

MLS Building Audit Program - Details

Property Address : 3950 LAWRENCE AVE E

Legal Description: CON 1 PT LOT 14

Roll No. : 1901083480003000000

Building : **3950 LAWRENCE AVE E**

Report Date : January 17, 2020

Building Audit Date : August 09, 2010

**** 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	10 236179 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	31-Aug-10	29-DEC-10	100.00%
2	Property Standards	10 237480 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	31-Aug-10	29-NOV-10	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
1	Property Standards	10 236179 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	31-Aug-10	29-DEC-10	30-Dec-10

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Previously finished wall(s) in the public area of the property is not maintained in good repair. Namely: Repair damaged baseboards on the 1st floor as required.	1st Floor	Closed
2	Previously finished surface(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance. Repair damaged ceiling area on the 2nd flr.	2nd Floor	Closed
3	The ventilation system or unit is not kept in good repair and maintained in good working condition at all times. Namely: Damaged ventilation grille on the 2nd floor.	2nd Floor	Closed
4	Previously finished wall(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance. Namely: Baseboards on the 3rd floor needs to be repainted.	3rd Floor	Closed
5	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair. Namely: Wood trim is damaged on apt. door 302.	3rd Floor	Closed
6	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition. Namely: Remove floor mat in front of apt. 703.	7th Floor	Closed
7	The electrical connections are not maintained in a safe and complete condition. Namely: Hanging light fixture on stairway ceiling.	8th Floor	Closed
8	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely: Wall plaster needs repair in 8th floor garbage room.	8th Floor	Closed
9	The electrical receptacle are not maintained in good working order. Namely: Electrical wall receptacle is broken near unit 1202	12th Floor	Closed
10	The floor and every appurtenance, surface cover and finish is not reasonably smooth and level. Namely: Broken floor tile near elevator.	12th Floor	Closed
11	The required guard has members, attachments or openings that will facilitate climbing.	All Stairways	Closed
12	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely: Check ceiling. There is a bow in the lower floor ceiling plaster. Repair as required.	Basement	Closed
13	The floor and every appurtenance, surface cover and finish is not reasonably smooth and level. Namely: Bell room. Missing floor drain covers.	Basement	Closed
14	Floor and/or floor covering not kept in a clean and sanitary condition. Namely: Lower floor storage room with appliances. Clean and clear all debris and discarded materials from the floor area. Replace floor drain cover.	Basement	Closed
15	Floor and/or floor covering not kept free from debris/ discarded materials. Namely; Locker room Area. Discarded furniture belonging to former tenants to be removed and cleared from the room. Room to be restored to its original condition.	Basement	Closed
16	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely: All locker room areas in the basement. Clean and clear all debris and discarded materials from the floor areas in the aisleway. Replace missing electrical cover plates where required. Upgrade lighting to 50 Lux. Close all locker room cages. Remove materials stored above lockers.	Basement	Closed
17	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely: Electrical room. Hole in wall above door frame. Concrete blocks missing from wall.	Basement	Closed
18	The electrical fixtures are not maintained in a safe and complete condition. Namely: Exposed wires. Electrical cover plate is missing. Provide light to dark areas in workshop areas. Replace floor drain cover.	Basement	Closed
19	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely: Repair hole in wall. Replace with an access door panel. Fan needs cleaning. Replace light fixture cover.	Basement	Closed
20	Elevator(s) is not maintained in a clean condition. Namely: Ceiling fan in elevator needs cleaning.	Elevator	Closed
21	The electrical fixtures are not maintained in a safe and complete condition. Namely: Replace missing light bulbs in elevator room. Replace missing electrical cover plates.	Elevator Room	Closed

