

MLS Building Audit Program - Details

Property Address : 3895 LAWRENCE AVE E

Legal Description: PLAN 3356 PT LOT 15 NOW RP 66R6658 PART 1

Roll No. : 1901081240086000000

Building : **3895 LAWRENCE AVE E**

Report Date : **January 17, 2020**

Building Audit Date : **September 16, 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 17, 2020

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 276946 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	27-Sep-11	05-JAN-12	100.00%
2	Property Standards	11 279095 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	27-Sep-11	27-JAN-12	100.00%
3	Property Standards	11 280465 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	27-Sep-11	05-JAN-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
2	Property Standards	11 279095 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	27-Sep-11	27-JAN-12	14-May-15

No. of defects contained within the Order : **18**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The balconies and/or the supporting structural member(s) are not maintained in a clean and/or sanitary condition, namely overstorage and overhanging items.	Balconies	Closed
2	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 .	Building	Closed
3	The exterior walls and their components are not being maintained in good repair, namely shear walls on north side and spalling brick where required.	Building	Closed
4	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.	Building	Closed
5	Driveway(s) and/or similar areas not maintained, namely concrete curbs and concrete at pedestrian exits.	Driveway	Closed
6	The ventilation system or unit is not kept in good repair and maintained in good working condition at all times, namely damaged grills.	Exterior	Closed
7	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, to include vehicles.	Exterior	Closed
8	Exterior garbage containment area not screened.	Exterior	Closed
9	The grass is not being maintained in a living condition.	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 protective/decorative finish on the exterior surfaces is not being maintained in good repair.	Exterior Of Building	Closed
12	The balcony slabs and/or the supporting structural member(s) is not maintained in good repair.	Exterior Of Building	Closed
13	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	Closed
14	Aerial, satellite dish, or other similar structure and/or its supporting member is not maintained in a safe condition, namely balcony screening.	Exterior Of Building	Closed
15	The electrical receptacle are not maintained in good working order, namely missing cover plate.	Exterior Of Building	Closed
16	The tree, plant, limb or branch, which is located on the property is dead and has not been removed or otherwise pruned to remove the dead portion.	North	Closed
17	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.	Throughout Building	Closed
18	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 missing or damaged screens.	Throughout Building	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 280465 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	27-Sep-11	05-JAN-12	28-Apr-15

No. of defects contained within the Order : **20**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The parking or storage garage is used to keep junk or rubbish. Namely: Remove all debris and discarded materials from garage including tires, plastic containers and metal parts.	1st Underground Parking Level	Closed
2	Lighting in a garage is provided at less than 50 lux. Namely: Upgrade lighting in the underground garage to the minimum of 50 Lux.	Underground Parking Area	Closed
3	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.	Underground Parking Area	Closed
4	The parking or storage garage columns are not painted white from sixty (60) centimeters above floor level.	Underground Parking Area	Closed
5	The parking or storage garage columns from floor level to a height of sixty (60) centimeters are not painted black.	Underground Parking Area	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: Remove all abandoned or non operative vehicles from the underground garage.	Underground Parking Area	Closed
7	The parking or storage garage walls from floor level to a height of sixty (60) centimeters are not painted black.	Underground Parking Area	Closed
8	The parking or storage garage is used to keep junk or rubbish. Namely: Heat Exchange Room. Clean and clear all debris and discarded materials.	Underground Parking Area	Substantially Co
9	The parking or storage garage ceiling are not painted white.	Underground Parking Area	Closed
10	The parking or storage garage walls are not painted white from sixty (60) centimeters above floor level.	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 electrical fixtures are not maintained in good working order. Namely: Repair light fixture in Heat Exchange Room.	Underground Parking Area	Substantially Co
13	The floors in the parking or storage garage are not maintained free of holes, breaks or cracks. Namely: Floor area in front of exit door, concrete is broken and floor is not level.	Underground Parking Area	Closed
14	The floor drain is not maintained in good repair. Namely: Floor drain cover is missing.	Underground Parking Area	Closed
15	The parking or storage garage does not have a designated safe-exit route.	Underground Parking Area	Closed
16	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
17	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. Namely: All exterior exits to the outside.	Underground Parking Area	Closed
18	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.		Closed
19	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.		Closed
20	The electrical fixtures are not maintained in a safe and complete condition. Namely: Underground Garage. Missing cover plate on electrical junction box, exposed wires.		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 276946 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	27-Sep-11	05-JAN-12	28-Apr-15

