

MLS Building Audit Program - Details

Property Address : 4000 LAWRENCE AVE E

Legal Description: CON 1 PT LOT 13

Roll No. : 1901092010017500000

Building : **4000 LAWRENCE AVE E**

Report Date : January 17, 2020

Building Audit Date : November 17, 2009

**** 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	09 191122 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	15-Jan-10	15-JUL-10	100.00%
2	Property Standards	09 194758 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	15-Jan-10	15-JUL-10	100.00%
3	Property Standards	10 100710 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	15-Jan-10	15-JUL-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	09 191122 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	15-Jan-10	15-JUL-10	9-Jun-11

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

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Dwelling unit window that is capable of being opened has no screen.	Building	Closed
2	Dwelling unit window that is capable of being opened has screen that is not maintained in good repair and free from defects or missing components, namely damaged screen(s)	Building	Closed
3	Exterior walkway not maintained.	Exterior	Closed
4	Exterior garbage containment area not screened.	Exterior	Closed
5	The fence, screen and/or other enclosure around or on the property is not being maintained in good repair.	Exterior	Closed
6	Storm or screen door not maintained in good repair.	Exterior Of Building	Closed
7	The electrical connections are not maintained in good working order namely loose wires and cable boxes with exposed wires	Exterior Of Building	Closed
8	The catchbasin is not being maintained free from defect and/or obstructions.	Exterior Of Building	Closed
9	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.	Exterior Of Building	Closed
10	Window well(s) are not protected so as to afford safe passage, namely missing/damaged window well covers	Exterior Of Building	Closed
11	The guards and/or other appurtenant attachments) and/or their supporting structural members are not being maintained free from defects/hazards.	Exterior Of Building	Closed
12	Exit facility does not have a wall or a well-secured guard on each side, namely guards too low on the east exit from garage.	Exterior Of Building	Closed
13	Height of the guard for the exit stairs are less than 920 millimetres measured vertically to the top of the guard from a line drawn through the outside edges of the stair nosings.	Exterior Of Building	Closed
14	Required guard does not prevent the passage of a sphere having a diameter more than 200 millimetres, namely damaged guard.	Exterior Of Building	Closed
15	Required handrails on stairs or ramps are less than 865mm or more than 965mm high, namely missing handrail.	Exterior Of Building	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
3	Property Standards	10 100710 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	15-Jan-10	15-JUL-10	20-Nov-12

No. of defects contained within the Order : **34**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Lighting in a garage is provided at less than 50 lux.		Substantially Co
2	The electrical fixtures are not maintained in a safe and complete condition, namely missing and/or damaged cover at electrical box.		Closed
3	The ceilings in the parking or storage garage are not maintained free of holes, breaks or cracks, namely damage and deteriorated concrete at ledgebeam.		Closed
4	The ceilings in the parking or storage garage are not maintained free of holes, breaks or cracks, namely damaged, dteriorated concrete at ledge beam.		Closed
5	The ceilings in the parking or storage garage are not maintained free of holes, breaks or cracks, and are not impervious to water.		Closed
6	The ceilings in the parking or storage garage are not maintained free of holes, breaks or cracks, and are not impervious to water.		Substantially Co
7	The ceilings in the parking or storage garage are not maintained free of holes, breaks or cracks, and are not impervious to water.		Closed
8	The ceilings in the parking or storage garage are not maintained free of holes, breaks or cracks, and are not impervious to water.		Closed
9	The ceilings in the parking or storage garage are not maintained free of holes, breaks or cracks, and are not impervious to water.		Substantially Co
10	The ceilings in the parking or storage garage are not maintained free of holes, breaks or cracks, and are not impervious to water.		Closed
11	The ceilings in the parking or storage garage are not maintained free of holes, breaks or cracks, namely exposed reinforcing steel.		Closed
12	The ceilings in the parking or storage garage are not maintained free of holes, breaks or cracks, and are not impervious to water.		Closed
13	The parking or storage garage ceiling painted surface is not maintained in a state of good repair.		Closed
14	Door providing access to a parking or storage garage has not been equipped with a self-closing device designed to return the door to the closed and latched position after each use.		Closed
15	The electrical connections are not maintained in a safe and complete condition, namely loose wires.		Closed
16	The electrical fixtures are not maintained in good working order, namely missing cover at electrical box.		Closed
17	The floors in the parking or storage garage are not maintained free of holes, breaks or cracks.		Closed
18	The floors in the parking or storage garage are not maintained free of holes, breaks or cracks, and are not impervious to water.		Substantially Co
19	The floor drain is not maintained in good repair, namely damaged catchbain grate.		Closed
20	Large safe-exit arrows are not displayed on safe-exit doors 1.5 metres above the floor, measured from the center of the arrow to the floor, with the arrow pointing down.		Closed
21	Where large safe-exit arrow will cover all or part of the glazed portion of an exit door, the arrow has not been displayed in an alternate approved location.		Closed
22	The parking or storage garage does not have a designated safe-exit route.		Closed
23	Small safe-exit arrows are not prominently displayed on columns or walls 1.5 metres above the floor, measured from the center of the arrow to the floor; at least every ten (10) metres along the safe-exit route; at all safe-exit route decision points along the safe-exit route; and wherever a safe-exit route crosses a traffic aisle.		Closed
24	The safe-exit door, the frame of a safe-exit door and the wall adjacent to the safe-exit door to a distance of one (1) metre on both sides of the frame, and to a height of three (3) metres above the floor or to the soffit above the bulkhead over the door is not the required coloured green.		Closed

