

MLS Building Audit Program - Details

Property Address : 3847 LAWRENCE AVE E

Legal Description: PLAN 3356 PT LOT 11 PT LOT 12

Roll No. : 1901081185020000000

Building : **3847 LAWRENCE AVE E**

Report Date : January 18, 2019

Building Audit Date : December 02, 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 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	10 308866 PRS 00 IV		Order Issued	15-Dec-10	15-APR-11	97.06%
2	Property Standards	10 309599 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	15-Dec-10	15-MAY-11	100.00%
3	Property Standards	10 312795 PRS 00 IV		Closed	15-Dec-10	13-JUN-11	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 312795 PRS 00 IV		Closed	15-Dec-10	13-JUN-11	12-Oct-17

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Lighting in a service room is provided at less than 200 lux.	Garage	Closed
2	The ventilation system or unit is not kept in good repair and maintained in good working condition at all times.	Garage	Closed
3	The ceilings in the parking or storage garage are not maintained free of holes, breaks or cracks.	Garage	Closed
4	The ceilings in the parking or storage garage are not impervious to water.	Garage	Closed
5	The parking or storage garage ceiling are not painted white.	Garage	Closed
6	The parking or storage garage is used to keep machinery, boats, vehicles, trailers and/or parts of them that are in a wrecked, discarded, dismantled, inoperative or abandoned condition. Namely:	Garage	Closed
7	The parking or storage garage is used to keep junk or rubbish.	Garage	Substantially Co
8	The parking or storage garage pedestrian exit door does not have a reliable self-closing mechanism.	Garage	Closed
9	The electrical fixtures are not maintained in good working order, namely lights out and broken lenses.	Garage	Closed
10	The floor drain is not maintained in good repair, to include grate at ramps.	Garage	Closed
11	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.	Garage	Closed
12	The walls in the parking or storage garage are not maintained free of holes, breaks or cracks.	Garage	Closed
13	The walls in the parking or storage garage are not impervious to water.	Garage	Closed
14	The parking or storage garage walls painted surface is not maintained in a state of good repair, namely defacements.	Garage	Closed
15	The parking or storage garage walls and columns are not painted white from sixty (60) centimeters above floor level.	Garage	Closed
16	The parking or storage garage walls from floor level to a height of sixty (60) centimeters are not painted black.	Garage	Closed
17	The parking or storage garage walls from floor level to a height of sixty (60) centimeters are not painted black.	Garage	Closed
18	Interior door and frame is not maintained in good repair.	Garage	Closed
19	The electrical switches are not maintained in good working order, namely damaged and/or rusted.	Garage	Closed
20	The electrical connections are not maintained in good working order.	Garage	Closed
21	The ventilation system or unit is not kept in good repair and maintained in good working condition at all times.	Garage	Closed
22	Lighting in a garage is provided at less than 50 lux.	Garage	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 308866 PRS 00 IV		Order Issued	15-Dec-10	15-APR-11	28-Dec-18

No. of defects contained within the Order : **34**

No. of defects that remain outstanding : **1**

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Exterior window missing.	Building	Substantially Co
2	Exterior window(s) with broken/cracked glass.	Building	Closed
3	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.	Building	Closed
4	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.	Building	Substantially Co
5	Aerial, satellite dish, or other similar structure and/or its supporting member is not maintained in good repair.	Building	Substantially Co
6	Storm or screen door not maintained in good repair.	Building	Substantially Co
7	Dwelling unit window that is capable of being opened has no screen.	Building	Substantially Co
8	The balconies and/or the supporting structural member(s) is not maintained in a clean and/or sanitary condition, namely excessive storage.	Building	Closed
9	The protective/decorative finish on the exterior surfaces is not being maintained in good repair.	Exterior	Closed
10	The electrical connections are not maintained in good working order.	Exterior	Closed
11	The electrical fixtures are not maintained in good working order.	Exterior	Closed
12	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	Exterior	Closed
13	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 broken concrete planters.	Exterior	Closed
14	The stair, landing and every appurtenance, surface cover and finish is not maintained.	Exterior	Closed
15	The floor drain is not maintained in good repair.	Exterior	Closed
16	The plumbing system is not kept in a clean and sanitary condition.	Exterior	Closed
17	Previously finished surface(s) in the public area of the property is not maintained in good repair.	Exterior	Closed
18	The electrical receptacle are not maintained in good working order.	Exterior	Closed
19	Required guard does not prevent the passage of a sphere having a diameter more than 100 millimetres.	Exterior	Closed
20	Height of the guard for the exit stairs are less than 1,070 millimetres around landings.	Exterior	Closed
21	Walk(s), ramp(s) and/or similar areas does not afford safe passage, namely raised catch basin in grassed area near playground.	Exterior	Closed
22	Exterior walkway not maintained, namely interlocking.	Exterior	Closed
23	Driveway(s) and/or similar areas not maintained.	Exterior	Closed
24	Exterior yard surface and/or similar areas not maintained, namely ruts in grass	Exterior	Substantially Co
25	Exterior garbage containment area not screened.	Exterior	Closed
26	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	Closed
27	Eavestrough, roof gutter, flashing and/or down pipe not maintained free from obstructions.	Exterior Of Building	Closed
28	The exterior surface of the building shall be maintained free of graffiti and/or painted slogans.	Exterior Of Building	Closed
29	The electrical fixtures are not maintained in good working order, namely unsecured access panels.	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	The exterior walls and their components are not being maintained in good repair.	Exterior Of Building	Open
32	The ventilation system or unit is not kept in good repair and maintained in good working condition at all times, namely damaged grill.	Exterior Of Building	Closed
33	Exterior door not maintained in good repair.	Garage	Substantially Co
34	Exterior door has deteriorated/ineffective weather-proofing.	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	10 309599 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	15-Dec-10	15-MAY-11	2-Sep-16

