

MLS Building Audit Program - Details

Property Address : 1577 LAWRENCE AVE W

Legal Description: PLAN 804 PT LOT 2 RP 66R2400 PART 1

Roll No. : 1908021210011000000

Building : 1577 LAWRENCE AVE W

Report Date : May 11, 2012

Building Audit Date : September 17, 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 170838 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	25-Sep-09	06-JUL-10	100.00%
5	Property Standards	09 171959 PRS 00 IV	REPORT ORDERS - STRUCTURE CONTAINING HYDRO VAULT	Order Issued	25-Sep-09	30-MAR-10	N/A**
6	Property Standards	09 172034 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS - ELEVATOR ROOM, BOILER ROOM AND SPRINKLER ROOM	Closed	25-Sep-09	20-MAY-11	100.00%
7	Property Standards	09 172092 PRS 00 IV	PARKING GARAGE/STRUCTURE -DEFECTS	Closed	25-Sep-09	02-JUN-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
6	Property Standards	09 172034 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS - ELEVATOR ROOM, BOILER ROOM AND SPRINKLER ROOM	Closed	25-Sep-09	20-MAY-11	20-May-11

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The minimum level of 200 lux (18.6 foot candles) is not being provided to the service, utility and/or laundry rooms. Namely: lighting does not provide 200lux	Boiler Room	Closed
2	The electrical receptacle are not maintained in a safe and complete condition. specifically junction boxes missing covers and wirers not secured	Boiler Room	Closed
3	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. specifically damaged insulation on ceiling	Boiler Room	Closed
4	Wall(s) constructed for the purpose of separation is not maintained in a good state of repair. specifically firestopping missing on gas line	Boiler Room	Closed
5	Adequate artificial light is not being provided at all times to maintain the level of illumination. specifically additional lighting required to proved 200 lux	Elevator	Closed
6	The electrical receptacle are not maintained in a safe and complete condition. specifically cover plates missing on junction boxes, cover plate on breaker panel not secure and baseboard heater not properly disconnected.	Elevator	Closed
7	Interior lighting fixtures or lamps are not maintained. Specifically - bulbs not working	Elevator	Closed
8	The minimum level of 200 lux (18.6 foot candles) is not being provided to the service, utility and/or laundry rooms. Namely: lighting is less than 200 lux	Elevator	Closed
9	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Specifically hole in the ceiling	Roof Of Building	Closed
10	The electrical receptacle are not maintained in a safe and complete condition. Specifically cover plates missing on junction boxes and switches	Roof Of Building	Closed
11	The minimum level of 200 lux (18.6 foot candles) is not being provided to the service, utility and/or laundry rooms. Namely: lighting not proved at 200 lux	Roof Of Building	Closed
12	The plumbing system is not kept in good working order. specifically dmed insulation on tank and lines	Roof Of Building	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
7	Property Standards	09 172092 PRS 00 IV	PARKING GARAGE/STRUCTURE -DEFECTS	Closed	25-Sep-09	02-JUN-10	27-Oct-09

