

MLS Building Audit Program - Details

Property Address : 1550 LAWRENCE AVE W

Legal Description: PLAN 5082 PT BLK E

Roll No. : 1908022580053000000

Building : 1550 LAWRENCE AVE W -- W1202

Report Date : May 11, 2012

Building Audit Date : July 27, 2011

**** 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	11 247525 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Order Issued	3-Aug-11	31-DEC-12	78.95%
2	Property Standards	11 247713 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Order Issued	3-Aug-11	15-JUN-12	50.00%
5	Property Standards	11 251806 PRS 00 IV	REPORT ORDERS SATELITE DISHES	Order Issued	10-Aug-11	11-OCT-11	N/A**
6	Property Standards	11 251831 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Order Issued	10-Aug-11	11-OCT-11	N/A**

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
2	Property Standards	11 247713 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Order Issued	3-Aug-11	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	The brick wall around exterior parking area has spalling bricks.	Exterior	Open
2	The underside of the canopy over main entrance has loose aluminum siding	Exterior Of Building	Closed
3	The exterior east wall has loose metal covering for cable wires.	Exterior Of Building	Closed
4	The south west corner of the building has a section of metal covering missing around cable wires.	Exterior Of Building	Closed
5	The exterior south wall of the building has spalling bricks	Exterior Of Building	Open
6	The top floor south wall has previously painted concrete surface with missing paint	Exterior Of Building	Open

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
1	Property Standards	11 247525 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Order Issued	3-Aug-11	31-DEC-12	3-Jan-13

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Basement storage room has broken walls.	Interior of Building	Closed
2	The ventilation system covers are not regularly cleaned.	Interior of Building	Closed
3	Ceiling tile beside apt 103 has mould.	Interior of Building	Closed
4	Elevator doors at basement level are scratched.	Interior of Building	Closed
5	Laundry room door is scratched.	Interior of Building	Open
6	The light fixture in the bathroom within the laundry room is hanging by the electrical wires	Interior of Building	Closed
7	Carpets in corridors are worn in areas causing a trip hazard	Interior of Building	Open
8	The garbage chute doors within the garbage rooms are not provided with a fire damper.	Interior of Building	Closed
9	Stairwell walls contain areas with broken plaster.	Interior of Building	Closed
10	Corridor walls have areas with damaged plaster and the wall is not finished to match existing paint	Interior of Building	Open
11	The walls in the locker / meter rooms on all floors require paint	Interior of Building	Closed
12	Stairwell walls require paint where repairs were made.	Interior of Building	Closed
13	Locker room floor drains not provided with covers	Interior of Building	Closed
14	Basement storage room has open electrical box	Interior of Building	Closed

15	Locker room has broken locker doors.	Interior of Building	Closed
16	Basement storage room contains material on the floor	Interior of Building	Closed
17	Electrical room on main floor contains material not associated with an electrical room. (Carpets, tarps)	Interior of Building	Closed
18	Corridor are not equipped to provide illumination to an average level of not less than 50 lux at floor or tread level.	Interior of Building	Open
19	Basement locker room contains material on the floor.	Interior of Building	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.**