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Exterior Building Inspection Windsor Oaks 19160 & 119 Ave. Pitt Meadows BC 78 Units

Summary of Inspection for Ascent Property Management

Ascent Property Management 2176 Willingdon Street Burnaby, BC, V3T 2W4

The inspection of the building was performed between April 6 and April 18 2009.

New City Contracting Limited was retained by Ascent Property Management to clean and inspect the entire complex at 19160 and 119th Ave. Pitt Meadows

Summary of Inspection

The inspection work was performed via hydraulic boom and extension ladder. The Inspection was documented with photos while the cleaning was being performed.

During the inspection, the technicians, identified and corrected various deficiencies mainly involving failed gutter scuppers and broken exterior fresh air vent louvers. 65 scuppers and 18 louvers have been replaced. The original louvers were extremely brittle due to exposure to environmental conditions and age.

Deficiencies identified fell under (4) categories.

- (1) Painting
- (2) Vinyl repair
- (3) IGU failures
- (4) Vents
- (5) Scuppers

This review contains a photo gallery of all units at the Windsor Oaks property.



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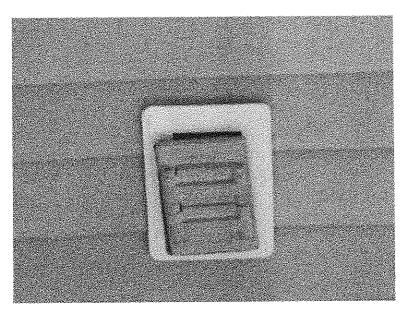


Investigation Photos

Unit#1



Garage door fascia boards and window trim needs painting Electrical Receptacle at front door not fastened to wall.





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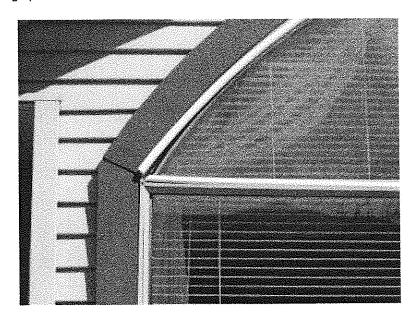
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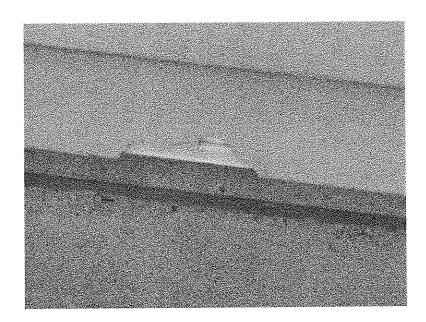
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Window frame coming apart at front of unit.



Damaged siding on unit



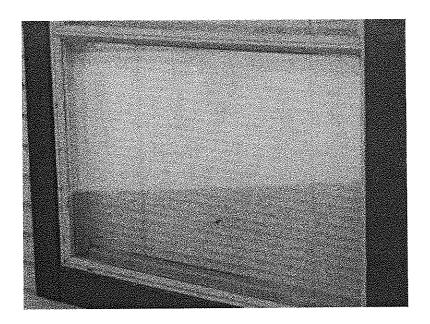


line Source - And Responsibility? Building Maintenance and Irnewel - Kathrareoling - Painting - Thoming 1485 | Frances Street, Pancouver B.C. VSL 171 Tel: 894-215-7374 | Fax: 894-254-7814

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IGU failure West side of unit



Door sill seal needs replacing





www.sewacilyesotesstiag.som

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Exterior light fixture needs glass cover



Unit #2



Garage door fascia boards and window trim needs painting



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Vinyl siding at back of unit needs replacing as it has been melted



Unit #3



Garage door fascia boards and window trim needs painting



New Source — One Responsibility! Building Maintenance and Renewal: Waterprobling - Painting - Cleaning



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Exterior light fixture needs glass cover



Unit #4



Garage door fascia boards and window trim needs painting.



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Unit #5



Garage door fascia boards and window trim needs painting.

