

MLS Building Audit Program - Details

Property Address : 3801 LAWRENCE AVE E

Legal Description: PLAN 3356 PT LOT 7 PT LOT 8 RP R3341 PART 1 TO 3

Roll No. : 1901081185016000000

Building : **3801 LAWRENCE AVE E**

Report Date : January 18, 2019

Building Audit Date : May 20, 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 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	11 203888 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	7-Jun-13	16-SEP-13	100.00%
2	Property Standards	11 203896 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	7-Jun-13	04-DEC-13	100.00%
3	Property Standards	11 211336 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	7-Jun-13	16-SEP-13	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
2	Property Standards	11 203896 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	7-Jun-13	04-DEC-13	31-Jul-14

No. of defects contained within the Order : **21**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Lighting in a garage is provided at less than 50 lux.	Underground Parking Area	Closed
2	Wall(s) constructed for the purpose of separation is not maintained in a good state of repair. Namely ceiling ledge beam from south wall of the building	Underground Parking Area	Closed
3	The parking or storage garage is used to keep junk or rubbish.	Underground Parking Area	Closed
4	Pedestrian exit door within the parking or storage garage is not accessible at all times. Namely paint deterioration on door and frame.	Underground Parking Area	Closed
5	The electrical fixtures are not maintained in a safe and complete condition. Namely missing cover plate	Underground Parking Area	Closed
6	The floors in the parking or storage garage are not maintained free of holes, breaks or cracks	Underground Parking Area	Substantially Co
7	The plumbing system is not kept in good working order. Namely rusted pipes.	Underground Parking Area	Closed
8	The floor drain is not maintained in good repair. Namely missing drain cover	Underground Parking Area	Closed
9	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	Closed
10	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	Closed
11	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	Closed
12	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.	Underground Parking Area	Closed
13	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. Namely damaged ventilation fan casing	Underground Parking Area	Closed
14	The walls in the parking or storage garage are not maintained free of holes, breaks or cracks Namely damaged wall near ventilation unit..	Underground Parking Area	Closed
15	The parking or storage garage walls painted surface is not maintained in a state of good repair. Namely active leak	Underground Parking Area	Closed
16	The parking or storage garage walls painted surface is not maintained in a state of good repair. Namely water penetration	Underground Parking Area	Closed
17	The parking or storage garage walls painted surface is not maintained in a state of good repair. Namely cracks and holes	Underground Parking Area	Closed
18	The parking or storage garage walls are not painted white from sixty (60) centimeters above floor level.	Underground Parking Area	Closed
19	The parking or storage garage walls are not painted white from sixty (60) centimeters above floor level. Namely markings and graffiti on painted areas	Underground Parking Area	Closed
20	The parking or storage garage walls from floor level to a height of sixty (60) centimeters are not painted black.	Underground Parking Area	Closed
21	The parking or storage garage ceiling painted surface is not maintained in a state of good repair Namely paint deterioration on ceiling.	Underground Parking Area	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
3	Property Standards	11 211336 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	7-Jun-13	16-SEP-13	14-Sep-15

No. of defects contained within the Order : **37**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The guards and/or other appurtenant attachments and/or their supporting structural members are not maintained in good repair, namely missing newel cap.	1st Floor	Closed
2	Interior doors not maintained in good repair.	1st Floor	Closed
3	Interior doors and/or glass pane(s) are not maintained in good repair, namely cracked glass panel.	1st Floor	Closed
4	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials, namely damaged baseboard.	3rd Floor	Closed
5	The floor and every appurtenance, surface cover and finish is not maintained.	3rd Floor	Closed
6	Interior doors hardware not maintained in good repair, namely viewer at 506 and closer at exit door .	5th Floor	Closed
7	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials, to include stained ceiling and/or tiles.	7th Floor	Closed
8	The heating system or unit is not in good repair and maintained in good working condition, namely remove abandoned radiators and related plumbing.	7th Floor	Closed
9	The stair, landing and every appurtenance, surface cover and finish is not maintained.	Basement	Closed
10	Height of the guard for the exit stairs are less than 1,070 millimetres around landings.	Basement	Closed
11	The plumbing system is not kept free from leaks or defects.	Basement	Closed
12	The electrical receptacle are not maintained in good working order, namely doors have been removed from elevator switches.	Elevator	Closed
13	Lighting in a laundry room is provided at less than 200 lux.	Laundry Room	Closed
14	An emergency contact sign is not posted and maintained in a prominent place in the front lobby or entrance to the building.	Lobby	Closed
15	The supplied facility in or on the property is not constructed, installed and/or maintained so that it will function safely and effectively, namely damaged doors and lockers.	Locker Room	Substantially Co
16	Lighting in a storage room is provided at less than 50 lux.	Locker Room	Closed
17	The electrical connections are not maintained in good working order, namely loose wires.	Office	Closed
18	Extension cords or other extensions are used as a permanent wiring system.	Office	Closed
19	The roof or one of its components is not weather tight, namely ponding.	Roof Of Building	Closed
20	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
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	Handrails on both sides of stair or ramp 1,100mm in width or more not provided	Throughout Building	Closed
23	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.	Throughout Building	Closed
24	Lighting in a service room is provided at less than 200 lux.	Throughout Building	Closed
25	The electrical receptacle are not maintained in good working order, namely missing and/or damaged covers, to include all rooms and panels at elevator room and electrical closets.	Throughout Building	Closed
26	The ventilation system or unit is not kept in good repair and maintained in good working condition at all times, namely damaged and/or missing ventilation covers.	Throughout Building	Closed

