

**MLS Building Audit Program - Details**

**Property Address :** 1790 EGLINTON AVE E

Legal Description: PL 3662 PT LTS 24 25 CON 3 FROM THE BAY PT LT 5 PT JONESVIL

Roll No. : 1908121080003000000

**Building :** 1790 EGLINTON AVE E -- N3406

**Report Date :** May 11, 2012

**Building Audit Date :** September 27, 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 265402 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Order Issued	4-Oct-10	04-FEB-11	0.00%
3	Property Standards	10 265398 PRS 00 IV	REPORT ORDERS Window Safety Devices	Order Issued	14-Oct-10	14-JAN-11	N/A**
5	Property Standards	10 266611 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Order Issued	15-Nov-10	29-MAR-11	85.71%
6	Property Standards	10 267755 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Expiry Date Extended	15-Nov-10	15-MAR-11	45.45%

**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 267755 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Expiry Date Exten	15-Nov-10	15-MAR-11	31-Dec-12

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection. Namely light fixture cover on roof light fixture.	Exterior Of Building	Closed
2	The electrical connections are not maintained in a safe and complete condition.	Exterior Of Building	Open
3	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	Closed
4	The required guard on top of the retaining wall is not maintained free from defects and hazards. Namely missing concrete sections.	Exterior Of Building	Open
5	The yard does not have suitable ground cover to prevent unstable soil conditions or erosion.	Exterior Of Building	Open
6	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. Namely clean out grate of all debris.	Exterior Of Building	Open
7	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 concrete delamination.	Exterior Of Building	Open
8	The protective/decorative finish on the exterior surfaces is not being maintained in good repair. Namely paint fading on side of building.	Exterior Of Building	Open
9		Exterior Of Building	Closed
10	Exterior door is not maintained in good repair. Namely door frame to roof.	Exterior Of Building	Closed
11	The light standard(s) supporting artificial light is not kept in good repair and in good working order. Namely missing base covers for all exterior lighting.	Exterior Of Building	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
5	Property Standards	10 266611 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Order Issued	15-Nov-10	29-MAR-11	31-Dec-12

No. of defects contained within the Order : **14**

No. of defects that remain outstanding : **2**

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely tiles broken.	6th Floor	Closed
2	The ventilation system or unit is not kept in good repair and maintained in good working condition at all times. Namely the vent cover missing.	Elevator	Closed
3	The electrical connections are not maintained in a safe and complete condition. Namely loose wiring.	Elevator	Closed
4	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair. Namely front door.	Elevator	Closed
5	Laundry room is not maintained in a clean and sanitary condition. Namely clean behind machines.	Laundry Room	Closed
6	Interior lighting fixtures or lamps are not maintained. Namely replace broken/ damaged lens covers. To include all service rooms.	Throughout Building	Closed
7	The lighting fixture is not maintained in a clean condition. To include all service rooms.	Throughout Building	Closed
8	The ventilation system or unit is not kept in good repair and maintained in good working condition at all times. Namely damage vents.	Throughout Building	Closed
9	Garbage chute system originally installed in the multiple-dwelling is not maintained operative. Namely repair where required.	Throughout Building	Closed
10	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely fraying carpet.	Throughout Building	Closed
11	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely clean and clear of paints and solvents.	Throughout Building	Closed
12	The floor and every appurtenance, surface cover and finish is not reasonably smooth and level. Namely missing tile in all service rooms to include work rooms.	Throughout Building	Closed
13	Lighting in a service stairway is provided at less than 50 lux.	Throughout Building	Open
14	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	Open

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
1	Property Standards	10 265402 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Order Issued	4-Oct-10	04-FEB-11	30-Nov-12

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

No. of defects that remain outstanding : **16**

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The ceilings in the parking or storage garage are not impervious to water.	Underground Parking Area	Open
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	Open
3	The floor drain is not maintained in good repair Namely; missing drain cover.	Underground Parking Area	Open
4	Lighting in a garage is provided at less than 50 lux.	Underground Parking Area	Open
5	The electrical connections are not maintained in a safe and complete condition Namely loose wires.	Underground Parking Area	Open
6	The electrical connections are not maintained in a safe and complete condition Namely missing cover plate.	Underground Parking Area	Open
7	Owner of land failed to clean and clear refuse that has been thrown, placed, dumped or deposited, including but not limited to; litter, debris, inoperable vehicles, and any other materials by their nature of which appear to have been cast aside, discarded or abandoned.	Underground Parking Area	Open
8	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	Open
9	The parking or storage garage ceiling are not painted white where required.	Underground Parking Area	Open
10	The columns in the parking or storage garage are not maintained free of holes, breaks or cracks.	Underground Parking Area	Open
11	The walls in the parking or storage garage are not maintained free of holes, breaks or cracks.	Underground Parking Area	Open
12	The walls in the parking or storage garage are not impervious to water.	Underground Parking Area	Open
13	The parking or storage garage walls are not painted white from sixty (60) centimeters above floor level where required.	Underground Parking Area	Open
14	The columns in the parking or storage garage are not impervious to water.	Underground Parking Area	Open
15	The parking or storage garage columns are not painted white from sixty (60) centimeters above floor level where required.	Underground Parking Area	Open
16	The ceilings in the parking or storage garage are not maintained free of holes, breaks or cracks.	Underground Parking Area	Open

### 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.**