

MLS Building Audit Program - Details

Property Address : 1804 A-1808 EGLINTON AVE W

Legal Description: PLAN 1663 LOT 225

Roll No. : 1914032030042000000

Building : 1804 A-1808 EGLINTON AVE W -- N1506 -- NO FURTHER ACTION REQUIRED

Report Date : May 11, 2012

Building Audit Date : August 20, 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 244131 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	3-Sep-10	27-FEB-12	100.00%
2	Property Standards	10 249017 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	3-Sep-10	05-MAR-12	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 249017 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	3-Sep-10	05-MAR-12	2-Apr-12

No. of defects contained within the Order : **18**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Height of the guard for the exit stairs are less than 920 millimetres measured vertically to the top of the guard from a line drawn through the outside edges of the stair nosings.	Exterior	Closed
2	Required guard does not prevent the passage of a sphere having a diameter more than 100 millimetres.	Exterior	Closed
3	The cables and wires on the exterior wall of the building are not protected from the elements by pipe, duct, or conduit.	Exterior	Closed
4	The protective/decorative finish on the exterior surfaces is not being maintained in good repair.	Exterior	Closed
5	The protective/decorative finish on the exterior surfaces is not being maintained in good repair. Namely; all exterior window wood painted surfaces.	Exterior	Closed
6	Exterior yard surface and/or similar areas not maintained. Namely; numerous cracks in concrete.	Exterior	Closed
7	Interior lighting fixtures or lamps are not maintained.	Exterior	Closed
8	The guard is designed that a member, attachment or opening located between 140 millimetres and 900 millimetres above the level being protected facilitates climbing.	Exterior	Closed
9	Garbage and/or refuse is not being stored in receptacles.	North	Closed
10	Exterior lighting fixtures or lamps are not maintained. Namely; No bulbs in fixtures	North	Closed
11	The protective/decorative finish on the exterior surfaces is not being maintained in good repair.	North	Closed
12	Eavestrough, roof gutter, flashing and/or down pipe does not have a protective finish .	Roof Of Building	Closed
13	Eavestrough not maintained free from debris.	Roof Of Building	Closed
14	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.	West	Closed
15	Exterior window not maintained weather-tight.	West	Closed
16	The retaining wall is not being maintained in good repair.	West	Closed
17	Dwelling unit window that is capable of being opened has no screen.		Closed
18	Exterior window(s) boarded up.		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 244131 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	3-Sep-10	27-FEB-12	2-Apr-12

No. of defects contained within the Order : **48**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Interior lighting fixtures or lamps are not maintained. Namely; lights not working.	2nd Floor	Closed
2	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	2nd Floor	Closed
3	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	2nd Floor	Closed
4	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	2nd Floor	Closed
5	Previously finished surface(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance. Namely; window wood work.	2nd Floor	Closed
6	Previously finished surface(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance. Namely; window wood work.	2nd Floor	Closed
7	Floor and/or floor covering not kept in a clean condition	2nd Floor	Closed
8	Floor and/or floor covering deteriorated. Namely; tiles worn out	2nd Floor	Closed
9	Floor and/or floor covering not kept free from deteriorated materials. Namely; tiles worn out.	2nd Floor	Closed
10	Floor and/or floor covering not kept free from deteriorated materials. Namely: Floor tiles worn out	2nd Floor	Closed
11	Floor and/or floor covering not kept free from deteriorated materials. Namely; tiles worn out.	2nd Floor	Closed
12	All repairs shall be made in a good workmanlike manner.	2nd Floor	Closed
13	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely; missing baseboards.	2nd Floor	Closed
14	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	2nd Floor	Closed
15	Previously finished wall(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance.	2nd Floor	Closed
16	Previously finished wall(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance.	2nd Floor	Closed
17	Previously finished wall(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance.	2nd Floor	Closed
18	Previously finished wall(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance.	2nd Floor	Closed
19	Ceiling(s) constructed for the purpose of separation is not of a gas tight construction.	Basement	Closed
20	Lighting in a service room is provided at less than 200 lux.	Basement	Closed
21	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Basement	Closed
22	Floor not kept in a clean condition and free from rubbish and debris.	Basement	Closed
23	Exterior door has defective hardware.	Front	Closed
24	Interior lighting fixtures or lamps are not maintained.	Stairway	Closed
25	Handrails on one side of stair less than 1,100mm in width not provided	Stairway	Closed
26	Previously finished wall(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance.	Stairway	Closed
27	A window in a stairway that extends to less than 1,070 millimetres above the landing is protected by a guard that is less than 1,070 millimetres high measured to the top of the guard from the surface of the landing.	Stairway	Closed
28	Handrails on one side of stair less than 1,100mm in width not provided	Stairway	Closed

29	Previously finished wall(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance.	Stairway	Closed
30	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	Stairway	Closed
31	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	Stairway	Closed
32	Floor and/or floor covering not kept free from stains and deteriorated materials.	Stairway	Closed
33	Floor and/or floor covering deteriorated. Namely; tiles worn out.	Stairway	Closed
34	Previously finished surface(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance. Namely; window wood work	Stairway	Closed
35	The electrical switches are not maintained in good working order.	Stairway	Closed
36	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.		Closed
37	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.		Closed
38	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.		Closed
39	Floor and/or floor covering not kept free from stains and tiles worn out.		Closed
40	Floor and/or floor covering not kept free from holes, stains.		Closed
41	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.		Closed
42	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.		Closed
43	Handrails on one side of stair less than 1,100mm in width not provided		Closed
44	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.		Closed
45	Floor and/or floor covering worn out.		Closed
46	Floor and/or floor covering not kept in a clean and sanitary condition and free from rubbish and debris.		Closed
47	Interior lighting fixtures or lamps are not maintained.		Closed
48	Exterior door has defective hardware. Namely; door does not latch shut.		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.**