

MLS Building Audit Program - Details

Property Address : 921 ST CLAIR AVE W

Legal Description: PLAN M312 PT LOTS 143 144

Roll No. : 1904033460012000000

Building : **921 ST CLAIR AVE W**

Report Date : January 18, 2019

Building Audit Date : November 20, 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	Long Grass and Weeds	12 283183 LGW 00 IV	LONG GRASS/WEEDES	Closed	28-Nov-12	13-DEC-12	N/A**
2	Property Standards	12 283084 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	28-Nov-12	01-DEC-13	100.00%
3	Property Standards	12 283106 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	28-Nov-12	27-MAY-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 283106 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	28-Nov-12	27-MAY-14	3-Jul-14

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Paint peeling and deteriorated.	Building	Closed
2	Sections of parging missing.	East	Closed
3	Bricks damaged, deteriorated and missing in areas.	East	Closed
4	Area dirty, dusty and lint covered.	West	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 283084 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	28-Nov-12	01-DEC-13	28-Nov-13

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Storage of materials not associated with room use.	Electrical Room	Closed
2	Several stained ceiling tiles.	Laundry Room	Closed
3	Damaged plaster on wall.	Laundry Room	Closed
4	Paint damaged and deteriorated.	Lobby	Closed
5	An emergency contact sign is not posted and maintained in a prominent place in the front lobby or entrance to the building.	Lobby	Closed
6	Paint finish deteriorated.	Lobby	Closed
7	Plaster damaged and deteriorated.	Lobby	Closed
8	Plaster on wall damaged and missing in areas.	Rear	Closed
9	Paint peeling and deteriorated.	Rear	Closed
10	Paint peeling and deteriorated.	Rear	Closed
11	Exposed electrical wiring on wall.	Rear	Closed
12	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
13	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
14	Guard is less than 1,070 millimetres high.	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.**