

**MLS Building Audit Program - Details**

**Property Address : 925 ST CLAIR AVE W**

Legal Description: PLAN M312 PT LOTS 141 & 142

Roll No. : 1904033460010000000

Building : **925 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	Property Standards	12 282374 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	26-Nov-12	25-FEB-13	100.00%
2	Property Standards	12 282565 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	26-Nov-12	15-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
2	Property Standards	12 282565 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	26-Nov-12	15-MAY-14	28-Jul-14

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	East side of building has damaged window sills	Exterior Of Building	Closed
2	The south exterior wall on roof top has deteriorated and missing mortar between the bricks.	Exterior Of Building	Closed
3	Exterior rear wall has deteriorated mortar	Exterior Of Building	Closed
4	The rear wall near the exit has broken and damaged bricks.	Exterior Of Building	Closed
5	Several windows are not provided with window screens	Exterior Of Building	Closed
6	The window sills on east side of building on top floor have mortar missing between the bricks	Exterior Of Building	Closed
7	Exterior wood surfaces have paint peeling	Exterior Of Building	Closed
8	The soffits have deteriorated paint	Exterior Of Building	Closed
9	The chimney on east side of building has deteriorated mortar between the bricks.	Exterior Of Building	Closed
10	The front entrance door has deteriorated paint	Interior 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 282374 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	26-Nov-12	25-FEB-13	26-Feb-13

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The wall near rear exit has areas with broken plaster.	Interior of Building	Closed
2	The rear 2nd floor stairwell wall has damaged plaster	Interior of Building	Closed
3	The 1st floor ceiling near apt 102 requires paint where light fixture was changed.	Interior of Building	Closed
4	An emergency contact sign is not posted and maintained in a prominent place in the front lobby or entrance to the building.	Interior of Building	Closed
5	The ceiling near apt 103 is cracked and finish is broken.	Interior of Building	Closed
6	The electrical room contains debris.	Interior of Building	Closed
7	The ceiling in the electrical room has a large hole	Interior of Building	Closed
8	Lighting in a service room is provided at less than 200 lux.	Interior of Building	Substantially Co
9	A window in a stairway that extends to less than 1,070 millimetres above the landing is protected by a guard that is less than 1,070 millimetres high measured to the top of the guard from the surface of the landing.	Interior of Building	Closed
10	Height of the guard for exit ramps and landings is less than 1,070 millimetres measured vertically to the top of the guard from the ramp surface where the difference in elevation between the adjacent ground or floor level and the ramp is more than 600 millimetres.	Interior of Building	Closed
11	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.	Interior of Building	Closed
12	Height of the guard for the exit stairs are less than 1,070 millimetres around landings.	Interior of Building	Closed

## Part III - Apartment Unit Activity Summary for Property Standards Orders :

<b>Active apartment unit related investigation matters (Property Standards only) :</b>	<b>0</b>
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.**