

MLS Building Audit Program - Details

Property Address : 3939 LAWRENCE AVE E

Legal Description: CON D PT LOT 14

Roll No. : 1901081240089000000

Building : **3941 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	Property Standards	17 168512 PRS 00 IV		Order Issued	6-Jun-17	06-JUN-18	91.67%

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	17 168512 PRS 00 IV		Order Issued	6-Jun-17	06-JUN-18	26-Mar-19

No. of defects contained within the Order : **60**

No. of defects that remain outstanding : **5**

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Lighting in a service room is provided at less than 200 lux.	Boiler Rooms	Open
2	The electrical receptacle are not maintained in good working order. Namely, missing cover plate on electrical receptacle and junction box	Boiler Rooms	Closed
3	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	Boiler Rooms	Closed
4	Floor and/or floor covering not kept free from holes, stains, rubbish and debris.	Boiler Rooms	Closed
5	The floor drain is not maintained in good repair. Namely, missing floor drain cover	Boiler Rooms	Closed
6	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	Boiler Rooms	Closed
7	The electrical receptacle are not maintained in good working order. Namely, missing cover plate on electrical receptacle and/or junction box	Boys & Girls Club	Closed
8	Interior lighting fixtures or lamps are not maintained. Namely, missing and/or damaged light cover	Boys & Girls Club	Closed
9	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. To include baseboards.	Boys & Girls Club	Closed
10	Floor and/or floor covering not kept free from holes, stains, rubbish and debris.	Boys & Girls Club	Closed
11	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	Boys & Girls Club	Closed
12	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair. Namely but not limited to markings and/or damaged on all doors, to include glass panes	Doors	Closed
13	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	Hallway	Closed
14	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.	Hallway	Closed
15	The floor and every appurtenance, surface cover and finish is not maintained.	Hallway	Closed
16	Interior lighting fixtures or lamps are not maintained. Namely but not limited to damaged or missing light cover	Hallway	Closed
17	Previously finished wall(s) in the public area of the property is not maintained in good repair. To include damaged baseboards.	Hallway	Closed
18	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	Hallway Closets	Closed
19	Floor and/or floor covering not kept free from holes, stains, rubbish and debris.	Hallway Closets	Closed
20	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	Hallway Closets	Closed
21	The property is not maintained and/or kept clean in accordance with the standards. Namely, damaged and/or dirty sink requires refinishing.	Janitor Rooms	Open
22	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely, debris stored on floor in Janitor rooms	Janitor Rooms	Closed
23	The floor and every appurtenance, surface cover and finish is not maintained. Namely, damaged and lifting floor tiles.	Janitor Rooms	Closed
24	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	Laundry Room	Closed
25	The floor drain is not maintained in good repair. Namely, missing drain cover	Laundry Room	Closed
26	Lighting in a laundry room is provided at less than 200 lux.	Laundry Rooms	Closed
27	Interior lighting fixtures or lamps are not maintained. Namely, missing and/or damaged light cover.	Laundry Rooms	Closed
28	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	Laundry Rooms	Closed

29	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely, dirt and debris behind washer and dryer.	Laundry Rooms	Closed
30	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair. Namely but not limited to markings and/or damaged on doors, to include glass panes	Lobby Entrance	Closed
31	An exterior door has a defective locking mechanism.	Lobby Entrance	Closed
32	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely but not limited to rusted and deteriorated walls and baseboards in entrance lobby	Lobby Entrance	Closed
33	Interior lighting fixtures or lamps are not maintained. Namely, damaged and/or missing light cover.	Lobby Entrance	Closed
34	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely, damaged floor tiles.	Lobby Entrance	Closed
35	An emergency contact sign is not posted and maintained in a prominent place in the front lobby or entrance to the building.	Lobby Entrance	Open
36	The heating system or unit is not in good repair and maintained in good working condition. Namely, damaged and/or rusted radiator cover. Locations to include, all common areas, service rooms, laundry rooms, storage rooms and janitor room	Radiator Cover	Open
37	Lighting in a service room is provided at less than 200 lux.	Sprinkler Rooms	Closed
38	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	Sprinkler Rooms	Closed
39	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	Sprinkler Rooms	Closed
40	The floor drain is not maintained in good repair. Namely, missing drain cover	Sprinkler Rooms	Closed
41	Floor and/or floor covering not kept in a clean and sanitary condition	Sprinkler Rooms	Closed
42	Floor and/or floor covering not kept free from holes, stains, rubbish and debris.	Sprinkler Rooms	Closed
43	Interior lighting fixtures or lamps are not maintained. Namely, damaged and/or missing light cover.	Stairway	Closed
44	The stairs and/or other appurtenant attachments and/or their supporting structural members are not maintained in good repair. Namely, rusted nosing	Stairway	Closed
45	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.	Stairway	Closed
46	Exterior window missing. Namely, missing window in Building #2 south stairs	Stairway	Closed
47	Floor and/or floor covering not kept in a clean and sanitary condition	Stairway	Closed
48	Previously finished wall(s) in the public area of the property is not maintained in good repair. To include baseboards.	Stairway	Closed
49	Exterior window does not prevent the entry of vermin, rodents and/or insects. Namely, missing and/or damaged window screens.	Stairway	Open
50	The risers and/or other appurtenant attachments and/or their supporting structural members are not maintained in good repair. Namely, rusted risers	Stairway	Closed
51	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	Storage Room	Closed
52	Floor and/or floor covering not kept in a clean and sanitary condition	Storage Room	Closed
53	Floor and/or floor covering not kept free from holes, stains, rubbish and debris.	Storage Room	Closed
54	Lighting in a storage room is provided at less than 50 lux.	Storage Room	Closed
55	Interior lighting fixtures or lamps are not maintained. Namely but not limited to damaged or missing light cover	Storage Room	Closed
56	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. To include damaged baseboards.	Storage Room	Closed
57	Floor and/or floor covering not kept free from holes, stains, rubbish and debris.	Telephone Rooms	Closed
58	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	Telephone Rooms	Closed
59	The electrical receptacle are not maintained in good working order. Namely, missing cover plate on electrical receptacle and/or junction box	Telephone Rooms	Closed
60	The floor drain is not maintained in good repair. Namely, missing drain cover	Telephone Rooms	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.**