

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 : **4110 LAWRENCE AVE E**

Report Date : **January 17, 2020**

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 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	12 228538 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	16-Jul-14	15-AUG-14	100.00%
2	Property Standards	12 228872 PRS 00 IV		Closed	16-Jul-14	15-AUG-14	100.00%
3	Property Standards	12 228873 PRS 00 IV		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
1	Property Standards	12 228538 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	16-Jul-14	15-AUG-14	31-Dec-15

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

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Lighting in a service room is provided at less than 200 lux.	Underground Parking Area	Closed
2	The ventilation system or unit is not kept in good repair and maintained in good working condition at all times. Namely; Damaged cages and screens.	Underground Parking Area	Substantially Co
3	The parking or storage garage ceiling are not painted white where required.	Underground Parking Area	Closed
4	The parking or storage garage is used to keep junk or rubbish.	Underground Parking Area	Substantially Co
5	The electrical connections are not maintained in a safe and complete condition. Namely; loose wires	Underground Parking Area	Closed
6	The electrical connections are not maintained in a safe and complete condition. Namely; missing cover plate.	Underground Parking Area	Closed
7	The electrical connections are not maintained in a safe and complete condition. Namely missing cover plate	Underground Parking Area	Closed
8	The plumbing system is not kept in good working order. Namely; leaking	Underground Parking Area	Closed
9	The floor drain is not maintained in good repair. Namley; floor drain rusting damaged.	Underground Parking Area	Closed
10	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
11	The parking or storage garage does not have a designated safe-exit route.	Underground Parking Area	Substantially Co
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 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
14	The walls in the parking or storage garage are not maintained free of holes, breaks or cracks.	Underground Parking Area	Closed
15	The parking or storage garage walls are not painted white from sixty (60) centimeters above floor level.	Underground Parking Area	Closed
16	The parking or storage garage walls from floor level to a height of sixty (60) centimeters are not painted black.	Underground Parking Area	Closed
17	The ceilings in the parking or storage garage are not maintained free of holes, breaks or cracks.	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 228872 PRS 00 IV		Closed	16-Jul-14	15-AUG-14	1-Nov-16

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Aerial, satellite dish, or other similar structure and/or its supporting member is not maintained in good repair, namely balcony screening.	Balcony	Closed
2	The balconies are not maintained in a clean and/or sanitary condition, namely overhanging bicycles, mattresses, flower pots and general overstorage.	Balcony	Closed
3	Immediate action has not been taken to eliminate an unsafe condition..Namely; the structural integrity of the attachment of all satellite dishes affixed to the building, or the building components. A report is required to be submitted to the Officer for evaluation and approval by a professional or other certified person confirming that Satellite Dishes have been installed safely in an acceptable manner, the report must address any remedial action that must be taken in order to maintain the structural integrity of the attachment and that attachment of all satellite dishes affixed to the building are done in a safe and secure manner	Building	Substantially Co
4	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 and approval by a professional or other certified person confirming 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.	Building	Closed
5	Immediate action has not been taken to eliminate an unsafe condition. Where window air-conditioners installation prevents a safety device from being installed a report is required to be submitted to the Officer for evaluation and approval by a professional or other certified person 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.	Building	Closed
6	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 and/or missing screens.	Building	Closed
7	Driveway(s) and/or similar areas not maintained, namely pot holes.	Driveway	Substantially Co
8	The guards and/or other appurtenant attachments and/or their supporting structural members are not maintained in good repair, namely window guard on ground floor.	East	Substantially Co
9	The exterior surface of the building shall be maintained free of graffiti and/or painted slogans.	Exterior	Closed
10	The protective/decorative finish on the exterior surfaces is not being maintained in good repair, namely fence pickets on south side, bench and trellis inside old pool area and balcony slabs where required .	Exterior	Substantially Co
11	The exterior walls and their components are not being maintained in good repair, namley hole in wall.	Exterior	Substantially Co
12	The grass is not being maintained in a living condition.	Exterior	Substantially Co
13	The electrical connections are not maintained in good working order, namely loose wires.	Exterior Of Building	Substantially Co
14	The electrical receptacle are not maintained in good working order, namely open cable boxes.	Exterior Of Building	Closed
15	The retaining wall is not being maintained in good repair, namely missing and/or displaced stones.	North Side of Property	Closed
16	The electrical connections are not maintained in good working order, namely damaged conduit at ground level.	North West	Closed
17	Exterior garbage containment area not screened.	Rear	Closed
18	Exterior yard surface and/or similar areas not maintained, namely concrete damaged around ventilation shaft.	South	Closed
19	Exterior walkway not maintained.	West	Closed
20	The guards and/or other appurtenant attachments and/or their supporting structural members are not maintained in good repair, namely bent/damaged guards around air conditioning units.	West Side of Building	Closed

