

MLS Building Audit Program - Details

Property Address : 1794-1802 EGLINTON AVE W

Legal Description: PLAN 1663 LOT 226 PT LOT 227

Roll No. : 1914032030041000000

Building : 1794-1802 EGLINTON AVE W -- N1506 -- NO FURTHER ACTION REQUIRED

Report Date : May 11, 2012

Building Audit Date : July 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 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 220443 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	16-Jul-10	20-DEC-11	100.00%
2	Property Standards	10 220461 PRS 00 IV	REPORT ORDERS	Closed	16-Jul-10	16-AUG-10	100.00%
3	Property Standards	10 220802 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	19-Jul-10	30-JUN-11	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
2	Property Standards	10 220461 PRS 00 IV	REPORT ORDERS	Closed	16-Jul-10	16-AUG-10	17-Aug-10

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Windows within dwelling units, any window located more than two (2) metres above grade that opens within one and a half (1.5) metres of the floor shall be equipped with safety devices which would prevent any opening greater than one hundred (100) millimetres.	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 220443 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	16-Jul-10	20-DEC-11	2-Dec-11

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Screens missing. Various locations.	Building	Closed
2	Bricks deteriorated and spalling in areas.	East	Closed
3	Paint peeling and deteriorated.	Exterior	Closed
4	Sign damaged and loose. Specifically Frank Aluminum.	Front	Closed
5	Sections of tile missing.	Front	Closed
6	Bricks damaged and missing at street level.	Front	Closed
7	Foundation wall. Evidence of water penetration	North	Closed
8	Concrete damaged and broken.	Rear	Closed
9	Grille on top damaged, loose, pieces missing.	Rear	Closed
10	Surface cracked and damaged.	Stairway	Closed
11	Asphalt damaged, missing in areas and uneven.	Walkway	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
3	Property Standards	10 220802 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	19-Jul-10	30-JUN-11	30-Jun-11

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Corridors and stairwells are not equipped to provide illumination to an average level of not less than 50 lux at floor or tread level.	Interior of Building	Closed
2	Required guard does not prevent the passage of a spherical object having a diameter more than 100 millimetres	Interior of Building	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.	Interior of Building	Closed
4	Height of the guard for the exit stairs are less than 1,070 millimetres around landings.	Interior of Building	Closed
5	Numerous areas of basement and coal room not provided with lighting	Interior of Building	Closed
6	Numerous light fixtures have missing covers	Interior of Building	Closed
7	The wall in east stairwell contain markings.	Interior of Building	Closed
8	Numerous areas of the basement contain debris on the floor	Interior of Building	Closed
9	Lighting in basement is hanging loose.	Interior of Building	Closed
10	Electrical boxes in boiler room are open and not protected with a cover.	Interior of Building	Closed
11	Basement ceilings are damaged and missing in areas through basement.	Interior of Building	Closed
12	The main floor ceiling near the exit is cracked and broken	Interior of Building	Closed
13	The ceiling on the top floor around the light fixture has a large hole	Interior of Building	Closed
14	The electrical receptacle for emergency lighting in east wing is not provided with a cover.	Interior of Building	Closed
15	The light fixture near apt 26 is not working	Interior of Building	Closed
16	The light fixture near apt 31 is not working	Interior of Building	Closed
17	Corridor floors have trip hazards where rads were removed.	Interior of Building	Closed
18	Floor drains in basement not provided with covers.	Interior of Building	Closed
19	Wood surfaces on east side of basement near stairs are rotted.	Interior of Building	Closed
20	The wall beside apt 26 is cracked.	Interior of Building	Closed
21	Walls throughout basement are damaged and broken in areas.	Interior of Building	Closed
22	Baseboards throughout building are scratched and chipped.	Interior of Building	Closed
23	The door frame around apt 41 has not been painted to match existing paint.	Interior of Building	Closed
24	The door frame for apt 35 is not painted to match existing paint	Interior 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.**