

MLS Building Audit Program - Details

Property Address : 30 LIVONIA PL

Legal Description: PLAN M1601 BLK 2

Roll No. : 1901084301002000000

Building : **30 LIVONIA PL**

Report Date : January 18, 2019

Building Audit Date : April 05, 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 152500 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	19-Apr-12	18-JUL-12	100.00%
2	Property Standards	12 152484 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	20-Apr-12	31-DEC-13	100.00%
3	Property Standards	12 152485 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	20-Apr-12	28-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
1	Property Standards	12 152500 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	19-Apr-12	18-JUL-12	23-Jul-13

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Elevator part(s) and appendages are not maintained in good repair and operational. Namely : (lighting fixtures, lamps, elevator buttons, floor indicators and ventilation fans). 2nd Floor. Elevator buttons are in disrepair. Repairs are required.	2nd Floor	Closed
2	Previously finished surface(s) in the public area of the property is not maintained in good repair. Namely: 9th floor Stairway. Defective numerical floor sign.	9th Floor	Closed
3	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair. Namely: Near unit 915. defective door handle. Repairs required.	9th Floor	Closed
4	The electrical connections are not maintained in a safe and complete condition. Namely: Bell Service Room. Secure loose or hanging electrical wires.	Basement	Substantially Co
5	Previously finished surface(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance. Namely: Washroom. Ventilation grill is corroded on the ceiling.	Basement	Closed
6	Lighting in a service room is provided at less than 200 lux. Namely: Bell Service Room. Lighting at floor level is below the required 200 lux.	Basement	Closed
7	Previously finished wall(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance. Namely: Move in room area. Repair damaged plaster on walls and repaint walls.	Ground Floor	Closed
8	Required guard does not prevent the passage of a spherical object having a diameter more than 100 millimetres. Namely: Telus Communication Structure on the roof. Landing and stair guards, openings are greater than 100mm. Repairs required.	Roof Of Building	Closed
9	Previously finished surface(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance. Namely: Throughout building. Some interior apartment doors, paint finish is peeling and marked. Repainting is required.	Throughout Building	Closed
10	Floor and/or floor covering not kept free from stains. Namely: Hallway. Throughout building, remove stains on carpet.	Throughout Building	Substantially Co

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
2	Property Standards	12 152484 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	20-Apr-12	31-DEC-13	30-Jun-14

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Exterior walkway not maintained. Namely level interlocking stones in walkway.	Exterior Of Building	Closed
2	The yard does not have suitable ground cover to prevent recurrent ponding of water. Namely provide adequate ground cover.	Exterior Of Building	Closed
3	In a dwelling unit, a window located more than 2,000 millimetres above grade opens within 1,500 millimetres of the floor not leading to a balcony does not employ a controlled sash operation to restrict, when engaged, the opening of the operable sash to not more than 100 millimetres.	Exterior Of Building	Closed
4	The ventilation system or unit is not kept in good repair and maintained in good working condition at all times. Namely repair and clean all exterior ventilation grills/grades.	Exterior Of Building	Closed
5	Driveway(s) and/or similar areas not maintained. Namely cracks, ruts and potholes	Exterior Of Building	Substantially Co
6	The fence, screen and/or other enclosure around or on the property is not being maintained in good repair. Namely repair and secure fence around tennis court	Exterior Of Building	Substantially Co
7	The yard contains mechanical equipment, vehicles, trailers, boats or remnant parts thereof that are wrecked, discarded, dismantled or inoperative. Namely remove all derelict vehicles from exterior parking area,	Exterior Of Building	Closed
8	The supplied facility in or on the property is not constructed, installed and/or maintained so that it will function safely and effectively. Namely cracks and asphalt damage in tennis court.	Exterior Of Building	Substantially Co
9	Exterior walkway not maintained. Namely asphalt walkway to be levelled	Exterior Of Building	Closed
10	Exterior walkway not maintained. Namely damaged patio stones	Exterior Of Building	Closed
11	The protective/decorative finish on the exterior surfaces is not being maintained in good repair. Namely concrete deterioration at bottom of front entrance doors.	Exterior Of Building	Closed
12	The protective/decorative finish on the exterior surfaces is not being maintained in good repair. Namely concrete deterioration around window sill.	Exterior Of Building	Substantially Co
13	The (verandah, porch, deck, loading dock, ramp, balcony, fire escape or other similar structure, and/or other appurtenant attachment) and/or the supporting structural member(s) is not maintained in good repair. Namely concrete deterioration on balcony slabs	Exterior Of Building	Closed
14	The exterior walls and their components are not being maintained in good repair. Namely concrete deterioration on shear walls and other areas.	Exterior Of Building	Closed
15	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.	Exterior Of Building	Substantially Co

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
3	Property Standards	12 152485 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	20-Apr-12	28-MAY-13	23-Jul-13

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

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The electrical connections are not maintained in a safe and complete condition. Namely loose wires.	Throughout	Substantially Co
2	The columns in the parking or storage garage are not maintained free of holes, breaks or cracks. Namely concrete deterioration and exposed re-bar.	Underground Parking Area	Closed
3	The parking or storage garage columns are not painted white from sixty (60) centimeters above floor level.	Underground Parking Area	Closed
4	The plumbing system is not kept in good working order. Namely rusted pipes, and deteriorated insulation on pipes.	Underground Parking Area	Closed
5	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
6	The parking or storage garage does not have a designated safe-exit route.	Underground Parking Area	Closed
7	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
8	The safe-exit door, the frame of a safe-exit door and the wall adjacent to the safe-exit door to a distance of one (1) metre on both sides of the frame, and to a height of three (3) metres above the floor or to the soffit above the bulkhead over the door is not the required coloured green.	Underground Parking Area	Closed
9	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
10	The walls in the parking or storage garage are not impervious to water.	Underground Parking Area	Closed
11	The parking or storage garage walls are not painted white from sixty (60) centimeters above floor level.	Underground Parking Area	Closed
12	The parking or storage garage ceiling painted surface is not maintained in a state of good repair. Namely paint deterioration	Underground Parking Area	Closed
13	The ceilings in the parking or storage garage are not impervious to water.	Underground Parking Area	Closed
14	The ceilings in the parking or storage garage are not impervious to water. Namely concrete deterioration and exposed re-bar on ledge beams	Underground Parking Area	Closed
15	The ceilings in the parking or storage garage are not maintained free of holes, breaks or cracks. Namely concrete deterioration and exposed re-bar	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 parking or storage garage columns from floor level to a height of sixty (60) centimeters are not painted black.	Underground Parking Area	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.**