

MLS Building Audit Program - Details

Property Address : 568 LAWRENCE AVE W

Legal Description: PLAN 3825 BLK B

Roll No. : 1908043400013000000

Building : **568 LAWRENCE AVE W -- N1502 -- NO FURTHER ACTION REQUIRED**

Report Date : May 11, 2012

Building Audit Date : October 04, 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 271473 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	7-Oct-10	08-NOV-10	100.00%
2	Property Standards	10 271740 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	7-Oct-10	06-MAY-11	100.00%
3	Property Standards	10 271954 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	7-Oct-10	08-NOV-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
3	Property Standards	10 271954 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	7-Oct-10	08-NOV-10	9-Nov-10

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The south entrance porch walls have loose mortar.	Exterior Of Building	Closed
2	The main entrance porch walls have spalling bricks and loose mortar.	Exterior Of Building	Closed
3	Exterior wood and metal surfaces of canopy above south entrance have paint peeling.	Exterior Of Building	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
1	Property Standards	10 271473 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	7-Oct-10	08-NOV-10	9-Nov-10

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Ceiling light fixture not properly secured.	1st Floor	Closed
2	Plaster damaged. Paint peeling.	3rd Floor	Closed
3	Plaster patch on wall not painted to match existing wall.	Basement	Closed
4	Floor drain missing cover.	Boiler Room	Closed
5	Holes in ceiling.	Boiler Room	Closed
6	The electrical connections are not maintained in a safe and complete condition. Severed cable on wall.	Boiler Room	Closed
7	Plaster on wall damaged.	Centre	Closed
8	Storage of items and materials unrelated to the use of the room.	Electrical Room	Closed
9	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.	Hall	Closed
10	Repair patches on wall not painted to match existing.	South	Closed
11	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.	Stairway	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 271740 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	7-Oct-10	06-MAY-11	6-May-11

No. of defects contained within the Order : 12

No. of defects that remain outstanding : 0

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The garage door that is equipped with an automatic closing mechanism is not equipped with a sensing device that does not allow the door to close when any person, animal or object is crossing its path.	Interior of Garage	Closed
2	Door providing access to a parking or storage garage has not been equipped with a self-closing device designed to return the door to the closed and latched position after each use. Vehicle access doors do not close after each use.	Interior of Garage	Closed
3	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.	Interior of Garage	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.	Interior of Garage	Closed
5	Lighting in a garage is provided at less than 50 lux.	Interior of Garage	Closed
6	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.	Interior of Garage	Closed
7	The parking or storage garage is not equipped with a mechanical ventilation system capable of providing a supply of fresh air at all times.	Interior of Garage	Closed
8	The walls in the parking or storage garage are not maintained free of holes, breaks or cracks. Hole in wall at north end of garage.	Interior of Garage	Closed
9	The parking or storage garage walls are not painted white from sixty (60) centimeters above floor level.	Interior of Garage	Closed
10	The parking or storage garage ceiling are not painted white.	Interior of Garage	Closed
11	The ceilings in the parking or storage garage are not maintained free of holes, breaks or cracks. Hole in ceiling at north end of garage.	Interior of Garage	Closed
12	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.	Interior of Garage	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.**