

MLS Building Audit Program - Details

Property Address : 4010 LAWRENCE AVE E

Legal Description: CON 1 PT LOT 13

Roll No. : 1901092010017000000

Building : **4010 LAWRENCE AVE E**

Report Date : January 18, 2019

Building Audit Date : November 20, 2015

**** 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	15 255057 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	10-Dec-15	06-JAN-17	100.00%
2	Property Standards	15 255194 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	10-Dec-15	06-JAN-17	100.00%
3	Property Standards	15 255198 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	10-Dec-15	31-DEC-16	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
2	Property Standards	15 255194 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	10-Dec-15	06-JAN-17	9-Jan-17

No. of defects contained within the Order : **17**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The retaining wall is not being maintained in good repair.	Exterior	Closed
2	The protective/decorative finish on the exterior surfaces is not being maintained in good repair.	Exterior	Closed
3	Exterior garbage containment area not screened.	Exterior	Closed
4	Curb(s) and/or similar areas does not afford safe passage. Namely; damaged curbing	Exterior	Closed
5	Exterior yard that is used for the parking or storage of vehicles or surfaced with a material impervious to water is not maintained in good repair, free from cracks, holes and ruts.	Exterior	Closed
6	The retaining wall is not being maintained in good repair where required,	Exterior Of Building	Closed
7	The yard does not have suitable ground cover to prevent unstable soil conditions or erosion.	Exterior Of Building	Closed
8	The exterior walls and their components are not being maintained in a weather tight condition.	Exterior Of Building	Closed
9	The exterior walls and their components are not being maintained in good repair. Namely; Spalling Bricks	Exterior Of Building	Closed
10	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.	Exterior Of Building	Closed
11	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
12	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
13	Immediate action has not been taken to eliminate an unsafe condition. Namely; balcony enclosures	Exterior Of Building	Closed
14	Exterior steps, not maintained.	Exterior Of Building	Closed
15	Immediate action has not been taken to eliminate an unsafe condition. Namely; remove all objects over hanging balconies to include but not limited to bicycles.	Exterior Of Building	Closed
16	The protective/decorative finish on the exterior surfaces is not being maintained in good repair.	Ramp	Closed
17	The protective/decorative finish on the exterior surfaces is not being maintained in good repair. Namely; rusted railings	Ramp	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
1	Property Standards	15 255057 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	10-Dec-15	06-JAN-17	9-Jan-17

No. of defects contained within the Order : **21**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The electrical connections are not maintained in a safe and complete condition. Namely; loose wires	Compactor Room	Closed
2	Lighting in a service room is provided at less than 200 lux.	Compactor Room	Closed
3	The floor drain is not maintained in good repair. Namely; missing drain cover	Compactor Room	Closed
4	The electrical connections are not maintained in a safe and complete condition. Namely; missing cover plate	Compactor Room	Closed
5	The electrical connections are not maintained in a safe and complete condition. Namely; loose wires	Electrical Room	Closed
6	Lighting in a service room is provided at less than 200 lux.	Electrical Room	Closed
7	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.	Underground Parking Area	Closed
8	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.	Underground Parking Area	Closed
9	The parking or storage garage walls are not painted white from sixty (60) centimeters above floor level.	Underground Parking Area	Closed
10	The parking or storage garage walls from floor level to a height of sixty (60) centimeters are not painted black.	Underground Parking Area	Closed
11	Door hardware/devices are not installed.	Underground Parking Area	Closed
12	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.	Underground Parking Area	Closed
13	The parking or storage garage does not have a designated safe-exit route.	Underground Parking Area	Closed
14	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.	Underground Parking Area	Closed
15	The floor drain is not maintained in good repair. Namely; missing sub pump cover	Underground Parking Area	Closed
16	The electrical switches are not maintained in good working order. Namely; damaged cover plate	Underground Parking Area	Closed
17	The electrical connections are not maintained in a safe and complete condition.	Underground Parking Area	Closed
18	Lighting in a garage is provided at less than 50 lux.	Underground Parking Area	Closed
19	The parking or storage garage ceiling are not painted white.	Underground Parking Area	Closed
20	The parking or storage garage columns from floor level to a height of sixty (60) centimeters are not painted black.	Underground Parking Area	Closed
21	The parking or storage garage columns are not painted white from sixty (60) centimeters above floor level.	Underground Parking Area	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
3	Property Standards	15 255198 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	10-Dec-15	31-DEC-16	7-Jun-16

No. of defects contained within the Order : **21**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Previously finished surface(s) in the public area of the property is not maintained in good repair.	1st Floor	Closed
2	The electrical switches are not maintained in good working order. Namely; missing switch plate	Boiler Room	Closed
3	The electrical fixtures are not maintained in a safe and complete condition. Namely; loose wires.	Boiler Room	Closed
4	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	Interior	Closed
5	Previously finished wall(s) in the public area of the property is not maintained in good repair. Namely; missing wainscoting	Interior	Closed
6	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	Interior	Closed
7	Floor and/or floor covering not kept free from holes, Namely; damaged chipped tile.	Interior	Closed
8	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition. Namely; Carpet lifting	Interior	Closed
9	The electrical receptacle(s) are not maintained in good working order.	Interior	Closed
10	The electrical receptacle are not maintained in good working order.	Interior	Closed
11	The electrical connections are not maintained in a safe and complete condition. Namely; missing cover plate	Interior	Closed
12	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	Interior	Closed
13	The ventilation system or unit is not regularly cleaned.	Interior	Closed
14	The ventilation system or unit is not regularly cleaned.	Interior	Closed
15	The ventilation system or unit is not kept in good repair and maintained in good working condition at all times. Namely; missing vent cover	Interior	Closed
16	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.	Interior	Closed
17	Interior lighting fixtures or lamps are not maintained. Namely; Damage lens cover	Interior	Closed
18	Handrails on one side of stair or ramp less than 1,100mm in width not provided	Interior	Closed
19	An emergency contact sign is not posted and maintained in a prominent place in the front lobby or entrance to the building.	Lobby	Closed
20	Previously finished surface(s) in the public area of the property is not maintained in good repair.	interior	Closed
21	The electrical receptacle are not maintained in good working order.	interior	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.**