No. of defects contained within the Order : **79**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The heating system or unit is not in good repair and maintained in good working condition, namely damaged heating unit.	1st Floor	Closed
2	The ventilation system or unit is not kept in good repair and maintained in good working condition at all times, namely damaged vent grate.	2nd Floor	Closed
3	The electrical switches are not maintained in good working order, namely recessed light switch.	2nd Floor	Closed
4	The plumbing system is not kept free from leaks or defects, namely unsecured clean-out access door.	2nd Floor	Closed
5	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair, namely defective self closing device.	2nd Floor	Closed
6	The ventilation system or unit is not kept in good repair and maintained in good working condition at all times, namely damaged vent grate.	3rd Floor	Closed
7	The electrical fixtures are not maintained in a safe and complete condition, namely missing cover at electrical box.	4th Floor	Closed
8	Door hardware/devices have been removed and not replaced, namely missing cover at door.	4th Floor	Closed
9	Previously finished surface(s) have marks, stains, graffiti, smoke damage, painted slogans and/or other defacements.	5th Floor	Substantially Co
10	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials, namely unsecured baseboard.	5th Floor	Closed
11	Garbage chute system originally installed in the multiple-dwelling is not maintained operative, namely missing fire damper.	7th Floor	Closed
12	The electrical receptacle are not maintained in good working order, namely damaged receptacle.	7th Floor	Closed
13	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair, namely defective latch.	9th Floor	Closed
14	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition, namely defect in carpet.	12th Floor	Closed
15	Ceiling not maintained clean, namely stained ceiling tiles.	Basement	Closed
16	The electrical fixtures are not maintained in a safe and complete condition, namely unsecured heat sensor unit.	Basement	Closed
17	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials, and is not impervious to water.	Boiler Room	Closed
18	Lighting in a laundry room is provided at less than 200 lux.	Laundry Room	Substantially Co
19	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	Laundry Room	Closed
20	The electrical fixtures are not maintained in good working order, namely unsecured speaker unit.	Laundry Room	Closed
21	Lighting in a storage room is provided at less than 50 lux.	Throughout Building	Closed
22	Previously finished surface(s) in the public area of the property is not maintained in good repair.	Throughout Building	Substantially Co
23	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials, namely missing baseboards.	Throughout Building	Substantially Co
24	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials, to include deteriorated finish, missing baseboards and wall tiles.	Throughout Building	Closed
25	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	Throughout Building	Closed
26	Wall(s) and ceiling(s) not maintained free of holes, cracks, damaged and deteriorated materials.	Throughout Building	Closed

