair tiles broken.	South Side of Property	Closed
7	Required handrails on stairs are less than 865mm or more than 965mm high.	South Side of Property	Closed
8	Exterior window(s) with broken/cracked glass.	West Side of Building	Closed
9	Exterior garbage containment area not screened.	West Side of Property	Closed
10	Handrail on one side of stair not provided.	West Side of Property	Closed
11	The guard is designed/installed that a member, attachment or opening located between 140 millimetres and 900 millimetres above the level being protected facilitates climbing.	West Side of Property	Closed
12	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	West Side of Property	Closed
13	The retaining wall is not being maintained in good repair.	West Side of Property	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
3	Property Standards	11 235185 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	12-Jul-11	07-FEB-12	24-Feb-12

No. of defects contained within the Order : 45

No. of defects that remain outstanding : 0

### Deficiency Details

No.	Violation/Defect	Location	Status
1	Guard with a minimum height of 1,070 millimetres has not been provided at a mezzanine where the difference in level is more than 600 millimetres..	1st Floor	Closed
2	Guard with a minimum height of 1,070 millimetres has not been provided at a raised floor where the difference in level is more than 600 millimetres.	1st Floor	Closed
3	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.	1st Floor	Closed
4	Guard with a minimum height of 1,070 millimetres has not been provided at a raised floor where the difference in level is more than 600 millimetres.	2nd Floor	Closed
5	Guard with a minimum height of 1,070 millimetres has not been provided at a hall where the difference in level is more than 600 millimetres..	3rd Floor	Closed
6	Interior door is not a good fit in its frame.	3rd Floor	Closed
7	Guard with a minimum height of 1,070 millimetres has not been provided at a raised floor where the difference in level is more than 600 millimetres.	3rd Floor	Closed
8	The property is not maintained and/or kept clean in accordance with the standards. Namely: Used as storage for boxes, furniture....	Basement	Closed
9	Lighting in a service hallway is provided at less than 50 lux.	Basement	Closed
10	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Boiler Room	Closed
11	The trapped floor drain is not screened with a metal grill or other suitable material so as to effectively exclude rodents.	Boiler Room	Closed
12	The electrical connections are not maintained in a safe and complete condition. Namely: No cover on Junction Box.	Boiler Room	Closed
13	Lighting in a service room is provided at less than 200 lux.	Boiler Room	Closed
14	Lighting in a service room is provided at less than 200 lux.	Boiler Room	Closed
15	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Boiler Room	Closed
16	Previously finished wall(s) in the public area of the property is not maintained in good repair.	Hall	Closed
17	Garbage chute system originally installed in the multiple-dwelling is not maintained operative. Namely: Fire Dampers are missing in chute system	Hall	Closed
18	Interior door is not a good fit in its frame. Namely: Milk box doors are not secure.	Hall	Closed
19	The property is not maintained and/or kept clean in accordance with the standards. Namely: Dust on wires, window sill...	Laundry Room	Closed
20	An exterior door has a defective locking mechanism.	Laundry Room	Closed
21	Exterior door, window, or basement hatchway not maintained in good repair. Namely: Bottom of door and door frame are rusted.	Laundry Room	Closed
22	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely: Floor tiles missing in sections.	Laundry Room	Closed
23	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Laundry Room	Closed
24	The emergency contact sign is not in lettering of not less than 12.7 millimetres in height.	Lobby	Closed
25	Emergency contact sign does not indicate current name, address and telephone number of the person responsible for the property and the name and telephone number of the authorized person to contact in case of an emergency on a 24 hour basis.	Lobby	Closed

26	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	Meter Room	Closed
27	Electrical equipment room is not equipped to provide illumination to an average level of not less than 50 lux at floor or tread level.	Meter Room	Closed
28	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	Meter Room	Closed
29	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Meter Room	Closed
30	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.	North	Closed
31	Exterior window(s) with broken/cracked glass.	South	Closed
32	The stair guard when measured vertically from the stair nosing is less than 900 millimetres high.	Stairway	Closed
33	Previously finished wall(s) in the public area of the property is not maintained in good repair.	Stairway	Closed
34	Required guard does not prevent the passage of a spherical object having a diameter of 100 millimetres	Stairway	Closed
35	Required guard does not prevent the passage of a spherical object having a diameter of 100 millimetres	Stairway	Closed
36	The required guard has members, attachments or openings that will facilitate climbing.	Stairway	Closed
37	The required guard has members, attachments or openings that will facilitate climbing.	Stairway	Closed
38	Height of the guard for the exit stairs are less than 1,070 millimetres around landings.	Stairway	Closed
39	Handrails on both sides of stair or ramp 1,100mm in width or more not provided	Stairway	Closed
40	The property is not maintained and/or kept clean in accordance with the standards. Namely: Material, flowers stored on stairway landing.	Stairway	Closed
41	Lighting in a storage room is provided at less than 50 lux.	Storage Room	Closed
42	The property is not maintained and/or kept clean in accordance with the standards. Namely: Material in isle.	Storage Room	Closed
43	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Storage Room	Closed
44	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair.		Closed
45	Guard with a minimum height of 1,070 millimetres has not been provided at a raised floor where the difference in level is more than 600 millimetres.		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.**