22	Communication system identifies the tenant by unit number. Namely: The communication system shall not identify a tenant by unit number.	Entranceway	Closed
23	The ventilation system or unit is not regularly cleaned. Namely: All exhaust vents in the garbage room are required to be cleaned.	Garbage Rooms	Closed
24	Interior lighting fixtures or lamps are not maintained. Namely: Light fixture needs repair near elevator.	Hallway	Closed
25	Adequate ventilation has not been provided. Namely: Check ventilation air supply to the hallway from the 4th floor to the basement level.	Hallway	Closed
26	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Damaged ceiling near unit 1511.	Hallway	Closed
27	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely: Ceiling tiles that are damaged and water stained should be replaced.	Hallway	Closed
28	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely: Laundry Room. Repair damaged wall and clean lint from behind dryers.	Laundry Room	Closed
29	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
30	The emergency contact sign is not in lettering of not less than 12.7 millimetres in height.	Lobby	Closed
31	An emergency contact sign is not posted and maintained in a prominent place in the front lobby or entrance to the building.	Lobby	Closed
32	Extension cords or other extensions are used as a permanent wiring system. namely: Exposed electrical wiring in the mechanical room on at roof level.	Mechanical Room	Closed
33	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely: Deteriorated paint and plaster on ceiling above stairs to Elevator room.	Stairway	Closed
34	The floor and every appurtenance, surface cover and finish is not reasonably smooth and level. Namely: Missing Rubber mat in landing area adjacent to exit door.	Stairways	Closed
35	The stairs and/or other appurtenant attachments and/or their supporting structural members are not being maintained free from defects/hazards. Namely; Repair terrazo stair nosing. Replace non-skid strips where required.	Stairways	Closed
36	The location and size of openings present a hazard as they are designed with members or attachments between 140 millimetres and 900 millimetres above the level protected by the guard which facilitate climbing. Namely: All stairways including stairs to elevator room.	Throughout Building	Closed
37	Height of the guard for the exit stairs are less than 1,070 millimetres around landings.	Throughout Building	Closed
38	In a dwelling unit, a window located more than 2,000 millimetres above grade opens within 1,500 millimetres of the floor not leading to a balcony does not employ a controlled sash operation to restrict, when engaged, the opening of the operable sash to not more than 100 millimetres.	Throughout Building	Closed
39	Garbage chute system originally installed in the multiple-dwelling is missing fire dampers. Namely; Garbage chute rooms. Replace all missing fire dampers where required.	Throughout Building	Closed
40	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely: Carpet needs cleaning throughout building.	Throughout Building	Closed
41	Lighting in a service hallway is provided at less than 50 lux.	Throughout Building	Closed
42	Floor and/or floor covering not kept in a clean and sanitary condition. Namely: Floor areas in the stairway landing area, clean as required.	Throughout Building	Closed
43	Previously finished wall(s) in the public area of the property is not maintained in good repair. Namely: Replace missing wall tiles near elevators.	Throughout Building	Closed
44	Lighting in a service stairway is provided at less than 50 lux.	Throughout Building	Closed
45	Required guard does not prevent the passage of a spherical object having a diameter more than 100 millimetres	Throughout Building	Closed
46	The ventilation system or unit is not regularly cleaned. Namely: All Vents in the hallways are required to be cleaned.	Throughout building	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
2	Property Standards	10 237480 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	31-Aug-10	29-NOV-10	20-Jun-12

No. of defects contained within the Order : **47**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The electrical fixtures are not maintained in good working order.	Exterior	Closed
2	The electrical connections are not maintained in good working order, namely loose wires	Exterior	Closed
3	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(s) is not being maintained free from defects and/or hazards, namely deteriorated and exposed re-bars on balcony slabs	Exterior	Closed
4	Dwelling unit window that is capable of being opened has no screen.	Exterior	Closed
5	Driveway(s) and/or similar areas not maintained.	Exterior	Closed
6	Aerial, satellite dish, or other similar structure and/or its supporting member is not maintained in good repair.	Exterior Of Building	Closed
7	An exterior door has a defective locking mechanism, namely north exit door from parking garage	Exterior Of Building	Closed
8	The electrical fixtures are not maintained in good working order.	Exterior Of Building	Closed
9	The electrical connections are not maintained in good working order namely unsecured cable box.	Exterior Of Building	Closed
10	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(s) is not being maintained free from defects and/or hazards, namely rusted/deteriorated balcony guards/panels	Exterior Of Building	Closed
11	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(s) is not being maintained free from defects and/or hazards, namely excessive storage and bicycles on balconies.	Exterior Of Building	Closed
12	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(s) is not maintained in a safe condition, namely pigeon screen	Exterior Of Building	Closed
13	The exterior walls and their components are not being maintained in good repair, namely paint deterioration on sheer walls and exterior walls of the building	Exterior Of Building	Closed
14	The exterior walls and their components are not being maintained in good repair, namely spalling bricks.	Exterior Of Building	Closed
15	Dwelling unit window that is capable of being opened has no screen.	Exterior Of Building	Closed
16	The fence, screen and/or other enclosure around or on the property is not being maintained in good repair.	Exterior Of Building	Closed
17	Exterior garbage containment area not screened.	Exterior Of Building	Closed
18	The yard does not have suitable ground cover to prevent unstable soil conditions or erosion.	Exterior Of Building	Closed
19	Exterior yard surface and/or similar areas not maintained, namely metal object/post near tree near south west corner of the building	Exterior Of Building	Closed
20	Exterior yard surface and/or similar areas not maintained, namely rusted metal box and frame located near under ground parking garage ramp	Exterior Of Building	Closed
21	Exterior yard surface and/or similar areas not maintained, namely wooden post with sharp nails	Exterior Of Building	Closed
22	Driveway(s) and/or similar areas not maintained.	Exterior Of Building	Closed
23	Driveway(s) and/or similar areas does not afford safe passage. Namely potholes and cracks.	Exterior Of Building	Closed
24	Curb stops or restraining devices are not positioned to prevent vehicles from causing injury, damage or encroaching on to property.	Exterior Of Building	Closed
25	The tree, plant, limb or branch, which is located on the property is diseased, decayed or damaged and has not been removed or otherwise pruned to remove the diseased, decayed or damaged portion.	Exterior Of Building	Closed