27	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 missing utility sinks.	Throughout Building	Substantially Co
28	The lighting fixture is not maintained in a clean condition, namely at light fixture covers.	Throughout Building	Closed
29	The floor drain is not maintained in good repair, namely missing and/or damaged covers.	Throughout Building	Closed
30	The plumbing system is not kept in good working order, namely deteriorated utility sinks.	Throughout Building	Substantially Co
31	Height of the guard for the exit stairs are less than 1,070 millimetres around landings.	Throughout Building	Substantially Co
32	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	Substantially Co
33	Interior lighting fixtures or lamps are not maintained, namely missing fixture covers.	Throughout Building	Substantially Co
34	Interior lighting fixtures or lamps are not maintained, namely unsecured light fixtures.	Throughout Building	Closed
35	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition, namely floor mats.	Throughout Building	Closed
36	The floor and every appurtenance, surface cover and finish is not maintained, namely missing and/or broken floor tiles.	Throughout Building	Substantially Co
37	Interior lighting fixtures or lamps are not maintained, namely missing and/or damaged light fixture covers.	Throughout Building	Closed
38	Previously finished surface(s) in the public area of the property is not maintained in good repair.	Throughout Building	Substantially Co
39	Lighting in a service room is provided at less than 200 lux.	Throughout Building	Closed
40	Required guard does not prevent the passage of a spherical object having a diameter more than 100 millimetres	Throughout Building	Substantially Co
41	The treads and/or other appurtenant attachments and/or their supporting structural members are not being maintained free from defects/hazards, namely damaged stasir nosings.	Throughout Building	Closed
42	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials, to include deteriorated finish.	Throughout Building	Substantially Co
43	Interior lighting fixtures or lamps are not maintained, namely missing and/or damaged light fixture covers.	Throughout Building	Closed
44	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair, namely missing and/or damaged trim at glazing.	Throughout Building	Closed
45	The electrical connections are not maintained in a safe and complete condition, namely loose wires.	Throughout Building	Closed
46	Interior lighting fixtures or lamps are not maintained, namely missing and/or defective bulbs and fixtures.	Throughout Building	Closed
47	Floor and/or floor covering not kept in a clean and sanitary condition, namely soiled and/or stained carpets.	Throughout Building	Closed
48	Floor and/or floor covering not kept free from holes, stains, rubbish and debris, to include undue and excessive storage.	Throughout Building	Substantially Co
49	Floor and/or floor covering not kept free from holes, stains, rubbish and debris, to include undue storage.	Throughout Building	Substantially Co
50	Interior lighting fixtures or lamps are not maintained, namely missing and/or defective light bulbs, and missing and/or damaged fixture covers.	Throughout Building	Substantially Co
51	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 storage lockers.	Throughout Building	Closed
52	Adequate ventilation has not been provided.	Throughout Building	Closed
53	The ventilation system or unit is not regularly cleaned.	Throughout Building	Closed
54	Interior lighting fixtures or lamps are not maintained, namely missing fixture covers.	Throughout Building	Closed
55	Door hardware/devices are not maintained in good repair, namely defective and/or missing self closing devices.	Throughout Building	Substantially Co
56	The electrical fixtures are not maintained in a safe and complete condition, namely missing covers at receptacles, switches and boxes.	Throughout Building	Closed
57	Interior lighting fixtures or lamps are not maintained, namely missing and/or defective bulbs.	Throughout Building	Closed
58	Interior lighting fixtures or lamps are not maintained, namely missing and/or defective bulbs and missing and/or defective fixtures.	Throughout Building	Closed
59	The electrical connections are not maintained in a safe and complete condition, namely unsecured, and/or missing covers at electrical boxes, receptacles and switches.	Throughout Building	Closed

60	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
61	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials, to include deteriorated finish.		Closed
62	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.		Substantially Co
63	The floor drain is not maintained in good repair, namely unsecured floor drain cover.		Closed
64	The heating system or unit is not in good repair and maintained in good working condition, namely damaged radiator unit.		Closed
65	The heating system or unit is not in good repair and maintained in good working condition, namely unsecured covers at heating units.		Closed
66	The heating system or unit is not in good repair and maintained in good working condition, namely missing cover at radiator unit.		Closed
67	Floor and/or floor covering not kept free from holes, stains, rubbish and debris, namely undue storage.		Closed
68	Previously finished surface(s) have marks, stains, graffiti, smoke damage, painted slogans and/or other defacements.		Closed
69	The electrical fixtures are not maintained in a safe and complete condition, namely unsecured cover at electrical box.		Closed
70	The electrical fixtures are not maintained in a safe and complete condition, namely unsecured elevator control panel doors.		Closed
71	Exterior door, window, skylight or basement hatchway not maintained in good repair, namely defective self closing device.		Closed
72	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.		Closed
73	The electrical connections are not maintained in a safe and complete condition, namely loose, cut wires, and no conduits.		Closed
74	An exterior door has a defective locking mechanism, namely defective latch.		Closed
75	Elevator machine room is not equipped to provide illumination to an average level of not less than 100 lux at floor level.		Closed
76	Interior lighting fixtures or lamps are not maintained, namely missing and/or damaged bulbs and/or fixtures.		Closed
77	Interior lighting fixtures or lamps are not maintained, namely missing and/or defective bulbs and light fixtures.		Closed
78	The handrails and/or other appurtenant attachments and/or their supporting structural members are not maintained in good repair, namely unsecured handrail.		Substantially Co
79	Floor and/or floor covering not kept free from holes, stains, rubbish and debris, namely undue storage		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.**