No. of defects contained within the Order : **17**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The electrical connections are not maintained in good working order. Specifically electrical cover plates missing by 211,98,97,106,47,151,153,33	1st Parking Level	Closed
2	The parking or storage garage is used to keep machinery, boats, vehicles, trailers and/or parts of them that are in a wrecked, discarded, dismantled, inoperative or abandoned condition. Namely: inoperative/unlicensed vehicles - Orange Honda AWDS 469 by 222; Black Jetta - no plates by 78; Grey Toyota BBPH 339; Grey Pontiac BBNN 142 by 21; Green Toyota AJBL 055 by 176	1st Parking Level	Closed
3	The parking or storage garage columns painted surface is not maintained in a state of good repair. Specifically black and white paint deteriorated in various locations	1st Parking Level	Closed
4	The parking or storage garage ceiling painted surface is not maintained in a state of good repair. Specifically damaged ceiling paint by 222,212, 203, 74,75,78,97 98,153,197 and other locations	1st Parking Level	Closed
5	The parking or storage garage walls painted surface is not maintained in a state of good repair. Specifically the black and white paint is missing damaged and flaking in numerous locations	1st Parking Level	Closed
6	The floors in the parking or storage garage are not maintained free of holes, breaks or cracks. Specifically minor holes/cracks in floor by 77 &75	1st Parking Level	Closed
7	The walls in the parking or storage garage are not maintained free of holes, breaks or cracks. Specifically hole in by 97-98	1st Parking Level	Closed
8	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. Specifically ventilation fan not working.	1st Parking Level	Closed
9	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.	1st Parking Level	Closed
10	Interior lighting fixtures or lamps are not maintained. Specifically guards missing on light fixtures - variou locations	1st Parking Level	Closed
11	The plumbing system is not kept in good working order. Specifically damaged insulation by 218	1st Parking Level	Closed
12	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.	1st Parking Level	Closed
13	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.	1st Parking Level	Closed
14	The walls in the parking or storage garage are not maintained free of holes, breaks or cracks. Specifically missing fire-stop by 88,106, & 181	Parking Area	Closed
15	The walls in the parking or storage garage are not maintained free of holes, breaks or cracks. Specifically firestoop missing by 88,106,181	Parking Area	Closed
16	The electrical fixtures are not maintained in a safe and complete condition. Specifically unused/unsecure wires by 98	Parking Area	Closed
17	The electrical connections are not maintained in good working order. Specifically loose wires by 78	Parking Area	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
1	Property Standards	09 170838 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	25-Sep-09	06-JUL-10	2-Jul-10

No. of defects contained within the Order : **34**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Floor tiles damaged.	9th Floor	Closed
2	Door trim damaged or missing on electrical service cabinets.	East	Closed
3	Hole in wall.	Garbage Room	Closed
4	Wall tiles cracked, broken or missing.	Garbage Room	Closed
5	Repair does not reasonably match existing walls. Drywall not painted.	Garbage Room	Closed
6	Holes in walls and ceilings exposing electrical wiring.	Garbage Room	Closed
7	Hole in ceiling.	Garbage Room	Closed
8	Ceiling light fixture removed. Wiring exposed.	Hall	Closed
9	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	Hall	Closed
10	Areas around some light fixtures not painted.	Hall	Closed
11	Glass pane beside hallway door. Glass cracked.	Hall	Closed
12	The ventilation system or unit is not regularly cleaned. Ventilation diffusers are dirty.	Hall	Closed
13	Covers closing off old delivery boxes in walls. Covers severely damaged.	Hall	Closed
14	The average level of 50 lux (4.6 foot candles) is not being provided to the corridor(s).	Hall	Closed
15	Exposed electrical wires on ceiling.	Hall	Closed
16	Repair(s) does not reasonably match existing wall(s)	Hall	Closed
17	Hole in ceiling.	Hall	Closed
18	Transition strip missing. Carpet loose. Trip hazard.	Hall	Closed
19	Repair(s) does not reasonably match existing ceiling(s).	Laundry Area	Closed
20	Repair does not reasonably match existing ceiling. Metal screen used instead of drywall.	Laundry Room	Closed
21	Electrical appliances including but not limited to standing floor fans, ceiling fans, clock, etc. improperly wired, improperly used extension cords, overloaded ceiling fixture creating safety hazard.	Locker Room	Closed
22	Walls and ceilings contain holes and broken plaster.	Locker Room	Closed
23	Exposed electrical wiring.	Locker Room	Closed
24	Passageways contain waste materials.	Locker Room	Closed
25	Automatic closers broken or missing.	Locker Room	Closed
26	Door to hall has cracked glass.	South	Closed
27	Stair nosing damaged.	South	Closed
28	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	Stairway	Closed
29	Stairwell door to hallway does not close properly. East stairwell 9th. floor, south stairwell 3rd. floor, center stairwell 2nd. floor.	Stairway	Closed
30	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	Stairway	Closed
31	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Stairway	Closed
32	The minimum level of 50 lux (4.6 foot candles) is not being provided to all stairways when in use.	Stairway	Closed

33	Repair(s) does not reasonably match existing wall(s)	Stairway	Closed
34	Metal panel covering guards damaged and loose on corners.	West	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.**