

MLS Building Audit Program - Details

Property Address : 723 BLOOR ST W

Legal Description: PLAN 75 PT LOT 22 PLAN 1223 LOT 29 PT LOT 30 PT BLOOR

Roll No. : 1904044440061000000

Building : **723 BLOOR ST W**

Report Date : January 18, 2019

Building Audit Date : July 30, 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 221239 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	1-Aug-12	01-AUG-13	100.00%
2	Property Standards	12 221257 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	3-Aug-12	20-MAY-13	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	12 221257 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	3-Aug-12	20-MAY-13	2-Nov-12

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The west main floor window sill has broken concrete	Exterior Of Building	Closed
2	The top floor bricks are spalling	Exterior Of Building	Closed
3	East and west fire escapes have paint peeling from wood and metal surfaces.	Exterior Of Building	Closed
4	Exterior soffits have paint peeling	Exterior Of Building	Closed
5	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

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
1	Property Standards	12 221239 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	1-Aug-12	01-AUG-13	26-Jul-13

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Paint chipped, scratched and deteriorated.	Building	Closed
2	Minor plaster damage on wall.	Hall	Closed
3	An emergency contact sign is not posted and maintained in a prominent place in the front lobby or entrance to the building.	Lobby	Closed
4	A window in a stairway that extends to less than 1,070 millimetres above the landing is not protected by a guard that is not less than 1,070 millimetres high measured to the top of the guard from the surface of the landing.	Stairway	Closed
5	Height of the guard for the exit stairs are less than 1,070 millimetres around landings.	Stairway	Closed
6	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.	Stairway	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.**