21	Height of the guard are less than 1,070 millimetres around landings.		Closed
22	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, namely broken bench.		Closed
23	The supplied facility in or on the property is not constructed, installed and/or maintained so that it will function safely and effectively, namely broken plexiglass, broken slide edge, damaged protective coating and protective finish not maintained.		Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
3	Property Standards	12 228873 PRS 00 IV		Closed	16-Jul-14	15-AUG-14	12-Jul-17

No. of defects contained within the Order : 29

No. of defects that remain outstanding : 0

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Immediate action has not been taken to eliminate an unsafe condition, namely unsafe shelving .	1st Floor	Closed
2	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	1st Floor	Closed
3	Interior doors, frames and/or hardware not maintained in good repair, namely refinish elevator doors and frames.	6th Floor	Closed
4	The floor drain is not maintained in good repair, namely damaged cover.	7th Floor	Closed
5	The electrical fixtures are not maintained in good working order, namely damaged fixture.	10th Floor	Substantially Co
6	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 ladder adjacent to guard.	11th Floor	Closed
7	The electrical fixtures are not maintained in good working order, namely remove unused fixtures.	Elevator	Closed
8	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials, namely wall/seal around garbage chutes.	Garbage Room	Closed
9	The electrical fixtures are not maintained in good working order, namely missing lens covers.	Office	Substantially Co
10	Previously finished wall(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance.	Recreation Room	Closed
11	The exterior walls and their components are not being maintained in good repair, namely crack in the wall and spalling brick.	Roof Of Building	Closed
12	Roof drainage not discharging directly into the building drain, namely ponding and growth of moss on roof membrane.	Roof Of Building	Substantially Co
13	Roof decks, catwalks and/or related guards are not maintained in good repair, namely patio stones.	Roof Of Building	Closed
14	Lighting in a storage room is provided at less than 50 lux.	Storage Room	Substantially Co
15	Interior doors, frames, and thresholds and/or hardware not maintained in good repair, namely paint suite doors and frames where required and refinish thresholds where required.	Throughout Building	Substantially Co
16	Adequate ventilation has not been provided.	Throughout Building	Closed
17	Submit to this Department a Pest Control Report from a certified pest control company (registration number included) indicating the level of pest infestation within the building. The report shall include the following areas of the building: units, refuse rooms, ancillary rooms, storage rooms, locker rooms, laundry rooms, refuse disposal rooms and all common areas, ie: corridors and stairwells. The pest control report shall clearly enumerate any and all chemicals used on site and further outline all methods used in order to adequately treat the property for the infestation of Roaches, Mice and Vermin,	Throughout Building	Closed
18	The ventilation system or unit is not regularly cleaned.	Throughout Building	Substantially Co
19	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.	Throughout Building	Closed
20	The guards and/or other appurtenant attachments and/or their supporting structural members are not maintained in good repair, namely damaged and/or missing pickets.	Throughout Building	Closed
21	Wallsand ceilings not maintained free of holes, cracks, damaged and deteriorated materials.	Throughout Building	Closed
22	The ventilation system or unit is not kept in good repair and maintained in good working condition at all times, namely damaged covers.	Throughout Building	Closed
23	The electrical fixtures are not maintained in good working order, namely lights out.	Throughout Building	Closed
24	Lighting in a service room is provided at less than 200 lux.		Closed
25	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials, namely missing and/or damaged ceiling tiles.		Substantially Co

26	Extension cords or other extensions are used as a permanent wiring system.		Closed
27	The electrical receptacle are not maintained in good working order, namely missing covers.		Substantially Co
28	The plumbing system is not kept in a clean and sanitary condition.		Closed
29	Previously finished wall(s) are not renewed or refinished, when necessary, to maintain a similar appearance.		Substantially Co

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.**