

MLS Building Audit Program - Details

Property Address : 3939 LAWRENCE AVE E

Legal Description: CON D PT LOT 14

Roll No. : 1901081240089000000

Building : **3945 LAWRENCE AVE E**

Report Date : January 17, 2020

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 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	17 168525 PRS 00 IV		Order Issued	6-Jun-17	06-JUN-18	94.55%

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 168525 PRS 00 IV		Order Issued	6-Jun-17	06-JUN-18	4-Feb-20

No. of defects contained within the Order : **55**

No. of defects that remain outstanding : **3**

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	Boys & Girls Club	Closed
2	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. To include baseboard.	Boys & Girls Club	Closed
3	Interior lighting fixtures or lamps are not maintained. Namely, missing and/or damaged light cover	Boys & Girls Club	Closed
4	The electrical receptacle are not maintained in good working order. Namely, missing cover plate on electrical receptacle and junction box	Boys & Girls Club	Closed
5	Floor and/or floor covering not kept free from holes, stains, rubbish and debris.	Boys & Girls Club	Closed
6	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	Doors	Closed
7	The electrical receptacle are not maintained in good working order. Namely, missing cover plate on electrical receptacle and junction box	Fire Alarm Room	Closed
8	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	Fire Alarm Room	Closed
9	Floor and/or floor covering not kept free from holes, stains, rubbish and debris.	Fire Alarm Room	Closed
10	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. Namely, illumination less than 50 lux in common area corridors.	Hallways	Closed
11	Interior lighting fixtures or lamps are not maintained. Namely but not limited to damaged or missing light cover	Hallways	Closed
12	Previously finished wall(s) in the public area of the property is not maintained in good repair. To include damaged baseboards.	Hallways	Closed
13	The floor and every appurtenance, surface cover and finish is not maintained. Namely, clean or refinish floor surface.	Hallways	Closed
14	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	Hallways	Closed
15	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	Hallways - Closet	Closed
16	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	Hallways - Closet	Closed
17	Floor and/or floor covering not kept free from holes, stains, rubbish and debris.	Hallways - Closet	Closed
18	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair. Namely, damaged door handle	Hallways - Closet	Closed
19	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 and janitor room	Heater Covers	Open
20	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
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	Closed
22	The floor and every appurtenance, surface cover and finish is not maintained. Namely, damaged and lifting floor tiles.	Janitor Rooms	Closed
23	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely, dirt and debris behind washer and dryer.	Laundry Room	Closed
24	The floor drain is not maintained in good repair. Namely, missing drain cover	Laundry Room	Closed
25	Interior lighting fixtures or lamps are not maintained. Namely, missing and/or damaged light cover.	Laundry Room	Closed

26	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	Laundry Room	Closed
27	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	Laundry Room	Closed
28	Lighting in a laundry room is provided at less than 200 lux.	Laundry Room	Closed
29	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
30	An exterior door has a defective locking mechanism.	Lobby Entrance	Closed
31	Mailbox or mail receptacle is not maintained in good repair. Namely, missing mailbox door.	Mail Room	Open
32	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	Meter Rooms	Closed
33	Floor and/or floor covering not kept in a clean and sanitary condition	Meter Rooms	Closed
34	The floor drain is not maintained in good repair.	Meter Rooms	Closed
35	Ceiling not maintained clean. Namely, mould on ceiling	Meter Rooms	Closed
36	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair. Namely, damaged door closer	Sprinkler Rooms	Closed
37	Lighting in a service room is provided at less than 200 lux.	Sprinkler Rooms	Closed
38	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	Sprinkler Rooms	Closed
39	The risers and/or other appurtenant attachments and/or their supporting structural members are not maintained in good repair. Namely, rusted risers	Stairway	Closed
40	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
41	Exterior window missing. Namely, missing window in Building #2 south stairs	Stairway	Closed
42	Exterior window does not prevent the entry of vermin, rodents and/or insects. Namely, missing and/or damaged window screens.	Stairway	Open
43	Interior lighting fixtures or lamps are not maintained. Namely, damaged and/or missing light cover.	Stairway	Closed
44	Floor and/or floor covering not kept in a clean and sanitary condition	Stairway	Closed
45	The stairs and/or other appurtenant attachments and/or their supporting structural members are not maintained in good repair. Namely, rusted nosing	Stairway	Closed
46	Previously finished wall(s) in the public area of the property is not maintained in good repair. To include baseboards.	Stairway	Closed
47	Floor and/or floor covering not kept free from holes, stains, rubbish and debris.	Storage Room	Closed
48	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	Storage Room	Closed
49	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	Storage Room	Closed
50	Lighting in a storage room is provided at less than 50 lux.	Storage Room	Closed
51	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	Telephone Rooms	Closed
52	The floor drain is not maintained in good repair. Namely, missing drain cover	Telephone Rooms	Closed
53	The electrical receptacle are not maintained in good working order. Namely, missing cover plate on electrical receptacle and junction box	Telephone Rooms	Closed
54	Floor and/or floor covering not kept free from holes, stains, rubbish and debris.	Telephone Rooms	Closed
55	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair.	Unit Doors	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.**