

MLS Building Audit Program - Details

Property Address : 1780 EGLINTON AVE E

Legal Description: PL3662 PTLTS 2-8 PTLTS 25 26 CON3 FROM THE BAY PT LT

Roll No. : 1908121080002000000

Building : **1780 EGLINTON AVE E**

Report Date : January 18, 2019

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 January 18, 2019

Part I - Building Audit Activity Summary :

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	% Complied
1	Fence	10 273501 FEN 00 IV	FENCING INVESTIGATION - Pool enclosure	Closed	14-Oct-10	29-NOV-10	100.00%
2	Property Standards	10 268470 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	14-Oct-10	14-AUG-12	100.00%
3	Property Standards	10 271438 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	14-Oct-10	12-APR-11	100.00%
4	Property Standards	10 273405 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	14-Oct-10	11-FEB-11	95.00%

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 268470 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	14-Oct-10	14-AUG-12	31-Dec-15

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The ceilings in the parking or storage garage are not maintained free of holes, breaks or cracks.	Underground Parking Area	Substantially Co
2	The parking or storage garage ceiling are not painted white where required.	Underground Parking Area	Closed
3	Lighting in a garage is provided at less than 50 lux.	Underground Parking Area	Closed
4	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	Closed
5	The parking or storage garage walls are not painted white from sixty (60) centimeters above floor level where required.	Underground Parking Area	Closed
6	The walls in the parking or storage garage are not impervious to water.	Underground Parking Area	Closed
7	The walls in the parking or storage garage are not maintained free of holes, breaks or cracks.	Underground Parking Area	Substantially Co
8	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.	Underground Parking Area	Closed
9	The floor drain is not maintained in good repair Namely; missing drain covers.	Underground Parking Area	Closed
10	The electrical connections are not maintained in a safe and complete condition Namely; missing cover plates.	Underground Parking Area	Closed
11	The parking or storage garage is used to keep junk or rubbish.	Underground Parking Area	Closed
12	The parking or storage garage columns are not painted white from sixty (60) centimeters above floor level where required.	Underground Parking Area	Closed
13	The columns in the parking or storage garage are not impervious to water.	Underground Parking Area	Closed
14	The columns in the parking or storage garage are not maintained free of holes, breaks or cracks.	Underground Parking Area	Closed
15	The ceilings in the parking or storage garage are not impervious to water.	Underground Parking Area	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
4	Property Standards	10 273405 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	14-Oct-10	11-FEB-11	20-Jun-12

No. of defects contained within the Order : **20**

No. of defects that remain outstanding : **1**

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Walk(s), ramp(s) and/or similar areas does not afford safe passage. Namely; entrance/exit ramp to building has cracks and holes.	Exterior	Closed
2	Aerial, satellite dish, or other similar structure and/or its supporting member is not maintained in a safe condition.	Exterior	Closed
3	The stair, landing and every appurtenance, surface cover and finish is not reasonably smooth and level, namely west side exit stairwell from pool area.	Exterior Of Building	Closed
4	Dwelling unit window that is capable of being opened has screen that is not maintained in good repair and free from defects or missing components, namely damaged window screen.	Exterior Of Building	Closed
5	The plumbing system is not kept in good working order, namely damaged drain cover.	Exterior Of Building	Closed
6	The electrical connections are not maintained in a safe and complete condition, namely loose wires.	Exterior Of Building	Closed
7	The electrical fixtures are not maintained in a safe and complete condition, namely open/unsecured electrical connections to lamp posts.	Exterior Of Building	Closed
8	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
9	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, to include installation window air conditioner units.	Exterior Of Building	Closed
10	The guards and/or other appurtenant attachments and/or their supporting structural members are not maintained in good repair, namely concrete delamination on guards.	Exterior Of Building	Closed
11	The tree, plant, limb or branch, which is located on the property is diseased, decayed or damaged and has not been removed or otherwise pruned to remove the diseased, decayed or damaged portion, namely tree stump.	Exterior Of Building	Closed
12	The yard does not have suitable ground cover to prevent unstable soil conditions or erosion.	Exterior Of Building	Closed
13	The fence, screen and/or other enclosure around or on the property is not being maintained in a structurally sound and/or plumb condition.	Exterior Of Building	Closed
14	The fence, screen and/or other enclosure around or on the property is not being maintained in good repair, namely gates to pool area, rusted and paint deteriorated.	Exterior Of Building	Closed
15	The fence, screen and/or other enclosure around or on the property is not being maintained in good repair, namely pool fence not maintained in good repair, and in accordance with Toronto Municipal Code, chapter 447.	Exterior Of Building	Closed
16	The storm drain is not being maintained free from defect and/or obstructions, namely stagnant water, not reaching drain.	Exterior Of Building	Closed
17	The exterior walls and their components are not being maintained in good repair. namely spalling brick.	Exterior Of Building	Closed
18	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 maintained in a safe condition, namely flower beds and plants on balcony gurards.	Exterior Of Building	Closed
19	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 maintained in good repair, namely deteriorated balcony slabs with exposed re-bars.	Exterior Of Building	Closed
20	The exterior surface has not been restored and/or resurfaced where necessary, namely exterior garbage containment area.	Exterior Of Building	Open