IGU failure South side of unit





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IGU failure South side of unit



Fresh air vent broken





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(2) IGU failure North side of unit



Unit #6

Garage door fascia boards and window trim needs painting. Fresh air vent broken



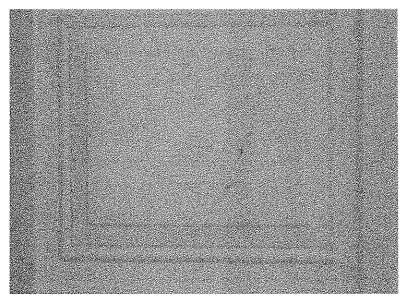
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Unit #7





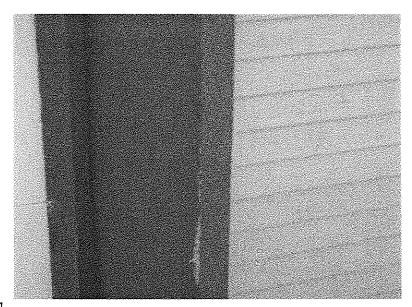
Garage door needs repair and paint



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Trim needs painting

Unit #8



Garage door fascia boards and window trim needs painting.

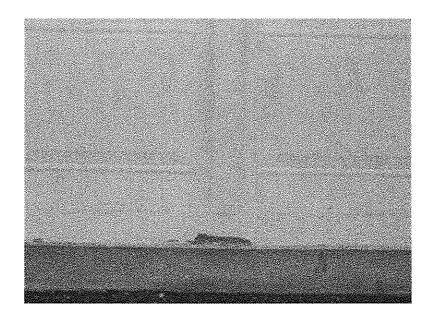


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Damaged siding on unit



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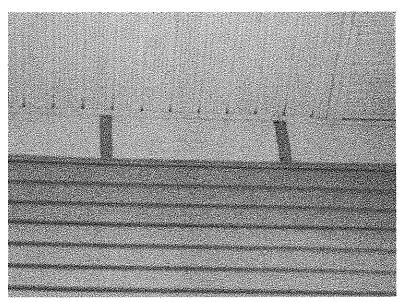
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Unit #9



Garage door fascia boards and window trim needs painting.



Missing siding at rear of unit under soffit

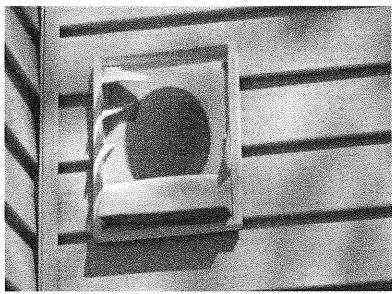


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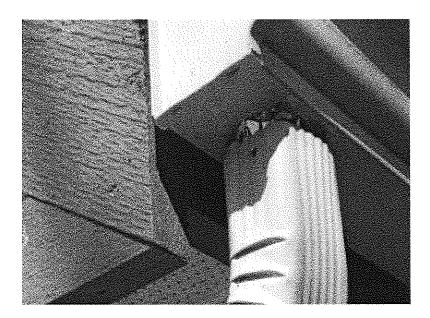


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Fresh air vent broken



Broken Scupper



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Unit #10



Garage door fascia boards and window trim needs painting.