26	Exterior walkway not maintained.	Exterior Of Building	Closed
27	Exterior walkway not maintained, namely walkways around exterior tenant parking area.	Exterior Of Building	Closed
28	Walk(s), ramp(s) and/or similar areas does not afford safe passage. Namely; metal object on ground near parking garage ramp	Exterior Of Building	Closed
29	The guards and/or other appurtenant attachments and/or their supporting structural members are not maintained in good repair.	Exterior Of Building	Closed
30	The guards and/or other appurtenant attachments) and/or their supporting structural members are not being maintained free from defects/hazards, namely missing pickets on guards.	Exterior Of Building	Closed
31	Required guard does not prevent the passage of a spherical object having a diameter more than 100 millimetres	Exterior Of Building	Closed
32	Guard has openings of a size that does not prevent the passage of a sphere having a diameter more than 100 millimetres	Exterior Of Building	Closed
33	Guard has openings of a size that does not prevent the passage of a sphere having a diameter more than 100 millimetres	Exterior Of Building	Closed
34	The location and size of openings present a hazard as they are designed with members or attachments between 140 millimetres and 900 millimetres above the level protected by the guard which facilitate climbing.	Exterior Of Building	Closed
35	In a dwelling unit, a window located more than 2,000 millimetres above grade opens within 1,500 millimetres of the floor not leading to a balcony does not employ a controlled sash operation to restrict, when engaged, the opening of the operable sash to not more than 100 millimetres.	Exterior Of Building	Closed
36	The handrails and/or other appurtenant attachments and/or their supporting structural members are not maintained in good repair, namely rusted/unsecured handrails	Exterior Of Building	Closed
37	The handrails and/or other appurtenant attachments and/or their supporting structural members are not maintained in good repair, namely rusted/deteriorated handrails	Exterior Of Building	Closed
38	Required handrails on stairs or ramps are less than 865mm or more than 965mm high	Exterior Of Building	Closed
39	Required handrails on stairs or ramps are less than 865mm or more than 965mm high	Exterior Of Building	Closed
40	Required handrails on stairs or ramps are less than 865mm or more than 965mm high	Exterior Of Building	Closed
41	Required handrails on stairs or ramps are less than 865mm or more than 965mm high	Exterior Of Building	Closed
42	Handrails on both sides of stair or ramp 1,100mm in width or more not provided	Exterior Of Building	Closed
43	Handrails on both sides of stair or ramp 1,100mm in width or more not provided	Exterior Of Building	Closed
44	The stairs and/or other appurtenant attachments and/or their supporting structural members are not maintained in good repair.	Exterior Of Building	Closed
45	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials, namely paint deterioriaton on balcony ceilings	Exterior Of Building	Closed
46	Previously finished surface(s) have marks, stains, graffiti, smoke damage, painted slogans and/or other defacements, namely graffiti	Exterior Of Building	Closed
47	The ventilation system or unit is not kept in good repair and maintained in good working condition at all times, namely damaged/unsecured ventilation shaft grade.	Exterior Of Building	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.**