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
3	Property Standards	10 271438 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	14-Oct-10	12-APR-11	18-Oct-12

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

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials, to include deteriorated finish.	1st Floor	Closed
2	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials, to include deteriorated finish.	1st Floor	Closed
3	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair, namely defective latching/release mechanism.	1st Floor	Closed
4	Floor and/or floor covering not kept free from holes, stains, rubbish and debris, namely stained carpets.	2nd Floor	Closed
5	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials, namely damaged ceiling track/frame at suspended ceiling.	2nd Floor	Closed
6	The electrical connections are not maintained in a safe and complete condition, namely loose wires.	2nd Floor	Closed
7	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	2nd Floor	Closed
8	The electrical fixtures are not maintained in a safe and complete condition, namely unsecured fire horn.	3rd Floor	Closed
9	Floor and/or floor covering not kept free from holes, stains, rubbish and debris, namely stained carpets.	3rd Floor	Closed
10	The electrical receptacle are not maintained in a safe and complete condition, namely missing cover.	4th Floor	Closed
11	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials, namely missing and/or damaged baseboards.	5th Floor	Closed
12	The electrical receptacle are not maintained in a safe and complete condition, namely missing cover.	6th Floor	Closed
13	Floor and/or floor covering not kept free from holes, stains, rubbish and debris, namely stained carpets.	7th Floor	Closed
14	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition, namely gap adjacent to wall.	9th Floor	Closed
15	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.	Boiler Room	Closed
16	Handrail guard has openings of a size that does not prevent the passage of a sphere having a diameter more than 100 millimetres and contain horizontal climbable members.	Boiler Room	Closed
17	The electrical fixtures are not maintained in a safe and complete condition, namely no cover at electrical box.	Boiler Room	Closed
18	The electrical connections are not maintained in a safe and complete condition, namely loose wires.	Compactor Room	Closed
19	The electrical fixtures are not maintained in a safe and complete condition, namely open wiring at air conditioner unit.	Laundry Room	Closed
20	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials, to include deteriorated finish.	Laundry Room	Closed
21	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials, namely deteriorated wall at window sill frame.	Laundry Room	Closed
22	Lighting in a service room is provided at less than 200 lux.	Throughout Building	Closed
23	Interior lighting fixtures or lamps are not maintained, namely missing covers.	Throughout Building	Closed
24	Interior lighting fixtures or lamps are not maintained, namely inoperable light fixtures.	Throughout Building	Closed
25	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.		Closed

26	The supplied facility in or on the property is not constructed, installed and/or maintained so that it will function safely and effectively, namely saunas and hot tub rooms.		Closed
27	The electrical receptacles are not maintained in good working order, namely missing covers.		Closed
28	The electrical connections are not maintained in a safe and complete condition, namely loose and open wires.		Closed
29	The electrical connections are not maintained in a safe and complete condition, to include loose and open wires.		Closed
30	The electrical receptacle are not maintained in a safe and complete condition, to include missing covers.		Closed
31	The electrical switches are not maintained in a safe and complete condition, namely missing covers.		Closed
32	The electrical switches are not maintained in a safe and complete condition, to include missing covers.		Closed
33	The electrical fixtures are not maintained in a safe and complete condition, to include missing fixtures and covers.		Closed
34	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials, namely missing and/or damaged ceiling tiles.		Closed
35	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials, to include finish.		Closed
36	The plumbing system is not kept free from leaks or defects, namely leaks at sprinkler shut-offs, and where required.		Closed
37	The heating system or unit is not in good repair and maintained in good working condition, namely missing radiator cover.		Closed
38	Floor and/or floor covering not kept free from holes, stains, rubbish and debris, namely undue storage and junk.		Closed
39	Floor and/or floor covering not kept free from holes, stains, rubbish and debris, to include finish and/or covering.		Closed
40	A window in a stairway that extends to less than 1,070 millimetres above the landing is not protected by a guard that is 1,070 millimetres high measured to the top of the guard from the surface of the landing.		Closed
41	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials, namely missing and/or damaged ceiling tiles.		Closed
42	The supplied facility in or on the property is not kept in a satisfactory working condition, namely saunas and hot tub rooms		Closed
43	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials, namely missing and/or damaged ceiling tiles.		Closed
44	The electrical fixtures are not maintained in a safe and complete condition, to include missing fixtures and covers.		Closed
45	The electrical fixtures are not maintained in a safe and complete condition, namely open electrical box.		Closed
46	The electrical switches are not maintained in a safe and complete condition, to include missing covers.		Closed
47	The electrical receptacles are not maintained in a safe and complete condition, to include missing covers.		Closed
48	The electrical connections are not maintained in a safe and complete condition, to include loose, open, and unsecured wires.		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.**