

MLS Building Audit Program - Details

Property Address : 1770 EGLINTON AVE E

Legal Description: PL 3662 PT LTS 26-30 PT LTS 6-10 PT JONESVILLE CRC CLSD RP 64

Roll No. : 1908121080001000000

Building : 1770 EGLINTON AVE E -- N3406

Report Date : May 11, 2012

Building Audit Date : November 16, 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 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	10 299518 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Order Issued	24-Nov-10	22-FEB-11	52.94%
2	Property Standards	10 300270 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	24-Nov-10	24-MAR-11	100.00%
5	Property Standards	10 300600 PRS 00 IV	REPORT ORDERS - Window locking device	Order Issued	24-Nov-10	24-JAN-11	N/A**
6	Property Standards	10 302035 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Rescheduled	24-Nov-10	24-MAR-11	0.00%

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
6	Property Standards	10 302035 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Rescheduled	24-Nov-10	24-MAR-11	29-Aug-11

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Interior lighting fixtures or lamps are not maintained.	Throughout Lot	Open
2	The parking or storage garage walls painted surface is not maintained in a state of good repair.	Throughout Lot	Open
3	The ceilings in the parking or storage garage are not maintained free of holes, breaks or cracks.	Throughout Lot	Open
4	The parking or storage garage ceiling painted surface is not maintained reasonably clean.	Throughout Lot	Open
5	The columns in the parking or storage garage are not maintained free of holes, breaks or cracks.	Throughout Lot	Open
6	The parking or storage garage columns painted surface is not maintained reasonably clean.	Throughout Lot	Open
7	The parking or storage garage is used to keep junk or rubbish. Namely but not limited to luggage, carpet, ladder.	Throughout Lot	Open
8	The electrical connections are not maintained in a safe and complete condition. Namely loose hanging wires.	Throughout Lot	Open
9	The floors in the parking or storage garage are not maintained free of holes, breaks or cracks	Throughout Lot	Open
10	The plumbing system is not protected from freezing.	Throughout Lot	Open
11	The plumbing system is not kept in a clean and sanitary condition.	Throughout Lot	Open
12	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.	Throughout Lot	Open
13	The walls in the parking or storage garage are not maintained free of holes, breaks or cracks.	Throughout Lot	Open
14	The walls in the parking or storage garage are not impervious to water.	Throughout Lot	Open
15	Lighting in a garage is provided at less than 50 lux. Namely 50 lux in drive isles and 50 lux in parking spots.	Throughout Lot	Open

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
2	Property Standards	10 300270 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	24-Nov-10	24-MAR-11	29-Sep-11

No. of defects contained within the Order : **16**

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

Deficiency Details

No.	Violation/Defect	Location	Status
1	Mailbox or mail receptacle is not maintained in good repair. Namely repair mailbox window.	Interior of Building	Closed
2	The floor and every appurtenance, surface cover and finish is not maintained. Namely paint all stairwells to match.	Interior of Building	Closed
3	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition. Namely remove all floor mats.	Interior of Building	Closed
4	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely broken mirror on 3rd floor.	Throughout Building	Closed
5	The ventilation system or unit is not regularly cleaned. Namely garbage chute rooms and hallways.	Throughout Building	Closed
6	Garbage storage area is not maintained in a litter free and odour free condition.	Throughout Building	Closed
7	Garbage chute is not maintained in a clean and odour free condition.	Throughout Building	Closed
8	Garbage chute system originally installed in the multiple-dwelling is not maintained operative. Namely not self closing self latching.	Throughout Building	Closed
9	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely missing drain cover.	Throughout Building	Closed
10	The electrical connections are not maintained in a safe and complete condition. Namely repair broken, damaged or cracked electrical outlets including walls around outlets. To include missing coverplates in all service rooms.	Throughout Building	Closed
11	Interior door is not a good fit in its frame hallway doors.	Throughout Building	Closed
12	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely ceiling tiles broken, cracked and water logged.	Throughout Building	Closed
13	Laundry room is not maintained in a clean and sanitary condition. Namely behind the machines.	Throughout Building	Closed
14	Ceiling(s) constructed for the purpose of separation is not maintained in a good state of repair. Namely fill around pipes and access hatches in ceiling.	Throughout Building	Closed
15	Interior lighting fixtures or lamps are not maintained. Namely broken cracked or damaged lenscovers.	Throughout Building	Closed
16	Previously finished surface(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance.	Throughout Building	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
1	Property Standards	10 299518 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Order Issued	24-Nov-10	22-FEB-11	18-Jul-12

No. of defects contained within the Order : **17**

No. of defects that remain outstanding : **8**

Deficiency Details			
No.	Violation/Defect	Location	Status
1	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	Open
2	The electrical connections are not maintained in a safe and complete condition, namely unsecured electrical connection on bottom of lamp post.	Exterior Of Building	Open
3	Aerial, satellite dish, or other similar structure and/or its supporting member is not maintained in a safe condition.	Exterior Of Building	Open
4	The guards and/or other appurtenant attachments) and/or their supporting structural members are not being maintained free from defects/hazards, namely deteriorated balcony gurads and slabs with exposed re-bar.	Exterior Of Building	Open
5	Exterior walkway not maintained, namely damaged/cracked walkway.	Exterior Of Building	Closed
6	The retaining wall is not being maintained in good repair, namely concrete delamination.	Exterior Of Building	Open
7	Curb stops or restraining devices are not positioned to prevent vehicles from causing injury, damage or encroaching on to property, namely damaged curb stops,	Exterior Of Building	Closed
8	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.	Exterior Of Building	Closed
9	The yard does not have suitable ground cover to prevent unstable soil conditions or erosion.	Exterior Of Building	Closed
10	The exterior surface of the building shall be maintained free of graffiti and/or painted slogans.	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 clean and/or sanitary condition, namely discarded material/furniture.	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 a safe condition, namely planter boxes on balconies.	Exterior Of Building	Closed
13	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, to include installation of window air conditioner units.	Exterior Of Building	Open
14	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.	Exterior Of Building	Open
15	Required guards not constructed or maintained in accordance with Subsection 19.D, namely concrete delamination.	Exterior Of Building	Open
16	Handrails on both sides of stair or ramp 1,100mm in width or more not provided	Exterior Of Building	Closed
17	The ventilation system or unit is not regularly cleaned, namely clean and re-paint vent covers on balconies.	Exterior Of 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.**