27	The electrical fixtures are not maintained in good working order, to include missing or damaged lens covers.	Throughout Building	Closed
28	Floor and/or floor covering not kept in a clean and sanitary condition, namely carpets	Throughout Building	Closed
29	Floor and/or floor covering not kept free from holes, stains, rubbish and debris.	Throughout Building	Substantially Co
30	The property is not being kept free of rodents, vermin, insects or other pests.	Throughout Building	Closed
31	The floor drain is not maintained in good repair, namely missing drain covers.	Throughout Building	Closed
32	The supplied piece(s) of equipment and/or appliance(s) in or on the property is not constructed, installed and/or maintained so that it will function safely and effectively, namely garbage chute rooms.	Throughout Building	Substantially Co
33	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	Throughout Building	Closed
34	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials, namely remove abandoned pipes on walls.	Throughout Building	Substantially Co
35	Walls and ceilings not maintained free of holes, cracks, damaged and deteriorated materials.	Throughout Building	Closed
36	Previously finished wall(s) in the public area of the property is not maintained in good repair.	Throughout Building	Closed
37	Previously finished wall(s) have marks, stains, graffiti, smoke damage, painted slogans and/or other defacements.	Throughout 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	11 203888 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	7-Jun-13	16-SEP-13	14-Sep-15

No. of defects contained within the Order : **52**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The retaining wall is not being maintained in good repair.	E	Closed
2	Exterior door is not maintained in good repair. Namely graffiti on exterior door.	Exterior	Closed
3	Exterior door is not maintained in good repair. Namely paint deterioration on door and frame.	Exterior	Substantially Co
4	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	Substantially Co
5	Aerial, satellite dish, or other similar structure and/or its supporting member is not maintained in a safe condition.	Exterior	Substantially Co
6	The ventilation system or unit is not kept in good repair and maintained in good working condition at all times. Namely concrete delamination around garage vent	Exterior	Closed
7	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	Closed
8	The (verandah, porch, deck, loading dock, ramp, balcony, fire escape or other similar structure, and/or other appurtenant attachment) and/or the supporting structural member(s) is not maintained in a safe condition. Namely excessive storage and over hanging bicycles on balcony.	Exterior	Closed
9	The (verandah, porch, deck, loading dock, ramp, balcony, fire escape or other similar structure, and/or other appurtenant attachment) and/or the supporting structural member(s) is not maintained in good repair. Namely paint and concrete deterioration on underside of balcony slab.	Exterior	Closed
10	The exterior surface of the building shall be maintained free of graffiti and/or painted slogans.	Exterior Of Building	Closed
11	The electrical connections are not maintained in a safe and complete condition. Namely loose wires	Exterior Of Building	Substantially Co
12	The plumbing fixture(s)) and/or appliance is not maintained in good working order. Namely drain not maintained	Exterior Of Building	Closed
13	The roof or one of its components is not weather tight. Namely missing flashing	Exterior Of Building	Closed
14	The (stairs, treads, risers, guards, handrails, and/or other appurtenant attachments) and/or their supporting structural members are not being maintained free from defects/hazards .Namely broken/damaged stairs.	Exterior Of Building	Closed
15	The (stairs, treads, risers, guards, handrails, and/or other appurtenant attachments) and/or their supporting structural members are not maintained in a clean and/or sanitary condition. Namely rubbish and garage on exterior exit stairwell	Exterior Of Building	Closed
16	The (stairs, treads, risers, guards, handrails, and/or other appurtenant attachments) and/or their supporting structural members are not maintained in a clean and/or sanitary condition. Namely garbage and rubbish on exterior exit stairwell and landing areas.	Exterior Of Building	Closed
17	Exterior steps, not maintained. Namely concrete deterioration/cracks.	Exterior Of Building	Substantially Co
18	Exterior landing not maintained. Namely concrete deterioration	Exterior Of Building	Closed
19	The plumbing fixture(s)) and/or appliance is not maintained in good working order. Namely missing drain cover.	Exterior Of Building	Closed

