

**MLS Building Audit Program - Details**

**Property Address :** 1524 LAWRENCE AVE W

Legal Description: PLAN 5082 PT BLK E

Roll No. : 1908022580052000000

Building : 1524 LAWRENCE AVE W -- W1202

**Report Date :** May 11, 2012

**Building Audit Date :** September 20, 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 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	10 262618 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Expiry Date Extended	28-Sep-10	23-AUG-12	0.00%
2	Property Standards	10 262863 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Expiry Date Extended	28-Sep-10	23-AUG-12	93.94%
3	Property Standards	10 264239 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Expiry Date Extended	28-Sep-10	23-AUG-12	80.00%

**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	10 262618 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Expiry Date Exten	28-Sep-10	23-AUG-12	31-Jul-12

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Exterior yard that is used for the parking or storage of vehicles or surfaced with a material impervious to water is not maintained in good repair, free from cracks, holes and ruts.	Driveway	Open
2	Curb stops or restraining devices are not positioned to prevent vehicles from causing injury, damage or encroaching on to property. Driveway curbstones are damaged, cracked and leaning in sections.	Driveway	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 264239 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Expiry Date Exten	28-Sep-10	23-AUG-12	31-Jul-12

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 ceiling are not painted white.	Garage	Closed
2	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.	Underground Parking Area	Closed
3	The parking or storage garage does not have a designated safe-exit route.	Underground Parking Area	Closed
4	Small safe-exit arrows are not prominently displayed on columns or walls 1.5 metres above the floor, measured from the center of the arrow to the floor; at least every ten (10) metres along the safe-exit route; at all safe-exit route decision points along the safe-exit route; and wherever a safe-exit route crosses a traffic aisle.	Underground Parking Area	Closed
5	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	Open
6	The walls in the parking or storage garage are not maintained free of holes, breaks or cracks.	Underground Parking Area	Closed
7	Alert signs are not prominently displayed on columns or walls 2.1 metres above the floor, measured from the top of the sign to the floor, so that there is 1 alert sign for every 25 parking stalls in the parking or storage garage, with the alert signs being evenly distributed in the parking or storage garage, but located no more than 30 metres apart.	Underground Parking Area	Closed
8	The parking or storage garage columns from floor level to a height of sixty (60) centimeters are not painted black.	Underground Parking Area	Closed
9	The parking or storage garage columns are not painted white from sixty (60) centimeters above floor level.	Underground Parking Area	Closed
10	Lighting in a garage is provided at less than 50 lux.	Underground Parking Area	Open
11	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Underground Parking Area	Open
12	Exterior door is not maintained in good repair. Hole in garage door panel.	Underground Parking Area	Closed

13	The parking or storage garage walls from floor level to a height of sixty (60) centimeters are not painted black.	Underground Parking Area	Closed
14	The parking or storage garage walls painted surface is not maintained in a state of good repair. Wall Paint peeling in sections.	Underground Parking Area	Closed
15	The parking or storage garage walls are not painted white from sixty (60) centimeters above floor level.	Underground Parking Area	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
2	Property Standards	10 262863 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Expiry Date Exten	28-Sep-10	23-AUG-12	31-Jul-12

No. of defects contained within the Order : **33**

No. of defects that remain outstanding : **2**

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Floor and/or floor covering not kept in a clean and sanitary condition. Paint stain on carpet near Unit # 311.	3rd Floor	Closed
2	The property has not been repaired in accordance with the standards. Garbage chute missing a damper.	3rd Floor	Closed
3	Garbage chute system originally installed in the multiple-dwelling is not maintained operative.	3rd Floor	Closed
4	Previously finished surface(s) in the public area of the property is not maintained in good repair. Milk box cover is not secured.	4th Floor	Closed
5	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair. Door not closing.	4th Floor	Closed
6	Previously finished surface(s) have marks, stains, graffiti, smoke damage, painted slogans and/or other defacements.	5th Floor	Closed
7	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair. Door not closing.	6th Floor	Closed
8	The ventilation system or unit is not kept in good repair and maintained in good working condition at all times. Ventilation pipe is not secured.	Boiler Room	Closed
9	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	Boiler Room	Closed
10	The property is not maintained and/or kept clean in accordance with the standards. Extra room used for additional storage.	Boiler Room	Closed
11	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Boiler Room	Closed
12	The electrical connections are not maintained in a safe and complete condition. Junction box without cover.	Boiler Room	Closed
13	The electrical fixtures are not maintained in a safe and complete condition. Electrical cables and small panel boxes are not secure.	Garbage Room	Closed
14	The electrical connections are not maintained in a safe and complete condition. Electrical junction box without cover.	Garbage Room	Closed
15	The electrical fixtures are not maintained in good working order. Bell box without cover.	Garbage Room	Closed
16	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Garbage Room	Closed
17	Interior door is not a good fit in its frame. Door not closing.	Ground Floor	Closed
18	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair. Glass trim is not secure.	Ground Floor	Closed
19	Exterior door, not maintained in good repair. Paint on door is chipped.	Ground Floor	Closed
20	Exterior door, not maintained in good repair, not fitted in frame.	Ground Floor	Closed
21	Exterior door, in good repair. Paint is peeling.	Ground Floor	Closed
22	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Ground Floor	Closed
23	Floor and/or floor covering not kept free from holes, stains, rubbish and debris.	Ground Floor	Closed
24	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Ground Floor	Closed
25	The property is not maintained and/or kept clean in accordance with the standards. Some material stored on floor.	Ground Floor	Closed
26	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Treshold is cracked and broken.	Ground Floor	Open

27	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Treshoold is damaged.	Ground Floor	Open
28	The property is not maintained and/or kept clean in accordance with the standards. Laundry room used as cleaning storeaage room.	Laundry Room	Closed
29	Floor and/or floor covering not kept in a clean and sanitary condition	Throughout Building	Closed
30	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Throughout Building	Closed
31	Lighting in a service stairway is provided at less than 50 lux.	Throughout Building	Closed
32	The ventilation system or unit is not regularly cleaned.	Throughout Building	Closed
33	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Throughout Building	Closed

### Part III - Apartment Unit Activity Summary for Property Standards Orders :

<b>Active apartment unit related investigation matters (Property Standards only) :</b>	<b>0</b>
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.**