

MLS Building Audit Program - Details

Property Address : 1640 LAWRENCE AVE W

Legal Description: PLAN 6312 BLK A

Roll No. : 1908022540111000000

Building : 1640 LAWRENCE AVE W -- W1202

Report Date : May 11, 2012

Building Audit Date : October 24, 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 298642 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Order Issued	2-Nov-11	27-JAN-12	24.44%
2	Property Standards	11 299022 PRS 00 IV	REPORT ORDERS	Order Issued	2-Nov-11	24-FEB-12	0.00%
3	Property Standards	11 299035 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Order Issued	2-Nov-11	27-JAN-12	0.00%
4	Property Standards	11 299563 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Order Issued	2-Nov-11	27-JAN-12	0.00%

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
3	Property Standards	11 299035 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Order Issued	2-Nov-11	27-JAN-12	27-Jan-12

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The electrical connections are not maintained in good working order.	North East	Open
2	Exterior garbage containment area not screened.	Parking Area	Open
3	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.	Parking Area	Open

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
4	Property Standards	11 299563 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Order Issued	2-Nov-11	27-JAN-12	27-Jan-12

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Underground Parking Area	Open
2	Previously finished wall(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance. Namely: Staines on the wall.	Underground Parking Area	Open
3	The parking or storage garage columns are not painted white from sixty (60) centimeters above floor level. Namely: Paint is peeling in sections.	Underground Parking Area	Open
4	The parking or storage garage columns from floor level to a height of sixty (60) centimeters are not painted black.	Underground Parking Area	Open
5	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	Open
6	The parking or storage garage does not have a designated safe-exit route.	Underground Parking Area	Open
7	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	Open
8	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
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.	Underground Parking Area	Open
10	The parking or storage garage walls are not painted white from sixty (60) centimeters above floor level. Namely: Paint peeling in sections.	Underground Parking Area	Open

11	The ventilation system or unit is not kept in good repair and maintained in good working condition at all times.	Underground Parking Area	Open
12	Previously finished surface(s) have marks, stains, graffiti, smoke damage, painted slogans and/or other defacements. Namely: Graffiti in parking spots# 37, 34, 32 and other locations.	Underground Parking Area	Open
13	The parking or storage garage walls from floor level to a height of sixty (60) centimeters are not painted black.	Underground Parking Area	Open
14	The ventilation system or unit is not regularly cleaned.	Underground Parking Area	Open
15	Lighting in a garage is provided at less than 50 lux.	Underground Parking Area	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 298642 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Order Issued	2-Nov-11	27-JAN-12	27-Jan-12

No. of defects contained within the Order : **45**

No. of defects that remain outstanding : **34**

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	1/F Boiler Room	Open
2	Floor and stair not kept free from rubbish and debris.	1/F Boiler Room	Open
3	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	1/F Compactor Room	Open
4	The electrical connections are not maintained in a safe and complete condition.	1/F East Locker Room	Open
5	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	1/F East Locker Room	Open
6	Electrical equipment room is not equipped to provide illumination to an average level of not less than 50 lux at floor or tread level.	1/F Electrical Room	Open
7	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	1/F Electrical Room	Open
8	The electrical connections are not maintained in good working order. Namely: junction box cover missing (near Locker 11).	1/F Hallway	Closed
9	Lighting in a laundry room is provided at less than 200 lux.	1/F Laundry Room	Open
10	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	1/F Laundry Room	Open
11	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	1/F Laundry Room	Open
12	An emergency contact sign is not posted and maintained in a prominent place in the front lobby or entrance to the building. The sign shall indicate, in lettering not less than 12.7 millimetres in height, the current name, address and telephone number of the owner, manager or other person responsible for the property and the name and telephone number of the authorized person to contact in the case of an emergency on a twenty-four-hour basis.	1/F Lobby	Open
13	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	1/F Standpipe Room	Open
14	Extension cords or other extensions are used as a permanent wiring system.	1/F Standpipe Room	Closed
15	The property is not maintained and/or kept clean in accordance with the standards. Namely: improper storage and retention of materials.	1/F Standpipe Room	Closed
16	Interior lighting fixtures or lamps are not maintained in good working condition.	1/F Storage Room	Open
17	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	1/F Storage Room	Open
18	Exit, public corridor or corridor is not equipped to provide illumination to an average level of not less than 50 lux at floor or tread level.	1/F West Hallway	Open
19	Floor and/or floor covering not kept free from stains. Namely: carpet by elevators.	2/F Hallway	Open
20	Exterior window with broken/cracked glass. Namely: window beside west door.	2/F Hallway	Open
21	Door does not prevent entry of draughts.	2/F Hallway	Closed
22	Door does not prevent entry of draughts.	2/F Hallway	Closed
23	Door does not prevent entry of draughts.	2/F Hallway	Closed
24	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	2/F Workshop	Open
25	Door hardware/devices are not maintained in good repair. Namely: door not closing properly.	3/F East Stairway	Open
26	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	3/F Garbage Room	Open

27	Door hardware/devices are not maintained in good repair. Namely: door not closing properly.	3/F Garbage Room	Open
28	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition. Namely: floor mat at Apt 307.	3/F Hallway	Closed
29	Door hardware/devices are not maintained in good repair. Namely: door not closing properly.	3/F West Stairway	Open
30	Door hardware/devices are not maintained in good repair. Namely: door not closing properly.	4/F East Stairway	Open
31	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	4/F Garbage Room	Open
32	Door hardware/devices are not maintained in good repair. Namely: door not closing properly.	4/F West Stairway	Open
33	Floor and/or floor covering not kept in a clean condition.	5/F Electrical Closets	Open
34	Floor covering(s) not maintained free from trip or other hazardous condition. Namely: carpet ripped (near elevators).	5/F Hallway	Closed
35	Door glass pane is not maintained in good repair.	6/F East Stairway	Open
36	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	6/F Garbage Room	Open
37	The electrical receptacle is not maintained in good working order. Namely: Receptacle coverplate defective (near west stairway).	6/F Hallway	Closed
38	Previously finished surface(s) in the public area of the property is not maintained in good repair. Namely: Door of Apt 708.	7/F Hallway	Open
39	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	7/F Garbage Room	Open
40	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Hallways	Open
41	The ventilation system is not in good repair. Namely: ventilation grills are not renewed or refinished.	Hallways	Open
42	Previously finished wall(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance.	Stairways	Closed
43	Previously finished surface (ceiling) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance.	Stairways	Closed
44	The floor, surface cover and finish is not maintained.	Stairways	Open
45	Exit, public corridor or corridor is not equipped to provide illumination to an average level of not less than 50 lux at floor or tread level.	Stairways	Open

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.**