

MLS Building Audit Program - Details

Property Address : 1049 LAWRENCE AVE W

Legal Description: PLAN 4786 PT BLK B

Roll No. : 1908042180027000000

Building : 1049 LAWRENCE AVE W

Report Date : January 18, 2019

Building Audit Date : December 03, 2013

**** 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 18, 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	13 273586 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	10-Dec-13	08-JUL-14	100.00%
2	Property Standards	13 274167 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	10-Dec-13	10-FEB-14	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	13 273586 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	10-Dec-13	08-JUL-14	10-Jul-14

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Areas of pot holes and loose asphalt.	Driveway	Closed
2	Guards, handrails. Support posts rotted through.	Front	Closed
3	Light fixture on east side of front door has broken and missing glass panes.	Front	Closed
4	Windbreak wall at west side is missing panel.	Front	Closed
5	Paint peeling and deteriorated on underside.	Front	Closed
6	Lintels above some windows have deteriorated paint. Rust is evident.	Front	Closed
7	Areas of damaged, deteriorated and missing concrete.	Front	Closed
8	Areas of tile facing are cracked, broken and loose.	Front	Closed
9	Concrete cracked, deteriorated and rust visible.	Rear	Closed
10	Areas of wall are missing tile covering.	West Side of Building	Closed
11	Balcony separation panel has deteriorated paint. Rust evident.	West Side of Building	Closed
12	Hydro mast on wall not secured, damaged and section of covering is missing.	West Side of Building	Closed
13	Metal corner support has rusted.	West Side of Building	Closed
14	Exterior garbage containment area not screened.	Yard	Closed
15	Concrete block wall has areas of deteriorated and missing mortar and damage to block and cap.	Yard	Closed
16	Concrete block at entrance is damaged.	Yard	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
2	Property Standards	13 274167 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	10-Dec-13	10-FEB-14	11-Feb-14

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The carpet between apt 305 and 303 is lifting	Interior of Building	Closed
2	The stairs in both stairwells have rust stains	Interior of Building	Closed
3	Rear stairwell has marks on the wall	Interior of Building	Closed
4	Wall in laundry room where repair was made has not been painted	Interior of Building	Closed
5	Laundry room ceiling has finish that is peeling	Interior of Building	Closed
6	Front stairwell walls are dirty and have peeling paint	Interior of Building	Closed
7	Apt door for 307 is not properly finished	Interior of Building	Closed
8	The 2nd floor walls are dirty	Interior of Building	Closed
9	An emergency contact sign is not posted and maintained in a prominent place in the front lobby or entrance to the building.	Interior of Building	Closed
10	Roof access door in rear stairwell not provided with a lock	Interior of Building	Closed
11	Ceiling near apt 101 has efflorescence	Interior of Building	Closed
12	The ceiling between apt 305 and 303 has a hole	Interior of Building	Closed
13	1st floor ceiling in front stairwell near corridor entrance has damaged plaster.	Interior of Building	Closed
14	Boiler room used for storage of wood flooring and tiles	Interior of Building	Closed
15	The nosing for stairs in stairwells is separating.	Interior of Building	Closed
16	Mailboxes are broken and bent	Interior of Building	Closed
17	Lighting in boiler room is provided at less than 200 lux.	Interior of Building	Substantially Co

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.**