

MLS Building Audit Program - Details

Property Address : 4070 LAWRENCE AVE E

Legal Description: CON 1 PT LOT 13

Roll No. : 1901092010012120000

Building : **4070 LAWRENCE AVE E**

Report Date : January 18, 2019

Building Audit Date : October 27, 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 246208 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	10-Nov-15	05-SEP-16	100.00%
2	Property Standards	15 246209 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	10-Nov-15	09-MAY-16	100.00%
3	Property Standards	15 246211 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	10-Nov-15	07-JUN-16	100.00%
4	Property Standards	15 248288 PRS 00 IV	WINDOW SAFETY DEVICES	Closed	10-Nov-15	10-DEC-15	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
4	Property Standards	15 248288 PRS 00 IV	WINDOW SAFETY DEVICES	Closed	10-Nov-15	10-DEC-15	11-Dec-15

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Immediate action has not been taken to eliminate an unsafe condition. Where the installation of window air-conditioners prevent a safety device from being installed, a report is required to be submitted to the Officer for evaluation and confirming that the installation of the air-conditioner has been done safe and securely; that there are no openings greater than one hundred (100) millimetres adjacent to the air conditioning unit and that the electrical supply and distribution in the suite is capable of safely operating the air conditioning unit. Also it must address any remedial action that must be taken in order to maintain its safe manner namely but not limited to, unsecure air-conditioner at unit #201.	Exterior Of Building	Closed
2	A window(s) which is capable of being opened, and is located in excess of two (2) metres from the finished grade, is not equipped with safety devices which would prevent any opening greater than one hundred (100) millimeters. A report is required to be submitted to the Officer for evaluation to confirm that acceptable safety devices have been installed on all subject windows in an acceptable manner, and that the subject windows are not capable of being opened in excess of one hundred (100) millimeters namely but not limited to, missing window safety devices at units #205,#405 and lobby floor office.	Exterior Of 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	15 246209 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	10-Nov-15	09-MAY-16	20-May-16

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The parking or storage garage ceiling painted surface is not maintained in a state of good repair namely, re-finishing ceilings.	Parking Garage	Closed
2	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.	Parking Garage	Closed
3	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.	Parking Garage	Closed
4	The garage door that is equipped with an automatic closing mechanism is not equipped with a sensing device that does not allow the door to close when any person, animal or object is crossing its path.	Parking Garage	Closed
5	The parking or storage garage columns from floor level to a height of sixty (60) centimeters are not painted black namely, re-finishing black portion of columns.	Parking Garage	Closed
6	The parking or storage garage walls are not painted white from sixty (60) centimeters above floor level namely, re-finishing white portion of walls.	Parking Garage	Closed
7	The parking or storage garage walls from floor level to a height of sixty (60) centimeters are not painted black namely, re-finishing black portion of walls.	Parking Garage	Closed

8	The parking or storage garage columns are not painted white from sixty (60) centimeters above floor level namely, re-finishing white portion of columns.	Parking Garage	Closed
9	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.	Parking Garage	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 246208 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	10-Nov-15	05-SEP-16	9-Sep-16

No. of defects contained within the Order : **10**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The exterior walls and their components are not being maintained in good repair namely, concrete delamination at retaining wall near parking garage ramp.	Exterior	Closed
2	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 is not maintained in good repair namely, re-finishing of balcony slabs on south side of building. Floors #2 and #3.	Exterior	Closed
3	The exterior walls and their components are not being maintained in good repair namely, re-pairing and refinishing of stucco wall near rear parking lot.	Exterior	Closed
4	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, ripped window screens.	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 namely, deteriorated asphalt.	Exterior	Closed
6	Exterior area of property for vehicular traffic or parking/storage not provided with curb stops or other restraining device namely, missing and deteriorated curb stops at parking spaces.	Exterior	Closed
7	The retaining wall is not being maintained in good repair namely, re-finishing of deteriorated concrete at retaining wall.	Exterior	Closed
8	The light standard(s) supporting artificial light is not kept in a safe and clean condition namely, cleaning of light fixtures.	Exterior	Closed
9	The guards and/or other appurtenant attachments and/or their supporting structural members are not maintained in good repair namely, re-finishing and repairing of guards at front entrance of building.	Front entrance	Closed
10	The handrails and/or other appurtenant attachments and/or their supporting structural members are not maintained in good repair namely, re-finishing and repairing of handrails at the front entrance of building.	fFront entrance	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 246211 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	10-Nov-15	07-JUN-16	8-Jun-16

No. of defects contained within the Order : **26**

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

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, re-finishing of walls near north rear exit door.	1st Floor	Closed
2	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials namely, rusted access panel doors.	1st Floor	Closed
3	Floor and/or floor covering not kept free from holes, stains, rubbish and debris namely, deteriorated floor mat near north side exit door.	1st Floor	Closed
4	Floor and/or floor covering not kept free from holes, stains, rubbish and debris namely, frayed carpet near #208.	2nd Floor	Closed
5	Floor and/or floor covering not kept free from holes, stains, rubbish and debris namely, frayed carpets near unit #201.	2nd Floor	Closed
6	Previously finished wall(s) in the public area of the property is not maintained in good repair namely, re-finishing of walls near units #209 and #208.	2nd Floor	Closed
7	Garbage chute system originally installed in the multiple-dwelling is not maintained operative namely, missing self-closer.	3rd Floor	Closed
8	Garbage chute system originally installed in the multiple-dwelling is not maintained operative namely, missing fire damper.	4th Floor	Closed
9	Interior lighting fixtures or lamps are not maintained namely, broken light fixture near unit #401.	4th Floor	Closed
10	The floor and every appurtenance, surface cover and finish is not maintained namely, peeling paint at stairwell floors near the 4th and 3rd floor.	4th and 3rd floor stairwell	Closed
11	The property is not maintained and/or kept clean in accordance with the standards namely, undue storage, such as old clothes, old machines, furniture and garage.	Basement storage room	Closed
12	Lighting in a service room is provided at less than 200 lux.	Boiler Room	Closed
13	The (stairs, treads, risers, guards, handrails, and/or other appurtenant attachments) and/or their supporting structural members are not maintained in good repair namely, deteriorated nosing on stairs.	Forth floor stairwell	Closed
14	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.	Hallways	Closed
15	Communication system identifies the tenant by unit number.	Lobby	Closed
16	An emergency contact sign is not posted and maintained in a prominent place in the front lobby or entrance to the building. The emergency contact sign must not have lettering less than 12.7 millimetres in height.	Lobby	Closed
17	Corridor serving classrooms is not equipped to provide illumination to an average level of not less than 50 lux at floor or tread level.	Lobby	Closed
18	The property is not maintained and/or kept clean in accordance with the standards namely, undue storage.	Lobby storage room	Closed
19	Lighting in a service room is provided at less than 200 lux.	Meter Room	Closed
20	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials namely, repairing and re-finishing of ceiling in Elevator room.	Roof Of Building	Closed
21	The ventilation system or unit is not kept in good repair and maintained in good working condition at all times namely, re-finishing of ventilation units.	Roof Of Building	Closed
22	Elevator machine room is not equipped to provide illumination to an average level of not less than 100 lux at floor level.	Roof Of Building	Closed
23	Lighting in a service room is provided at less than 200 lux.	Sprinkler room	Closed
24	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.	Stairwell	Closed

25	Previously finished wall(s) in the public area of the property is not maintained in good repair namely, re-finishing of walls in stairwell.	Throughout Building	Closed
26	The ventilation system or unit is not regularly cleaned namely, dirty ventilation covers throughout building.	Throughout 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.**