

MLS Building Audit Program - Details

Property Address : 4100-4110 LAWRENCE AVE E

Legal Description: CON 1 PT LOT 12 PLAN 4205 LOT 2 PT LOT 1 PT LOT 3 PLAN

Roll No. : 1901092032007000000

Building : **4100 LAWRENCE AVE E**

Report Date : January 18, 2019

Building Audit Date : August 13, 2012

**** 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	12 228326 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	16-Jul-14	29-AUG-14	100.00%
2	Property Standards	12 228815 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	16-Jul-14	15-AUG-14	100.00%
3	Property Standards	12 228847 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	16-Jul-14	15-AUG-14	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
3	Property Standards	12 228847 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	16-Jul-14	15-AUG-14	30-Oct-15

No. of defects contained within the Order : **12**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The plumbing system is not kept in good working order. Namely pipe leaking and rusted.	Underground Parking Area	Closed
2	The floors in the parking or storage garage are not maintained free of holes, breaks or cracks Namely replace drain cover.	Underground Parking Area	Closed
3	The electrical connections are not maintained in a safe and complete condition. Namely loose wires and missing coverplates..	Underground Parking Area	Closed
4	The parking or storage garage is used to keep junk or rubbish.	Underground Parking Area	Closed
5	The parking or storage garage ceiling painted surface is not maintained in a state of good repair. Namely where required.	Underground Parking Area	Closed
6	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
7	The parking or storage garage ceiling painted surface is not maintained in a state of good repair.	Underground Parking Area	Closed
8	The ceilings in the parking or storage garage are not maintained free of holes, breaks or cracks.	Underground Parking Area	Closed
9	Lighting in a garage is provided at less than 50 lux. Namely parking spots and drive isles not providing 50 lux requirement.	Underground Parking Area	Closed
10	The light standard(s) supporting artificial light is not kept in good repair and in good working order. Namely remove all unused stairwell lights.	Underground Parking Area	Closed
11	Interior lighting fixtures or lamps have not been installed. Namely bulb burnt out.	Underground Parking Area	Closed
12	The mechanical ventilation system in the parking or storage garage is not on at all times or otherwise controlled automatically by a carbon monoxide detection system that is located so as to provide full protection.	Underground Parking Area	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
2	Property Standards	12 228815 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	16-Jul-14	15-AUG-14	1-Aug-16

No. of defects contained within the Order : **20**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The electrical fixtures are not maintained in a safe and complete condition. Namely open cable boxes.	Exterior Of Building	Closed
2	Curb stops or restraining devices are not positioned to prevent vehicles from causing injury, damage or encroaching on to property. Namely remove damaged curb stops.	Exterior Of Building	Closed
3	Driveway(s) and/or similar areas not maintained. Namely holes, cracks and ruts.	Exterior Of Building	Substantially Co
4	Exterior yard surface and/or similar areas not maintained Namely large depression in Front yard.	Exterior Of Building	Closed
5	The yard does not have suitable ground cover to prevent unstable soil conditions or erosion.	Exterior Of Building	Closed
6	The exterior garbage storage area is not maintained in a litter free and odour free condition. Namely extreme overgrowth of weeds.	Exterior Of Building	Substantially Co
7	Unsuitable containers are being used for the storage of garbage. Namely wheels are broken or damaged.	Exterior Of Building	Closed
8	Window that is capable of being opened, has a defective locking/latching mechanism.	Exterior Of Building	Closed
9	The window that is capable of being opened is not capable of being locked or otherwise secured from inside the building.	Exterior Of Building	Closed
10	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.	Exterior Of Building	Closed
11	Dwelling unit window that is capable of being opened has no screen.	Exterior Of Building	Closed
12	Exterior window(s) with broken/cracked glass.	Exterior Of Building	Closed
13	Exterior window or skylight not maintained in good repair.	Exterior Of Building	Closed
14	The exterior walls and their components are not being maintained in good repair. Namely spalling bricks and cracks in wall near exit door.	Exterior Of Building	Substantially Co
15	The exterior walls and their components are not being maintained in good repair. Namely plaster repair exposed re-bar on wall .	Exterior Of Building	Closed
16	The building, structure and/or parts thereof are not being maintained in a structurally sound condition so as to be capable of safely sustaining its own weight and any load to which, normally, it might be subjected. Namely all units with built in balcony enclosures installed by tenants.	Exterior Of Building	Closed
17	The sign(s) and/or sign structure(s) not being cared for and/or discarded have not been removed from the property. Namely handicapped parking spot sign missing pole still intact.	Exterior Of Building	Closed
18	The protective/decorative finish on the exterior surfaces is not being maintained in good repair. Namely repaint yellow poles at Lobby entrance.	Exterior Of Building	Closed
19	Exterior walkway not maintained.	Exterior Of Building	Closed
20	The electrical connections are not maintained in a safe and complete condition. Namely loose wires.	Exterior Of Building	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
1	Property Standards	12 228326 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	16-Jul-14	29-AUG-14	23-Dec-15

