

MLS Building Audit Program - Details

Property Address : 3939 LAWRENCE AVE E

Legal Description: CON D PT LOT 14

Roll No. : 1901081240089000000

Building : **3939 LAWRENCE AVE E**

Report Date : January 18, 2019

Building Audit Date : May 24, 2017

**** 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	Graffiti	17 157228 GRA 00 IV		Closed	9-May-17	12-MAY-17	N/A**
2	Property Standards	17 168064 PRS 00 IV		Order Issued	6-Jun-17	06-JUN-18	85.42%
3	Property Standards	17 168120 PRS 00 IV		Order Issued	6-Jun-17	30-AUG-18	0.00%

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	17 168120 PRS 00 IV		Order Issued	6-Jun-17	30-AUG-18	26-Mar-19

No. of defects contained within the Order : **15**

No. of defects that remain outstanding : **15**

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: refinish/paint exterior railings/guards where required.	Exterior	Open
2	Exterior yard surface and/or similar areas not maintained. Namely: deteriorating/decaying wooden curbs throughout properties and retaining wood at basketball area.	Exterior	Open
3	The accessory building is not constructed and/or maintained in good repair. Namely: deteriorating metal door on exterior cement storage enclosure by garbage enclosure of 3939 Lawrence Ave E.	Exterior	Open
4	The foundation wall(s) of the building or structure are not being maintained in good repair. Namely: damaged foundation wall (bottom) around exit doors of buildings.	Exterior	Open
5	Exterior landing not maintained. Namely: missing/broken patio stones of 1st floor unit patio walk-outs where required.	Exterior	Open
6	The yard does not have suitable ground cover to prevent unstable soil conditions or erosion. Namely but not limited to: ground covering/grass not maintained throughout exterior yard of properties.	Exterior	Open
7	Lighting in other similar exterior area is provided at less than 10 lux at ground or tread level. Namely: burnt out/disrepaired lighting throughout exterior of property where required.	Exterior	Open
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 is not maintained in good repair. Namely: balconies to be re-finished/painted throughout where required.	Exterior - Balconies	Open
9	The exterior surface has not been restored and/or resurfaced where necessary. Namely: exterior benches throughout yards to be re-finished/repared where required.	Exterior - Benches	Open
10	Exterior door is not maintained in good repair. Namely: exterior doors leading out of buildings to be painted/refinished where required throughout properties.	Exterior - Doors	Open
11	The exterior garbage storage area is not maintained. Namely: exterior garbage enclosures throught exterior properties to be re-finished/painted.	Exterior - Garbage Enclosures	Open
12	Driveway(s) and/or similar areas not maintained. Namely but not limited to: potholes/cracking in parking lots throughout.	Exterior - Parking Lots	Open
13	Exterior yard that is used for the parking or storage of vehicles or surfaced with a material impervious to water is not maintained so as parking space marking are to be clearly visible. Namely: line painting in parking lots where required.	Exterior - Parking Lots	Open
14	Exterior steps, not maintained. Namely: damaged/cracked cement steps throughout exterior properties to be repaired where required.	Exterior - Steps	Open
15	Exterior walkway not maintained. Namely but not limited to: cracking in walkways throughout sidewalks/walkways of properties.	Exterior - Walkways	Open

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
2	Property Standards	17 168064 PRS 00 IV		Order Issued	6-Jun-17	06-JUN-18	26-Mar-19

