

MLS Building Audit Program - Details

Property Address : 697 EGLINTON AVE W

Legal Description: PLAN 1560 LOTS 26 TO 29

Roll No. : 1904112420007000000

Building : **701 EGLINTON AVE W**

Report Date : January 17, 2020

Building Audit Date : November 19, 2015

**** 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	15 254196 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Prosecution Initiated	27-Nov-15	30-JUN-16	10.00%
3	Property Standards	15 254681 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	27-Nov-15	18-FEB-16	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	15 254196 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Prosecution Initi	27-Nov-15	30-JUN-16	30-Apr-20

No. of defects contained within the Order : **10**

No. of defects that remain outstanding : **9**

Deficiency Details			
No.	Violation/Defect	Location	Status
1	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 being maintained free from defects and/or hazards. Namely: The supporting structural members are not maintained free from defects including holes around and below the support beams of the balconies.	Balcony	Open
2	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: Hole in the balcony floor.	Balcony	Open
3	Dwelling unit window that is capable of being opened has no screen.	Dwelling Unit	Open
4	The protective/decorative finish on the exterior surfaces is not being maintained in good repair. Namely: The walls and roof flashing are not maintained free of rust stains and paint deterioration.	Exterior Of Building	Open
5	The exterior walls and their components are not being maintained in good repair. Namely: Holes in wall and open mortar joints in various locations including the south dividing wall between 699 and 701 buildings.	Exterior Of Building	Open
6	Exterior yard surface and/or similar areas not maintained. Namely: The patio stones are broken in areas and the yard surface is uneven.	Front	Open
7	The electrical fixtures are not maintained in good working order. Namely: The light fixture is corroded and rusted.	Main Entrance	Closed
8	Exterior door has defective hardware. Namely: The door handle is loose.	Main Entrance	Open
9	The protective/decorative finish on the exterior surfaces is not being maintained in good repair. Namely: All exterior wood and metal surfaces of the building.	Throughout Building	Open
10	Exterior window or skylight not maintained in good repair. Namely: The window frames are damaged .	Throughout 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	15 254681 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	27-Nov-15	18-FEB-16	

No. of defects contained within the Order : **12**

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. Namely the doors and enclosure of the storage rooms are damaged in areas and the paint finish is deteriorated.	Basement	Closed
2	The floor and every appurtenance, surface cover and finish is not maintained.	Basement	Closed
3	The electrical receptacle are not maintained in a safe and complete condition. Namely; the light fixture is hanging by electrical wires from the ceiling.	Basement	Closed
4	Vanity is not maintained in a satisfactory condition. Namely; the wash basin is defective.	Basement	Closed
5	The electrical connections are not maintained in a safe and complete condition. Namely; covers not provided for the light fixtures.	Basement	Closed
6	The electrical fixtures are not maintained in a safe and complete condition. Namely; covers not provided for the light fixtures.	Hall	Closed
7	Laundry room and the facilities, amenities and associated equipment is not maintained in good repair. Namely; the laundry tubs are not maintained in a clean condition and free from stains and damaged finish.	Laundry Room	Closed
8	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely; the storage room enclosure has chips, cracks and deteriorated paint finish.	Locker Room	Closed
9	The floor and every appurtenance, surface cover and finish is not maintained.	Locker Room	Closed
10	The electrical connections are not maintained in a safe and complete condition. Namely; cover missing from the junction box.	Meter Room	Closed
11	The electrical connections are not maintained in good working order. Namely; improper cover on the wall outlet.	Storage Room	Closed
12	Extension cords or other extensions are used as a permanent wiring system.	Storage Room	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.**