No. of defects contained within the Order : **33**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely holes in ceiling.	11th Floor	Closed
2	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely missing draincover.	Boiler Room	Closed
3	The electrical connections are not maintained in a safe and complete condition. Namely missing coverplates.	Compactor Room	Closed
4	Garbage storage area is not maintained in a clean and odour free condition.	Compactor Room	Closed
5	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely re-bar exposed on floor.	Compactor Room	Substantially Co
6	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely clean and clear.	Electrical Room	Closed
7	The electrical connections are not maintained in a safe and complete condition.	Elevator	Closed
8	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely hole in the wall.	Elevator	Closed
9	The heating system or unit is not in good repair and maintained in good working condition. Namely missing rad cover.	Elevator	Closed
10	Extension cords or other extensions are used as a permanent wiring system. Namely remove extension cord.	Elevator	Closed
11	Garbage chute system originally installed in the multiple-dwelling is not maintained operative. Namely missing dampers.	Garbage Room	Substantially Co
12	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	Laundry Room	Closed
13	Previously finished wall(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance. Namely peeling paint.	Laundry Room	Closed
14	The emergency contact sign is not in lettering of not less than 12.7 millimetres in height.	Lobby	Closed
15	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
16	Mailbox or mail receptacle is not maintained in good repair.	Lobby	Closed
17	Previously finished surface(s) in the public area of the property is not maintained in good repair. Namely vent housing painted chipped.	Roof Of Building	Substantially Co
18	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
19	The location and size of openings present a hazard as they are designed with members or attachments between 140 millimeters and 900 millimeters above the level protected by the guard which facilitate climbing. Namely ladder openings facilitate a climbable condition.	Stairway	Closed
20	Required handrails on stairs or ramps are less than 865mm or more than 965mm high	Throughout Building	Substantially Co
21	Interior lighting fixtures or lamps are not maintained. Namely damaged or missing lenscovers.	Throughout Building	Substantially Co
22	Previously finished wall(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance. Namely peeling paint.	Throughout Building	Closed
23	Previously finished wall(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance. Namely paint.	Throughout Building	Substantially Co
24	Previously finished wall(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance. Namely plaster and paint.	Throughout Building	Closed
25	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely holes in walls.	Throughout Building	Closed

26	Wall(s) not maintained clean.	Throughout Building	Substantially Co
27	The ventilation system or unit is not regularly cleaned.	Throughout Building	Substantially Co
28	The floor and every appurtenance, surface cover and finish is not maintained.	Throughout Building	Substantially Co
29	Previously finished surface(s) in the public area of the property is not maintained in good repair. Namely paint all doors and door frams missing paint.	Throughout Building	Substantially Co
30	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely holes in ceiling.	Throughout Building	Closed
31	Lighting in a service room is provided at less than 200 lux. Namely all service rooms.	Throughout Building	Closed
32	Lighting in a storage room is provided at less than 50 lux. Namely all storage rooms.	Throughout Building	Closed
33	Floor and/or floor covering not kept free from holes, stains, rubbish and debris.		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.**