

MLS Building Audit Program - Details

Property Address : 1004 LAWRENCE AVE E

Legal Description: PLAN 4544 PART BLOCK A

Roll No. : 1908102010012000000

Building : **1004 LAWRENCE AVE E**

Report Date : January 11, 2019

Building Audit Date : February 16, 2012

**** 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 January 11, 2019

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	12 123986 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	24-Feb-12	25-JUN-12	100.00%
2	Property Standards	12 125187 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	24-Feb-12	22-AUG-12	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
1	Property Standards	12 123986 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	24-Feb-12	25-JUN-12	12-Feb-14

No. of defects contained within the Order : **11**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The fence, screen and/or other enclosure around or on the property is not being maintained in good repair.	Exterior	Substantially Co
2	Driveway(s) and/or similar areas not maintained.	Exterior	Closed
3	The fence, screen and/or other enclosure around or on the property is not being maintained in good repair	Exterior	Closed
4	A window(s) which is capable of being opened, and is located in excess of two (2) metres from the finished grade, is not equipped with safety devices which would prevent any opening greater than one hundred (100) millimeters. A report is required to be submitted to the Officer for evaluation and approval by a professional or other certified person confirming that acceptable safety devices have been installed on all subject windows in an acceptable manner, and that the subject windows are not capable of being opened in excess of one hundred (100) millimeters.	Exterior Of Building	Closed
5	The light standard(s) supporting artificial light is not kept in a safe and clean condition, namely : Lense cover damaged/burnt	Exterior Of Building	Closed
6	Immediate action has not been taken to eliminate an unsafe condition. Where window air-conditioner's installation prevents a safety device from being installed a report is required to be submitted to the Officer for evaluation and approval by a professional or other certified person confirming that acceptable to ensure that the installation of the air-conditioner is done safe and securely; that there are no openings greater than one hundred (100) millimetres adjacent to the air conditioning unit and that the electrical supply and distribution in the suite is capable of safely operating the air conditioning unit. Also it must address any remedial action that must be taken in order to maintain its safe manner.	Exterior Of Building	Closed
7	Immediate action has not been taken to eliminate an unsafe condition..Namely; the structural integrity of the attachment of all satellite dishes affixed to the building, or the building components. A report is required to be submitted to the Officer for evaluation and approval by a professional or other certified person confirming that Satellite Dishes have been installed safely in an acceptable manner, the report must address any remedial action that must be taken in order to maintain the structural integrity of the attachment and that attachment of all satellite dishes affixed to the building are done in a safe and secure manner.	Exterior Of Building	Substantially Co
8	The exterior walls and their components are not being maintained in good repair, namely : Crack	Garage	Substantially Co
9	Exterior yard surface and/or similar areas not maintained, namely : Cracked concrete at garage entrance	Garage	Substantially Co
10	The electrical connections are not maintained in a safe and complete condition, namely : Open / loose wires	Garage	Closed
11	Attachment appurtenant to the building is not being maintained in good repair, namely: Cable conduit	Garage	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
2	Property Standards	12 125187 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	24-Feb-12	22-AUG-12	14-Nov-12

No. of defects contained within the Order : **29**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Interior lighting fixtures or lamps are not maintained operative.	1st Floor	Closed
2	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials, namely deteriorated finish.	1st Floor	Closed
3	The (stairs, treads, risers, guards, handrails, and/or other appurtenant attachments) and/or their supporting structural members are not maintained in good repair,. namely damaged and/or deteriorated stair nosing.	1st Floor	Closed
4	The (stairs, treads, risers, guards, handrails, and/or other appurtenant attachments) and/or their supporting structural members are not maintained in good repair, namely deteriorated and/or damaged stair nosing.	1st Floor	Closed
5	An emergency contact sign is not posted and maintained in a prominent place in the front lobby or entrance to the building.	1st Floor	Closed
6	Guard with a minimum height of 1,070 millimetres has not been provided to prevent access, at a raised floor where the difference in level is more than 600 millimetres.	1st Floor	Closed
7	The guards and/or other appurtenant attachments and/or their supporting structural members are not maintained in good repair, namely unsecured guard.	2nd Floor	Closed
8	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair, namely cracked glass.	3rd Floor	Closed
9	The floor and every appurtenance, surface cover and finish is not reasonably smooth and level, namely deterioration and cracking at terrazo.	4th Floor	Closed
10	Exterior window(s) with broken/cracked glass.	4th Floor	Closed
11	Roof decks, catwalks and/or related guards are not maintained in good repair, namely unsecured roof access ladder hand hold.	4th Floor	Closed
12	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.	Basement	Closed
13	Lighting in a storage room is provided at less than 50 lux.	Basement	Closed
14	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	Boiler Room	Closed
15	The electrical connections are not maintained in a safe and complete condition, namely open wires.	Boiler Room	Closed
16	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	Boiler Room	Substantially Co
17	Elevator machine room is not equipped to provide illumination to an average level of not less than 100 lux at floor level.	Elevator	Closed
18	Exterior window(s) with broken/cracked glass.	Elevator	Closed
19	Required guard does not prevent the passage of a sphere having a diameter more than 100 millimetres.	Throughout Building	Closed
20	Required guard does not prevent the passage of a sphere having a diameter more than 100 millimetres.	Throughout Building	Closed
21	Height of the guard for the exit stairs are less than 920 millimetres measured vertically to the top of the guard from a line drawn through the outside edges of the stair nosings.	Throughout Building	Closed
22	Interior lighting fixtures or lamps are not maintained operative.	Throughout Building	Closed
23	Guard with a minimum height of 1,070 millimetres has not been provided at a raised floor where the difference in level is more than 600 millimetres.	Throughout Building	Closed
24	The location and size of openings present a hazard as they are designed with members or attachments between 140 millimetres and 900 millimetres above the level protected by the guard which facilitate climbing.	Throughout Building	Closed
25	Lighting in a service room is provided at less than 200 lux.	Throughout Building	Closed

26	Handrails on both sides of stair or ramp 1,100mm in width or more not provided.	Throughout Building	Closed
27	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials, namely deteriorated, damaged and/or unsecured ceiling tiles.	Throughout Building	Closed
28	A window in a stairway that extends to less than 1,070 millimetres above the landing is protected by a guard that is less than 1,070 millimetres high measured to the top of the guard from the surface of the landing.	Throughout Building	Closed
29	The ventilation system or unit is not kept in good repair and maintained in good working condition at all times.	Throughout 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.**