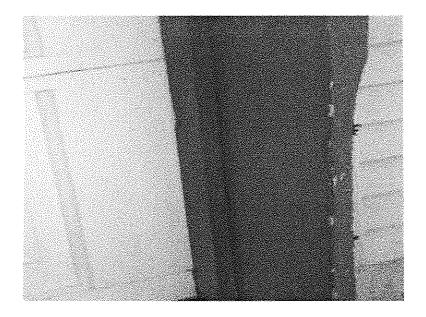




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Paint required





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Unit #11



Garage door fascia boards and window trim needs painting

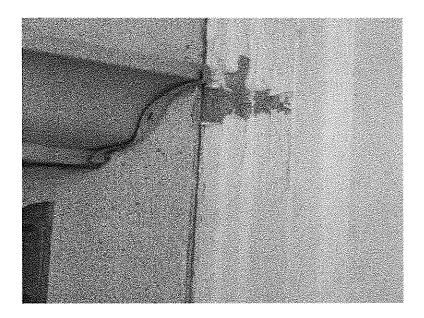




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Paint required





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Paint required



Damaged siding on unit



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Unit #12



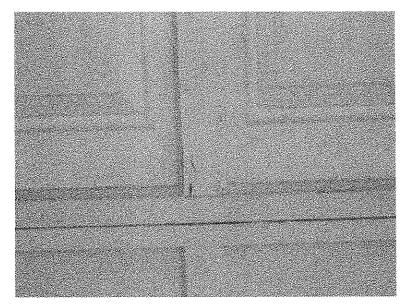




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Broken Scupper

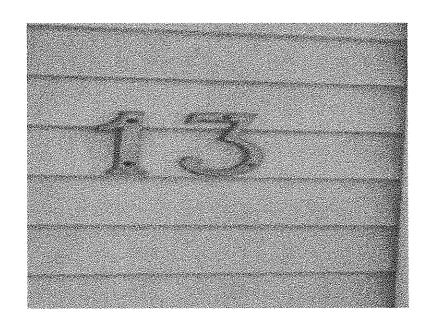


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Unit #13





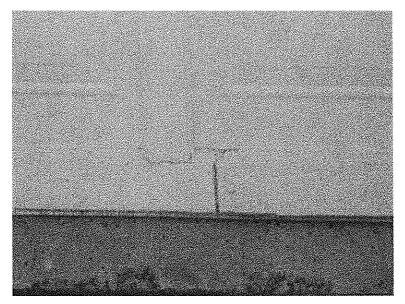
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Garage door needs fix and paint

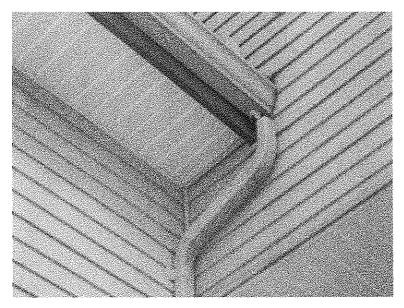






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Broken Scupper



Broken Scupper



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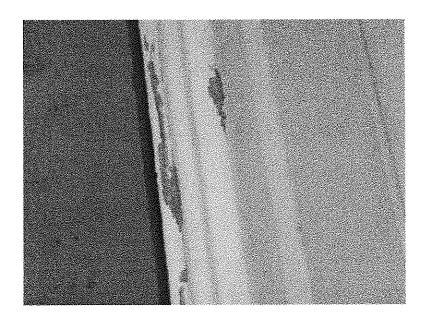
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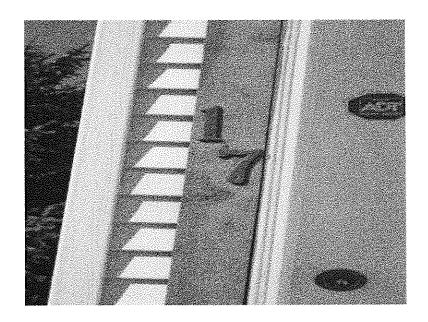


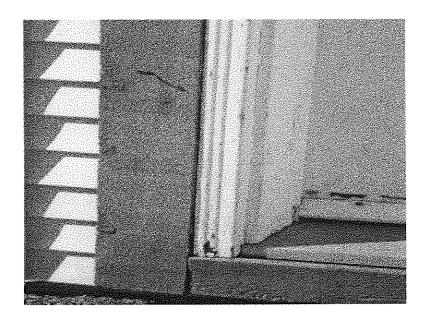
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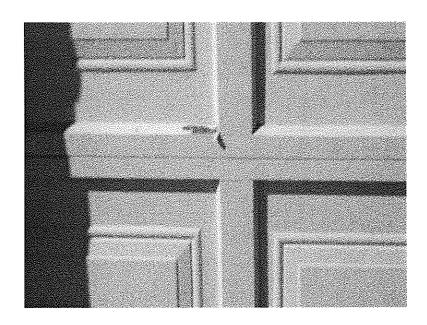
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Broken Vent



Light fixture rusty



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Fire place vent damaging siding (Requires service)



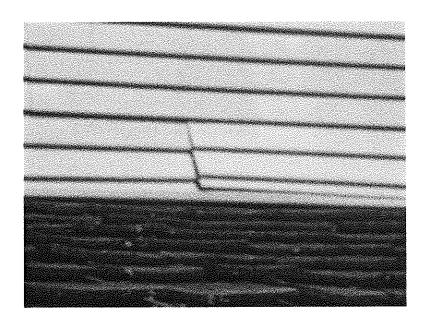
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Damaged siding



Siding not fastened properly



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Unit #19







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Unit #20





Damaged siding

