

MLS Building Audit Program - Details

Property Address : 923 ST CLAIR AVE W

Legal Description: PLAN M312 PT LOT 142 PT LOT 143

Roll No. : 1904033460011000000

Building : **923 ST CLAIR AVE W**

Report Date : January 11, 2019

Building Audit Date : October 09, 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 11, 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 260232 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	15-Oct-12	15-DEC-13	100.00%
2	Property Standards	12 260234 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	15-Oct-12	26-MAY-14	100.00%
4	Property Standards	13 133650 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS ROOF SHINGLES	Closed	20-Mar-13	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
4	Property Standards	13 133650 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS ROOF SHINGLES	Closed	20-Mar-13	27-MAY-14	28-May-14

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Deteriorated asphalt shingles.	Front	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 260234 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	15-Oct-12	26-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, faded and deteriorated.	Building	Closed
2	Bricks damaged, deteriorated and missing.	East	Closed
3	Paint faded and deteriorated.	Front	Closed
4	Areas of parging broken and missing.	Front	Closed
5	Pane of glass missing.	Rear	Closed
6	Mortar deteriorated and missing between bricks.	Roof Of Building	Closed
7	Bricks damaged and deteriorated in areas.	Roof Of Building	Closed
8	Window has torn screen.	West	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 260232 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	15-Oct-12	15-DEC-13	15-Dec-13

No. of defects contained within the Order : **16**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Repair not properly finished or painted.	1st Floor	Closed
2	Some light fixtures missing covers.	1st Floor	Closed
3	Carpet stained in areas.	4th Floor	Closed
4	Handrail loose.	Boiler Room	Closed
5	Guard with a minimum height of 1,070 millimetres has not been provided at a raised floor where the difference in level is more than 600 millimetres.	Boiler Room	Closed
6	Holes in ceiling.	Boiler Room	Closed
7	Holes in east wall.	Electrical Room	Closed
8	Hole in floor by door.	Electrical Room	Closed
9	Water stained, paint peeling.	Front	Closed
10	Paint deteriorated.	Lobby	Closed
11	An emergency contact sign is not posted and maintained in a prominent place in the front lobby or entrance to the building.	Lobby	Closed
12	Some light fixtures missing covers.	Rear	Closed
13	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
14	Height of the guard for the exit stairs are less than 1,070 millimetres around landings.	Stairway	Closed
15	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
16	Walls marked and marred.	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.**