

MLS Building Audit Program - Details

Property Address : 1065 EGLINTON AVE W

Legal Description: PLAN 2599 PT BLK Q

Roll No. : 1914013280022000000

Building : **1065 EGLINTON AVE W**

Report Date : January 17, 2020

Building Audit Date : August 21, 2012

**** 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 January 17, 2020

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	12 233371 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	27-Aug-12	27-FEB-13	100.00%
2	Property Standards	12 233376 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	27-Aug-12	27-FEB-13	100.00%
3	Property Standards	12 233421 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	27-Aug-12	26-NOV-12	100.00%
5	Waste	12 233620 WST 00 IV	LITTER DUMPING/REFUSE INVESTIGATION	Closed	27-Aug-12	04-SEP-12	N/A**

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
3	Property Standards	12 233421 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	27-Aug-12	26-NOV-12	10-Jun-13

No. of defects contained within the Order : **3**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Areas of the exterior wall have deteriorated mortar.	Exterior Of Building	Closed
2	The south exterior wall near parking garage has deteriorated bricks and mortar.	Exterior Of Building	Closed
3	The chimney has broken bricks and cracked concrete cap.	Exterior Of Building	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
2	Property Standards	12 233376 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	27-Aug-12	27-FEB-13	27-Apr-13

No. of defects contained within the Order : **11**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The garage door that is equipped with an automatic closing mechanism is not equipped with a sensing device that does not allow the door to close when any person, animal or object is crossing its path.	Garage	Closed
2	Large safe-exit arrows are not displayed on safe-exit doors 1.5 metres above the floor, measured from the center of the arrow to the floor, with the arrow pointing down.	Garage	Closed
3	The safe-exit door, the frame of a safe-exit door and the wall adjacent to the safe-exit door to a distance of one (1) metre on both sides of the frame, and to a height of three (3) metres above the floor or to the soffit above the bulkhead over the door is not the required coloured green.	Garage	Closed
4	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.	Garage	Closed
5	Ventilation system not operational.	Garage	Closed
6	The parking or storage garage columns from floor level to a height of sixty (60) centimeters are not painted black.	Garage	Closed
7	Paint missing, deteriorated and marked.	Garage	Closed
8	The parking or storage garage walls from floor level to a height of sixty (60) centimeters are not painted black.	Garage	Closed
9	The parking or storage garage ceiling are not painted white.	Garage	Closed
10	Ceiling light fixture not operating.	Garage	Closed
11	Plaster broken and missing at floor level.	Garage	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
1	Property Standards	12 233371 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	27-Aug-12	27-FEB-13	27-Apr-13

No. of defects contained within the Order : **19**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Light switch missing, wires exposed.	2nd Floor	Closed
2	Light not operating.	2nd Floor	Closed
3	Light fixture not properly affixed to ceiling.	4th Floor	Closed
4	Paint peeling and deteriorated on walls and ceiling.	4th Floor	Closed
5	Plaster damaged on walls and ceiling.	4th Floor	Closed
6	Automatic closer missing.	4th Floor	Closed
7	Electrical outlet damaged.	4th Floor	Closed
8	Electrical connection box on wall is missing cover.	Basement	Closed
9	Two ceiling light fixtures not operating.	Boiler Room	Closed
10	Electrical connection boxes on wall and ceiling are missing covers.	Boiler Room	Closed
11	Holes in ceiling.	Boiler Room	Closed
12	Lighting in a service room is provided at less than 200 lux.	Boiler Room	Closed
13	A window in a stairway that extends to less than 1,070 millimetres above the landing is not protected by a guard that is not less than 1,070 millimetres high measured to the top of the guard from the surface of the landing.	East	Closed
14	Carpeting stained.	Hall	Closed
15	Finish on walls not consistent. Textured wallpaper has been plastered over in areas. Wall surfaces do not reasonably match.	Hall	Closed
16	Ventilation system not operating.	Hall	Closed
17	Exit, public corridor or corridor is not equipped to provide illumination to an average level of not less than 50 lux at floor or tread level.	Hall	Closed
18	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.	Stairway	Closed
19	Electrical connection box on wall missing cover.		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.**