

MLS Building Audit Program - Details

Property Address : 697 EGLINTON AVE W

Legal Description: PLAN 1560 LOTS 26 TO 29

Roll No. : 1904112420007000000

Building : **697 EGLINTON AVE W**

Report Date : January 17, 2020

Building Audit Date : May 10, 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 170913 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	16-May-12	17-FEB-14	100.00%
2	Property Standards	12 170914 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	16-May-12	10-FEB-13	100.00%
3	Property Standards	12 170947 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	16-May-12	24-AUG-12	50.00%
4	Property Standards	12 171222 PRS 00 IV	REPORT ORDERS	Closed	16-May-12	15-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
4	Property Standards	12 171222 PRS 00 IV	REPORT ORDERS	Closed	16-May-12	15-JUN-12	18-Jun-12

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Windows within dwelling units located more than two (2) meters above grade that opens within one and a half (1.5) meters of the floor shall be equipped with safety devices which would prevent any opening greater than one hundred (100) millimeters.	Building windows	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 170914 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	16-May-12	10-FEB-13	15-May-13

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Door providing access to a parking or storage garage has not been equipped with a latch that will prevent entry to the garage except by the use of a key, coded card or similar device.	Garage Area	Closed
2	The parking or storage garage walls from floor level to a height of sixty (60) centimeters are not painted black.	Garage Area	Closed
3	Areas of deteriorated and missing paint.	Garage Area	Closed
4	The mechanical ventilation system in the parking or storage garage is not on at all times or otherwise controlled automatically by a carbon monoxide detection system that is located so as to provide full protection.	Garage Area	Closed
5	The parking or storage garage columns from floor level to a height of sixty (60) centimeters are not painted black.	Garage Area	Closed
6	The parking or storage garage pedestrian exit door is not equipped with fastenings that allow the door to be readily opened from the inside without requiring keys, special devices or specialized knowledge of the door's opening mechanism.	Garage Area	Closed
7	The parking or storage garage pedestrian exit door is not designed and installed so that, when the latch is released, the door will open easily in the direction of exit travel.	Garage Area	Closed
8	One pedestrian exit door is secured in an open position.	Garage Area	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
3	Property Standards	12 170947 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	16-May-12	24-AUG-12	31-Jul-15

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	A retaining wall exceeding 1,000 millimetres in exposed height is not protected by a guard on the open side where access is provided.	Courtyard between 697 and 699	Open
2	The retaining wall on east side of building around vehicle entrance to parking garage is not protected by a guard	East side of building	Open
3	The exterior wall of building has extensive paint peeling and rust stains	Exterior Of Building	Open
4	Exterior balconies are rusted and rust damaged	Exterior Of Building	Closed
5	Exterior balconies have extensive rust damage	Exterior Of Building	Closed
6	The roof flashing around rooftop is rusted	Exterior Of Building	Open
7	Exterior trim throughout building has extensive paint peeling	Exterior Of Building	Open
8	Numerous windows are not provided with window screens	Exterior Of Building	Closed
9	Wood window frames have extensive paint peeling	Exterior Of Building	Open
10	The retaining wall in front yard of bldg 697 is leaning and has loose bricks	Front Yard	Closed
11	The retaining wall in front yard of building 701 is leaning	Front Yard	Closed
12	The guard in front of building 697 has extensive rust damage, is loose and detached from concrete.	Front of building 697	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 170913 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	16-May-12	17-FEB-14	16-May-14

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Ventilation fan missing cover.	Basement	Closed
2	Bottom step makeshift. Constructed of loose concrete blocks and piece of wood.	Boiler Room	Closed
3	Guard not provided at steps.	Boiler Room	Closed
4	Area of ceiling stained.	Building	Closed
5	Skylight damaged. Glass broken.	Building	Closed
6	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.	Building	Closed
7	Height of the guard for the exit stairs are less than 1,070 millimetres around landings.	Building	Closed
8	Door does not close completely.	Building	Closed
9	Ceiling light fixture has exposed wiring.	Building	Closed
10	Ceiling mounted exit sign has come loose from ceiling and is malfunctioning.	Building	Closed
11	An emergency contact sign is not posted and maintained in a prominent place in the front lobby or entrance to the building.	Building	Closed
12	Paint deteriorated and faded.	Building	Closed
13	Carpet worn threadbare in areas.	Building	Closed
14	Carpeting stained.	Building	Closed
15	Plaster damage on wall.	Building	Closed

**Part III - Apartment Unit Activity Summary for Property Standards Orders :697
EGLINTON AVE W**

Active apartment unit related investigation matters (Property Standards only) :	3
Number of investigation-related Orders issued to Property owner :	3
Number of investigation-related Orders issued to tenants :	0

*** Note: The number of unit related orders relate to all buildings on the above property.**