20	The (verandah, porch, deck, loading dock, ramp, balcony, fire escape or other similar structure, and/or other appurtenant attachment) and/or the supporting structural member(s) is not maintained in good repair. Namely rusted/deteriorated balcony panels	Exterior Of Building	Closed
21	Required handrails on stairs or ramps are less than 865 mm or more than 965 mm high. Namely handrail at exit stairwell from under ground parking garage is less than 865 mm	Exterior Of Building	Closed
22	The exterior walls and their components are not being maintained in good repair. Namely lime deposits on exterior walls	Exterior Of Building	Substantially Co
23	The exterior walls and their components are not being maintained in good repair. Namely spalling brick.	Exterior Of Building	Closed
24	The exterior walls and their components are not being maintained free from loose or unsecured objects or materials. Namely cracks in bricks	Exterior Of Building	Closed
25	Dwelling unit window that is capable of being opened has no screen.	Exterior Of Building	Substantially Co
26	Dwelling unit window that is capable of being opened has screen that is not maintained in good repair and free from defects or missing components. Namely damaged scareen	Exterior Of Building	Substantially Co
27	The surface of a window is not kept reasonably clean. Namely clean all windows and re-paint window frames	Exterior Of Building	Substantially Co
28	The yards and /or other part of property is not being kept clean and free from accumulation of junk, rubbish, brush, refuse, litter, garbage and/or other debris.	Exterior Of Building	Closed
29	The fence, screen and/or other enclosure around or on the property is not being maintained in good repair.	Exterior Of Building	Closed
30	The fence, screen and/or other enclosure around or on the property is not being maintained in good repair.	Exterior Of Building	Closed
31	Exterior garbage containment area not screened.	Exterior Of Building	Closed
32	The yard does not have suitable ground cover to prevent unstable soil conditions or erosion.	Exterior Of Building	Closed
33	Driveway(s) and/or similar areas not maintained. Namely ponding water	Exterior Of Building	Closed
34	Curb stops or restraining devices are not positioned to prevent vehicles from causing injury, damage or encroaching on to property. Namely damaged/broken/ not positioned curbs.	Exterior Of Building	Closed
35	The ventilation system or unit is not kept in good repair and maintained in good working condition at all times. Namely paint deterioration on vent	Exterior Of Building	Closed
36	The retaining wall is not being maintained in good repair. Namely broken concrete on retaining wall.	Exterior Of Building	Closed
37	The retaining wall is not being maintained in good repair. Namely concrete delamination and water penetration.	Exterior Of Building	Substantially Co
38	The retaining wall is not being maintained in good repair.	Exterior Of Building	Closed
39	The tree, plant, limb or branch, which is located on the property is diseased, decayed or damaged and has not been removed or otherwise pruned to remove the diseased, decayed or damaged portion. Namely tree stump	Exterior Of Building	Closed
40	Exterior walkway not maintained. Namely damaged/broken patio stones and other areas.	Exterior Of Building	Substantially Co
41	Exterior walkway not maintained. Namely damaged/broken patio stones and concrete.	Exterior Of Building	Closed
42	The guards and/or other appurtenant attachments and/or their supporting structural members are not maintained in good repair. Namely missing/damaged pickets	Exterior Of Building	Closed
43	The guards and/or other appurtenant attachments and/or their supporting structural members are not maintained in good repair. Namely rusted guard	Exterior Of Building	Closed
44	Required guard does not prevent the passage of a spherical object having a diameter more than 100 millimetres. Namely space between hard surface and bottom of guard, exceeds more than 100 mms	Exterior Of Building	Closed
45		Exterior Of Building	Closed
46	In a dwelling unit, a window located more than 2,000 millimetres above grade opens within 1,500 millimetres of the floor not leading to a balcony does not employ a controlled sash operation to restrict, when engaged, the opening of the operable sash to not more than 100 millimetres.	Exterior Of Building	Closed
47	A retaining wall exceeding 1,000 millimetres in exposed height is not protected by a guard on the open side where access is provided. Namely missing guard on retaining wall	Exterior Of Building	Closed
48	The protective/decorative finish on the exterior surfaces is not being maintained in good repair. Namely paint deterioration on canopy	Exterior Of Building	Substantially Co
49	The protective/decorative finish on the exterior surfaces is not being maintained in good repair. Namely paint and concrete deterioration.	Exterior Of Building	Closed
50	The electrical fixtures are not maintained in good working order. Namely missing bulb and lens cover	Exterior Of Building	Closed

51	The electrical fixtures are not maintained in good working order. Namely missing bulb and lens cover	Exterior Of Building	Closed
52	The handrails and/or other appurtenant attachments and/or their supporting structural members are not being maintained free from defects/hazards. Namely broken handrail.	Rear east side at parking garage ramp	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.**