No. of defects contained within the Order : **25**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Exterior door has defective hardware. Namely: Defective exit door hardware on the first floor. East Side.	1st Floor	Closed
2	Floor and/or floor covering not kept in a clean and sanitary condition. Namely: Bell/Fire Alarm Room. Clean and clear discarded materials and debris from the floor.	1st Floor	Closed
3	Lighting in a service room is provided at less than 200 lux. Namely: Bell/Fire Alarm Room. Lighting level is required to be upgraded.	1st Floor	Closed
4	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely: Broken and missing wall tiles in the 2nd floor garbage room.	2nd Floor	Closed
5	Handrails on both sides of stair or ramp 1,100mm in width or more not provided. Namely: Missing handrail on the 2nd floor west stairwell.	2nd Floor	Closed
6	The electrical receptacle are not maintained in a safe and complete condition. Namely: Broken electrical receptacle plate on the wall, fifth floor.	5th Floor	Closed
7	Interior door is not a good fit in its frame. Namely; Damaged interior exit door on the sixth floor.	6th Floor	Closed
8	Floor and/or floor covering not kept in a clean and sanitary condition. Namely: Clean and clear rubbish and litter from the seventh floor electrical closet.	7th Floor	Closed
9	The supplied facility in or on the property is not constructed, installed and/or maintained so that it will function safely and effectively. Namely: Basement Locker rooms. Repair all damaged/broken doors.	Basement	Closed
10	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition. Namely: Workshop room. Provide more shelving, remove tools and materials from the floor, organize and tidy room.	Basement	Closed
11	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition. Namely: Basement Storage Rooms. Clean and clear debris and discarded materials from the floor. Provide shelving where required. Tidy the rooms.	Basement	Closed
12	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition. Namely: Basement. All Locker Rooms. Clean and clear the floors of debris and discarded materials from the aiseways.	Basement	Closed
13	Previously finished surface(s) in the public area of the property is not maintained in good repair. Namely: Sauna/shower room. Install floor tiles in shower area. Clean floors where required.	Basement	Substantially Co
14	The electrical fixtures are not maintained in good repair. Namely: Remove old light fixture from ceiling that is not in use.	Basement	Substantially Co
15	Door hardware/devices are not maintained in good repair. Namely: Basement exit door. Door closer is broken. Door is not latching in frame.	Basement	Closed
16	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely: Replace water stained ceiling tiles in the basement hallway.	Basement	Closed
17	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely: Battery Room. Repair leak from ceiling.	Basement	Closed
18	Lighting in a storage room is provided at less than 50 lux. Namely: Locker Rooms. Upgrade lighting level in locker rooms to 50Lux. Also repair/replace missing light fixtures.	Basement	Closed
19	Floor and/or floor covering not kept in a clean and sanitary condition. Namely: Boiler Room. Clean and clear floor of debris and discarded materials. Remove appliances. Replace panel covers.	Boiler Room	Closed
20	The electrical switches are not maintained in good working repair. Namely: Garbage chute rooms on the 9th, 8th and 3rd floors. Light switch cover plate is broken.	Garbage Room	Closed
21	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely: Replace broken/damaged ceiling tiles on the 5th and 2nd floors.	Hall	Closed
22	Lighting in a laundry room is provided at less than 200 lux. Namely: Lighting level in Laundry room is below the required 200lux.. Upgrading is required.	Laundry Room	Closed

23	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely: Laundry Room. Repair hole in wall. Provide access doors where required. Clean and clear lint from behind machines.	Laundry Room	Closed
24	Emergency contact sign does not indicate current name, address and telephone number of the person responsible for the property and the name and telephone number of the authorized person to contact in case of an emergency on a 24 hour basis.	Lobby	Closed
25	An emergency contact sign is not posted and maintained in a prominent place in the front lobby or entrance to the building.	Lobby	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.**