

MLS Building Audit Program - Details

Property Address : 840 EGLINTON AVE W

Legal Description: PLAN 1850 LOT 6 & 7 PT LOT 5 PLAN 2757 PT BLK U

Roll No. : 1904113080013000000

Building : 840 EGLINTON AVE W -- S2101

Report Date : May 11, 2012

Building Audit Date : November 23, 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 315056 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	29-Nov-11	29-DEC-11	100.00%
2	Property Standards	11 315074 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Order Issued	29-Nov-11	01-JUN-12	0.00%
3	Property Standards	11 315214 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	29-Nov-11	01-JUN-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
1	Property Standards	11 315056 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	29-Nov-11	29-DEC-11	30-Dec-11

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Stucco on underside of canopy is damaged in area.	East	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 315214 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	29-Nov-11	01-JUN-12	4-Jun-12

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The ceiling near parking space 6 has broken finish	Garage	Closed
2	The ceiling at vehicle door has holes and damaged finish.	Garage	Closed
3	The ceiling at space 13 has broken finish	Garage	Closed
4	The ceiling at south exit from garage has a hole.	Garage	Closed
5	The black strip of paint in garage is worn and peeling in areas of the walls	Garage	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
2	Property Standards	11 315074 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Order Issued	29-Nov-11	01-JUN-12	4-Jun-12

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

No. of defects that remain outstanding : **17**

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Required guard does not prevent the passage of a spherical object having a diameter more than 100 millimetres	Interior of Building	Open
2	Laundry room wall near the sink and window has deteriorated paint	Interior of Building	Open
3	The baseboard in basement near storage room has deteriorated paint	Interior of Building	Open
4	Areas of the wall in stairwells have damaged plaster	Interior of Building	Open
5	The wall in basement near laundry room has damaged plaster	Interior of Building	Open
6	Height of the guard for the exit stairs are less than 1,070 millimetres around landings.	Interior of Building	Open
7	Ceiling in boiler room / storage room has a hole	Interior of Building	Open
8	The ceiling of storage room near 402 has damaged plaster.	Interior of Building	Open
9	The light fixture in boiler room is hanging loose.	Interior of Building	Open
10	The walls of the storage room near apt 402 have damaged plaster.	Interior of Building	Open
11	The walls in garbage chute room on 3rd floor have paint peeling	Interior of Building	Open
12	The ventilation system on north side of the building is not working	Interior of Building	Open
13	The ventilation system in laundry room is not regularly cleaned.	Interior of Building	Open
14	Basement ceiling has a hole	Interior of Building	Open
15	The door hardware for storage room door near laundry room is broken.	Interior of Building	Open
16	Previously painted basement floor has worn and missing paint	Interior of Building	Open
17	The carpets throughout building are stained.	Interior of Building	Open

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.**