25	Alert signs are not prominently displayed on columns or walls 2.1 metres above the floor, measured from the top of the sign to the floor, so that there is 1 alert sign for every 25 parking stalls in the parking or storage garage, with the alert signs being evenly distributed in the parking or storage garage, but located no more than 30 metres apart.		Closed
26	The walls in the parking or storage garage are not maintained free of holes, breaks or cracks, to include refinishing.		Substantially Co
27	The walls in the parking or storage garage are not maintained free of holes, breaks or cracks, asnd are not impervious to water.		Substantially Co
28	The walls in the parking or storage garage are not maintained free of holes, breaks or cracks, and are not impervious to water.		Closed
29	The walls in the parking or storage garage are not maintained free of holes, breaks or cracks, and are not impervious to water.		Closed
30	The walls in the parking or storage garage are not maintained free of holes, breaks or cracks, and are not impervious to water.		Closed
31	The parking or storage garage walls are not painted white from sixty (60) centimeters above floor level, to include columns.		Closed
32	The parking or storage garage walls from floor level to a height of sixty (60) centimeters are not painted black.		Closed
33	Door hardware/devices are not maintained in good repair, namely ceiling access panel door.		Closed
34	The ceilings in the parking or storage garage are not maintained free of holes, breaks or cracks, and are not impervious to water.		Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
2	Property Standards	09 194758 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	15-Jan-10	15-JUL-10	10-Jan-11

No. of defects contained within the Order : **50**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Entrance/ Exit door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair.	1st Floor	Closed
2	Garbage chute system originally installed in the multiple-dwelling is not maintained operative. Namely; no self closer.	1st Floor	Closed
3	Previously finished wall(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance.	1st Floor	Closed
4	Previously finished surface(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance.	1st Floor	Closed
5	Floor and/or floor covering not kept free from holes near unit # 302	3rd Floor	Closed
6	Floor and/or floor covering not kept free from holes.	4th Floor	Closed
7	Floor and/or floor covering not kept free from holes. Namely; step near unit #502.	5th Floor	Closed
8	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	6th Floor	Closed
9	Garbage chute system originally installed in the multiple-dwelling is not maintained operative. Namely ; not self closing.	8th Floor	Closed
10	Wall(s) not maintained clean.	9th Floor	Closed
11	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition. Namely; floor mat at unit #903.	9th Floor	Closed
12	Previously finished surface in the public area of the property is not maintained in good repair.	9th Floor	Closed
13	Wall(s) not maintained clean where required.	9th Floor	Closed
14	Previously finished wall(s) in the public area of the property is not maintained in good repair.	10th Floor	Closed
15	Floor and/or floor covering not kept free from holes, stains.	11th Floor	Closed
16	Interior door(s), frames(s) and/or hardware not maintained in good repair.	11th Floor	Closed
17	Garbage chute system originally installed in the multiple-dwelling is not maintained operative. Namely; no damper	12th Floor	Closed
18	Floor and/or floor covering not kept free from holes, stains, rubbish and debris.	12th Floor	Closed
19	Previously finished wall(s) in the public area of the property is not maintained in good repair. Namely; bent access panel.	12th Floor	Closed
20	Floor and/or floor covering not kept in a clean and sanitary condition	12th Floor	Closed
21	Previously finished wall(s) in the public area of the property is not maintained in good repair. Namely; access panel bent	12th Floor	Closed
22	The electrical connections are not maintained in a safe and complete condition. Namely; missing coverplate	Boiler Room	Closed
23	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	Boiler Room	Closed
24	The plumbing system is not kept in good working order. Namely; missing drain cover and sump	Boiler Room	Closed
25	The electrical connections are not maintained in a safe and complete condition. Namely; loose wires	Compactor Room	Closed
26	The electrical connections are not maintained in a safe and complete condition. Namely; missing coverplate.	Compactor Room	Closed
27	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	Compactor Room	Closed
28	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	Electrical Room	Closed
29	The electrical connections are not maintained in a safe and complete condition. Namely; missing coverplate.	Elevator	Closed

30	Floor and/or floor covering not kept free from holes.	Elevator	Closed
31	The walls and their components are not being maintained in a weather tight condition. Namely; water penetration	Elevator	Closed
32	Interior door frame, and/or hardware not maintained in good repair.	Elevator	Closed
33	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	Elevator	Closed
34	Lighting in a laundry room is provided at less than 200 lux.	Laundry Room	Closed
35	Communication system identifies the tenant by unit number.	Lobby	Closed
36	The protective/decorative finish on the exterior surfaces is not being maintained in good repair.	Roof Of Building	Closed
37	The supplied piece(s) of equipment and/or appliance(s) in or on the property is not constructed, installed and/or maintained so that it will function safely and effectively.	Sauna	Closed
38	Garbage chute system originally installed in the multiple-dwelling is not maintained operative. Namely; no damper.	Storage Room	Closed
39	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	Storage Room	Closed
40	Floor and/or floor covering not kept in a clean and sanitary condition	Storage Room	Closed
41	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	Storage Room	Closed
42	The ventilation system or unit is not regularly cleaned.	Throughout Building	Closed
43	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.	Throughout Building	Closed
44	Required handrails on stairs or ramps are less than 865mm or more than 965mm high	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	Exterior window(s) with broken/cracked glass.	Throughout Building	Closed
47	Garbage chute system originally installed in the multiple-dwelling is not maintained operative. Namely ; door on chute not self closing.	Throughout Building	Closed
48	Guard with a minimum height of 1,070 millimetres has not been provided at a raised floor where the difference in level is more than 600 millimetres.	Throughout Building	Closed
49	Floor and/or floor covering not kept free from holes. Namely ; Broken tile	Washroom	Closed
50	Wall(s) not maintained clean.	Washroom	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.**