

MLS Building Audit Program - Details

Property Address : 1442 LAWRENCE AVE W

Legal Description: PLAN 4044 PT BLK A

Roll No. : 1908022650028000000

Building : 1442 LAWRENCE AVE W -- NO FURTHER ACTION REQUIRED

Report Date : May 11, 2012

Building Audit Date : October 08, 2009

**** 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 May 11, 2012

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	09 177534 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	15-Oct-09	16-JUL-10	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	09 177534 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	15-Oct-09	16-JUL-10	17-Nov-09

No. of defects contained within the Order : **55**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Paint peeling and deteriorated on walls and ceiling.	1st Floor	Closed
2	Hole in ceiling.	1st Floor	Closed
3	Cover not properly affixed to electrical connection box on ceiling.	1st Floor	Closed
4	Electrical connection box on wall missing cover.	1st Floor	Closed
5	Electrical service closet. Inside panel of door damaged.	1st Floor	Closed
6	No covers on ceiling light fixtures.	1st Floor	Closed
7	Holes in door.	1st Floor	Closed
8	Door not proper fit in frame.	2nd Floor	Closed
9	Electrical service closet. Holes in door.	3rd Floor	Closed
10	Electrical receptacle or cover damaged.	9th Floor	Closed
11	Hallway door to apt. 904 not painted.	9th Floor	Closed
12	Contains waste and debris.	Basement	Closed
13	Covers missing from heaters.	Basement	Closed
14	Section of nosing missing from top stair.	Basement	Closed
15	Interior lighting fixtures or lamps are not maintained.	Basement	Closed
16	Hole in ceiling.	Basement	Closed
17	Area of broken and missing floor tiles.	Basement	Closed
18	Hole in wall through to parking garage.	Basement	Closed
19	Ceiling tiles missing or stained in areas.	Basement	Closed
20	Door missing from access panel.	Bathroom	Closed
21	Adequate ventilation has not been provided. System not operating at all times.	Building	Closed
22	Ventilation fans dirty.	Elevator	Closed
23	Plaster damaged on walls. Cracked, bubbled, missing in areas.	Garbage Room	Closed
24	Garbage chute doors do not close.	Garbage Room	Closed
25	No covers on ceiling light fixtures.	Garbage Room	Closed
26	Cover missing on electrical connection box.	Garbage Room	Closed
27	Chute doors damaged.	Garbage Room	Closed
28	Floor tiles cracked, broken and damaged at apt.s 607 and 402.	Hall	Closed
29	Floor surfaces dirty and stained throughout.	Hall	Closed
30	Doors marked, marred and scratched.	Hall	Closed
31	Hole in ceiling near PH 12.	Hall	Closed
32	Exit sign on ceiling loose.	Hall	Closed

33	Ceiling access panel damaged.	Hall	Closed
34	Ceiling stained near apt. 1115.	Hall	Closed
35	Ceiling stained. Various locations.	Hall	Closed
36	Carpeting worn, torn and stained in areas.	Hall	Closed
37	Sections of baseboard missing. Hall by apt. 1108 and 4th floor elevator lobby.	Hall	Closed
38	Baseboards loose and damaged at, 10th floor elevator lobby, hall across from apt. 708, near apt. 602, 2nd. floor centre stairwell and 1st. floor hall across from centre stairs.	Hall	Closed
39	The ventilation system or unit is not regularly cleaned.	Hall	Closed
40	No covers on ceiling light fixtures.	Hall	Closed
41	No covers on ceiling light fixtures.	Laundry Room	Closed
42	Handrails and guards dirty and stained. Various locations throughout.	Stairway	Closed
43	Covers not provided for ceiling light fixtures.	Stairway	Closed
44	Heater covers loose and damaged. Various locations.	Stairway	Closed
45	Plaster surfaces damaged. Cracks, bubbles, sections missing. Various locations throughout.	Stairway	Closed
46	Plaster repairs to walls not painted.	Stairway	Closed
47	Superintendents storage room. Unprotected wiring connections by light fixture.	Storage Room	Closed
48	Superintendents storage room. Holes in wall.	Storage Room	Closed
49	Wall damaged, cracked.	Subbasement	Closed
50	Interior lighting fixtures or lamps are not maintained.	Subbasement	Closed
51	Metal access door and frame rotted and damaged.	Subbasement	Closed
52	Wooden slat storage locker walls rotted in areas.	Subbasement	Closed
53	Paint on walls peeling and deteriorated.	Subbasement	Closed
54	Contains waste and debris.	Subbasement	Closed
55	Plaster on wall damaged. Superintendants work room.	Work Shop	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.**