

MLS Building Audit Program - Details

Property Address : 1801 EGLINTON AVE W

Legal Description: PLAN 375 PT LOTS 9 AND 10 AND EXP PLAN AT3824327 PAR

Roll No. : 1914031220013000000

Building : **1801 EGLINTON AVE W**

Report Date : January 17, 2020

Building Audit Date : October 10, 2013

**** 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	13 250047 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	18-Oct-13	30-JUL-15	100.00%
2	Property Standards	13 250050 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	18-Oct-13	30-JUL-15	100.00%
3	Property Standards	13 250055 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	18-Oct-13	16-APR-15	100.00%
4	Property Standards	13 250061 PRS 00 IV	REPORT ORDERS	Closed	25-Oct-13	23-JUN-14	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
4	Property Standards	13 250061 PRS 00 IV	REPORT ORDERS	Closed	25-Oct-13	23-JUN-14	18-Jun-14

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	<p>Immediate action has not been taken to eliminate an unsafe condition. Where window air-conditioners installation prevents a safety device from being installed a report is required to be submitted to the Officer for evaluation and approval by a professional or other certified person confirming that the installation of the air-conditioner has been done safe and securely; that there are no openings greater than one hundred (100) millimetres adjacent to the air conditioning unit and that the electrical supply and distribution in the suite is capable of safely operating the air conditioning unit. Also it must address any remedial action that must be taken in order to maintain its safe manner.</p> <p>WINDOW LOCKING DEVICES</p> <p>A window(s) which is capable of being opened, and is located in excess of two (2) metres from the finished grade, is not equipped with safety devices which would prevent any opening greater than one hundred (100) millimeters. A report is required to be submitted to the Officer for evaluation and approval by a professional or other certified person confirming that acceptable safety devices have been installed on all subject windows in an acceptable manner, and that the subject windows are not capable of being opened in excess of one hundred (100) millimeters.</p>		Substantially Co

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
1	Property Standards	13 250047 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	18-Oct-13	30-JUL-15	

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The exterior walls and their components are not being maintained in good repair. Namely: East side of building. Damaged stucco finish on exterior wall.	East Side of Building	Closed
2	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. Namely: East side of building. Accumulation of rubbish and litter on the interlocking stone walkway. This area must be cleaned.	East Side of Property	Closed
3	The exterior surface of the building shall be maintained free of stains. Namely: Exterior walls at the front entrance to the building need painting/refinishing.	Front	Closed
4	Exterior door has defective hardware. Namely: South side of building. Exit door closer is broken.	South Side of Building	Closed
5	Immediate action has not been taken to eliminate an unsafe condition. Namely: South side of building. Cable extension wire hanging from window to window. Cable must be removed from exterior wall.	South Side of Building	Closed
6	Dwelling unit window that is capable of being opened has no screen. Namely: Throughout building. Replace all damaged or missing window screens.	Throughout Building	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
3	Property Standards	13 250055 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	18-Oct-13	16-APR-15	18-Apr-15

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The parking or storage garage columns from floor level to a height of sixty (60) centimeters are not painted black.	Garage	Closed
2	Pedestrian exit door within the parking or storage garage is not clearly visible.	Garage	Closed
3	The parking or storage garage walls from floor level to a height of sixty (60) centimeters are not painted black.	Garage	Closed
4	Lighting in a garage is provided at less than 50 lux. Also replace all burnt out bulbs.	Garage	Closed
5	The property is not maintained and/or kept clean in accordance with the standards. Namely: Clean and clear all combustible materials, furniture and debris from the parking garage.	Garage	Closed
6	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
7	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

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
2	Property Standards	13 250050 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	18-Oct-13	30-JUL-15	

No. of defects contained within the Order : **25**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition. Namely: 1st floor electrical room. Remove all combustible materials and debris stored on the floor.	1st Floor	Closed
2	Door hardware/devices are not maintained in good repair. Namely: 2nd floor south exit door. Door is not closing properly.	2nd Floor	Closed
3	Door hardware/devices are not maintained in good repair. Namely: South side, 3rd floor exit door. Defective hardware preventing the door from closing properly. Repairs required.	3rd Floor	Closed
4	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair. Namely: 2nd floor. South stairway. Broken window panel. Repairs required.	2nd floor	Closed
5	Elevator(s) is not maintained in a clean condition.	Elevator Floor	Closed
6	Exterior window(s) with broken/cracked glass. Namely: Front entrance door. Broken window. Repairs required.	Front Door	Closed
7	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. Namely: Hallway. Light meter readings at floor level are below 50Lux.	Hallway	Closed
8	Floor and/or floor covering not kept in a clean and sanitary condition. Namely: Laundry room. Floor needs cleaning.	Laundry	Closed
9	Previously finished surface(s) in the public area of the property is not maintained in good repair. Namely: Laundry Room. Peeling paint on wall. Repairs required/	Laundry Room	Closed
10	Lighting in a laundry room and boiler room is provided at less than 200 lux. Also replace missing bulbs and lens covers.	Laundry Room	Substantially Co
11	An emergency contact sign is not posted and maintained in a prominent place in the front lobby or entrance to the building.	Lobby	Closed
12	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely: Tiles missing on wall next to elevator.	Lobby	Closed
13	Emergency contact sign does not indicate current name, address and telephone number of the person responsible for the property and the name and telephone number of the authorized person to contact in case of an emergency on a 24 hour basis.	Lobby	Closed
14	The emergency contact sign is not in lettering of not less than 12.7 millimetres in height.	Lobby	Closed
15	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. Namely: North and south stairway guards are less than 920mm.	North and south stairway	Substantially Co
16	The stairs and/or other appurtenant attachments and/or their supporting structural members are not maintained in good repair. Namely: Stairway. Deteriorated and defective stairway nosing. Repairs required.	Stairway	Closed
17	Guard has openings of a size that does not prevent the passage of a sphere having a diameter more than 100 millimetres. Namely: Stairway Landing and stairway guards.	Stairway Landing and stair guards	Substantially Co
18	Interior lighting fixtures or lamps are not maintained. Namely: South/North stairway. Replace all burnt out bulbs in the stairway.	Stairway Lighting	Closed
19	Previously finished wall(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance. Namely: Stairway walls are marked and need refinishing.	Stairways	Closed
20	Height of the guard for the exit stairs are less than 1,070 millimetres around landings. North and south stairway.	Stairways	Substantially Co
21	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. Namely: Landing and Stair Guards are climbable. Repairs required.	Stairways	Substantially Co

22	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection. Namely: Throughout Stairways. All light fixtures must be protected by a lens cover or wire cage.	Stairways	Closed
23	Floor and/or floor covering not kept in a clean and sanitary condition. Namely: Throughout building. All corridors, elevator and laundry floors, to be cleaned and cleared of all debris/furniture.	Throughout Building	Closed
24	Previously finished wall(s) where marks, stains, and/or other defacements have been removed have not been refinished. Namely: Hallway walls throughout building.	Throughout Building	Closed
25	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition. Namely: All floor mats in front of apartment should be removed. It can be considered a trip hazard in the case of an emergency.		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.**