

MLS Building Audit Program - Details

Property Address : 3939 LAWRENCE AVE E

Legal Description: CON D PT LOT 14

Roll No. : 1901081240089000000

Building : **3943 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 169037 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 169037 PRS 00 IV		Order Issued	6-Jun-17	06-JUN-18	26-Mar-19

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The floor and every appurtenance, surface cover and finish is not maintained. Namely missing/damaged floor tiles, where required.	Entranceway- Floors	Closed
2	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely missing/ damaged walls tiles, where required.	Entranceway- Walls	Closed
3	Previously finished surface in the public area of the property is not maintained in good repair. Namely but not limited to peeling paint/ deteriorating material of ceiling.	Hallways- Ceiling	Closed
4	Interior lighting fixtures or lamps are not maintained. Namely missing/damaged lighting fixture lens covers, where required.	Hallways- Lighting	Closed
5	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely but not limited to holes/ deteriorating material, where required.	Hallways- Walls	Closed
6	The floor and every appurtenance, surface cover and finish is not maintained. Namely floor surface is damaged/ deteriorating and required refinishing.	Hallways-Floors	Closed
7	Previously finished wall(s) in the public area of the property is not maintained in good repair. Namely but not limited to peeling paint.	Hallways-Walls	Closed
8	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair. Namely damaged/ cracked window glass in interior doors. To include all stairway entrance/exit doors, where required.	Interior Rooms- Doors Windows	Closed
9	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair. Namely interior doors and frames contain peeling paint. To include all storage rooms, Janitor rooms, Recreation rooms, electrical rooms, Laundry room and Telephone room doors and door frames.	Interior Rooms- Doors and Frames	Closed
10	The floor drain is not maintained in good repair. Namely missing floor drain(s).To include all Storage rooms, Service rooms,Recreation rooms, Laundry rooms, Electrical rooms and Telephone rooms, where required.	Interior Rooms- Floor Drains	Closed
11	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely but not limited to debris and garbage. To include all Storage rooms, Service rooms,Recreation rooms, Laundry rooms, Electrical rooms and Telephone rooms, where required.	Interior Rooms- Floors	Closed
12	The floor and every appurtenance, surface cover and finish is not maintained. Namely floor surface is damaged/deteriorated and requires refinishing. To include all Storage rooms, Service rooms,Recreation rooms, Laundry rooms, Electrical rooms and Telephone rooms.	Interior Rooms- Floors	Closed
13	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely holes, peeling paint and or deteriorating material of ceilings. To include all Storage rooms, Service rooms,Recreation rooms, Laundry rooms, Electrical rooms and Telephone rooms, where required.	Interior Rooms-Ceiling	Closed
14	The electrical connections are not maintained in good working order. Namely but not limited to missing electrical cover plates and loose hanging wires. To include all Storage rooms, Service rooms,Recreation rooms, Laundry rooms, Electrical rooms and Telephone rooms, where required.	Interior Rooms-Electrical	Closed
15	Interior lighting fixtures or lamps are not maintained. Namely missing/ damaged lighting fixture lens covers. To include all service rooms, Janitor rooms,Storage rooms,Telephone rooms and Laundry rooms, where required.	Interior Rooms-Lighting	Closed
16	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely walls cotain holes, peeling paint and/or deteriorating material. To include all Service rooms, Janitor rooms,Storage rooms,Recreation Rooms, Telephone rooms and Laundry rooms, where required.	Interior Rooms-Walls	Closed
17	The ventilation system or unit is not kept in good repair and maintained in good working condition at all times. Namely but not limited to damaged/rusted heater covers. To include all heater covers in all,common areas, stairways, Janitor rooms, recreation rooms and storage rooms, where required.	Interior- Heater Covers	Open
18	Interior lighting fixtures or lamps are not maintained.Namely missing/damaged lighting fixture lens covers, where required.	Stairways- Lighting	Closed

19	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely but not limited to holes/ deteriorating material, where required.	Stairways- Walls	Closed
20	Previously finished wall(s) in the public area of the property is not maintained in good repair. Namely but not limited to peeling paint.	Stairways- Walls	Closed
21	Previously finished surface in the public area of the property is not maintained in good repair. Namely but not limited to peeling paint/ deteriorating material of ceiling.	Stairways-Ceiling	Closed
22	The floor and every appurtenance, surface cover and finish is not maintained. Namely floor surface is damaged/ deteriorating and required refinishing.	Stairways-Floors	Closed
23	Exterior window does not prevent the entry of vermin, rodents and/or insects. Namely missing/damaged window screens, where required.	Stairways-Window Screens	Open
24	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair. Namely suite doors and door frames contain peeling paint.	Suite Doors and Frames	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.**