No. of defects contained within the Order : **48**

No. of defects that remain outstanding : **7**

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Exterior door, window, skylight or basement hatchway not maintained in good repair. Namely door and door frame are deteriorated/rusted and contains holes.	Building #2-North Exit Door	Closed
2	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair. Namely all interior common area doors and frames contain peeling paint. To include but not limited to, all service room doors, Janitor room door, stairway entrance/exit doors, recreation room doors and laundry room doors.	Doors	Closed
3	Exterior window(s) with broken/cracked glass. Namely interior common area doors contain cracked window glass.	Doors	Closed
4	The floor and every appurtenance, surface cover and finish is not maintained. Namely floor surface is deteriorating and requires refinishing.	Electrical Room	Closed
5	Door hardware/devices are not maintained in good repair. Namely door hardware is broken/ not operational.	Electrical Room/Fire Panel Room(s)	Open
6	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely floor contains debris.	Electrical Room/Fire Panel Room(s)	Closed
7	The floor and every appurtenance, surface cover and finish is not maintained. Namely floor surface is deteriorating and required refinishing.	Electrical Room/Fire Panel Room(s)	Closed
8	The electrical connections are not maintained in good working order. Namely loose hanging wires.	Electrical Room/Fire Panel Room(s)	Open
9	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely missing/ damaged tiles.	Entrance Way	Closed
10	The property is not maintained and/or kept clean in accordance with the standards. Namely fire cabinets contain cracked/ broken window glass.	Fire Cabinets	Closed
11	The property is not maintained and/or kept clean in accordance with the standards. Namely fire cabinet(s) door hardware is broken/ not operational.	Fire Cabinets	Open
12	Corridor serving patients or residents is not equipped to provide illumination to an average level of not less than 50 lux at floor or tread level. Namely lighting in common area corridors is less than 50 lux.	Hallways- Lighting	Closed
13	Previously finished wall(S) in the public area of the property is not maintained in good repair. Namely baseboards contain peeling paint.	Hallways-Baseboards	Closed
14	Interior lighting fixtures or lamps are not maintained. Namely missing lens covers on lighting fixtures.	Hallways-Lighting	Closed
15	The heating system or unit is not in good repair and maintained in good working condition. Namely heating unit covers are damaged and/or rusted and contain peeling paint. Not limited to heater covers in all common areas, all service rooms, laundry rooms and Janitor rooms.	Heater covers	Open
16	The property is not maintained and/or kept clean in accordance with the standards. Namely sink contains dirt and debris.	Janior Room(s)	Open
17	The floor and every appurtenance, surface cover and finish is not maintained. Namely floor surface is deteriorating and required refinishing.	Janior Room(s)	Closed
18	The ventilation system or unit is not regularly cleaned. Namely ventilation vents contain dirt and/or dust.	Janitor Room(s)	Open
19	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely ceiling contains holes/ deteriorating material.	Janitor Room(s)-Ceiling	Closed
20	Lighting in a laundry room is provided at less than 200 lux.	Laundry Room-Lighting	Closed
21	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely ceilings contain holes/deteriorating material and peeling paint.	Laundry room	Closed
22	The floor drain is not maintained in good repair. Namely missing drain cover.	Laundry room	Closed
23	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair. Namely door contains peeling paint.	Laundry room-Bathroom	Closed

24	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair. Namely door hardware on door to bathroom is not broken/ not operational.	Laundry room-Bathroom door	Closed
25	A properly connected wash basin has not been provided in or adjacent to the room that contains a water closet or urinal. Namely sink in bathroom is not secured and maintained in operational condition.	Laundry room-Bathroom sink	Closed
26	The floor and every appurtenance, surface cover and finish is not maintained. Namely floor surface is deteriorating and requires refinishing.	Laundry room-Floors	Closed
27	Interior lighting fixtures or lamps are not maintained. Namely missing lens covers on lighting fixtures.	Recreation Room- Boys and Girls Club	Closed
28	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely broken/deteriorating ceiling tiles.	Recreation Room-Boys and Girls club	Closed
29	The floor and every appurtenance, surface cover and finish is not maintained. Namely floor surface is deteriorating and required refinishing.	Recreation Room-Boys and girl club	Closed
30	The cupboard is not maintained in good repair and good working order. Namely cabinets are broken,missing and not operational.	Recreation room- Boys and Girls Club	Closed
31	The electrical fixtures are not maintained in good working order. Namely missing electrical cover plate.	Recreation room-Boys and Girls Club	Closed
32	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely but not limited to holes and deteriorated material.	Sprinkler Shut off Valve Room (s)	Closed
33	. The floor and every appurtenance, surface cover and finish is not maintained. Namely floor surface is deteriorating and required refinishing	Sprinkler shut off valve room (s)	Closed
34	Previously finished wall(s) in the public area of the property is not maintained in good repair. Namely baseboards contain peeling paint.	Stairways-Baseboards	Closed
35	Exit, public corridor or corridor is not equipped to provide illumination to an average level of not less than 50 lux at all points such as angles and intersections at changes of level where there are stairs or ramps.	Stairways-Lighting	Closed
36	Interior lighting fixtures or lamps are not maintained. Namely missing lens covers on lighting fixtures.	Stairways-Lighting	Closed
37	Exterior window does not prevent the entry of vermin, rodents and/or insects .Namely but not limited to damaged,ripped, and/or missing window screens.Where required.	Stairways-Windows	Open
38	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely floor contain debris.	Stoarge room(s)	Closed
39	The electrical connections are not maintained in good working order. Namely loose hanging wires.	Storage room	Closed
40	Exterior window(s) with broken/cracked glass.	Storage room	Closed
41	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair. Namely suite doors and frames contain peeling paint.	Suite Doors	Closed
42	The floor and every appurtenance, surface cover and finish is not maintained. Namely floor surface is deteriorating and required refinishing.	Telephone Room(s)	Closed
43	The floor drain is not maintained in good repair. Namely missing drain cover.	Telephone Room(s)	Closed
44	The floor and every appurtenance, surface cover and finish is not maintained. Namely floor surface is deteriorating and required refinishing.	Telephone Room(s)- Floors	Closed
45	Previously finished wall(s) in the public area of the property is not maintained in good repair. Namely peeling paint.	Walls- Hallways	Closed
46	Previously finished wall(s) in the public area of the property is not maintained in good repair. Namely peeling paint.	Walls- Stairways	Closed
47	Previously finished wall(S) in the public area of the property is not maintained in good repair. Namely walls contain peeling paint/deteriorating material.	Walls-Laundry room	Closed
48	The surface of a window is not kept reasonably clean. Namely window glass has been spray painted.	Window-Stairway	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.**