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Building Maintenance and Renewal

**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 119<sup>th</sup> 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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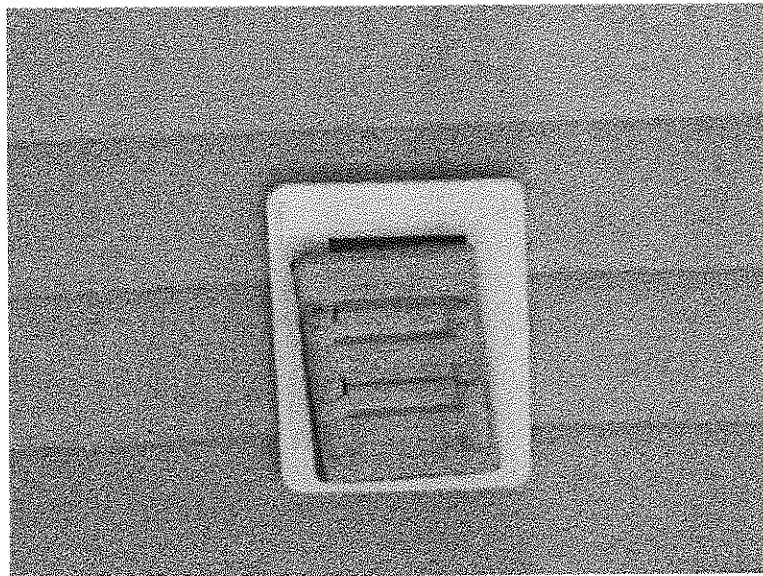
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## Investigation Photos

### Unit#1



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



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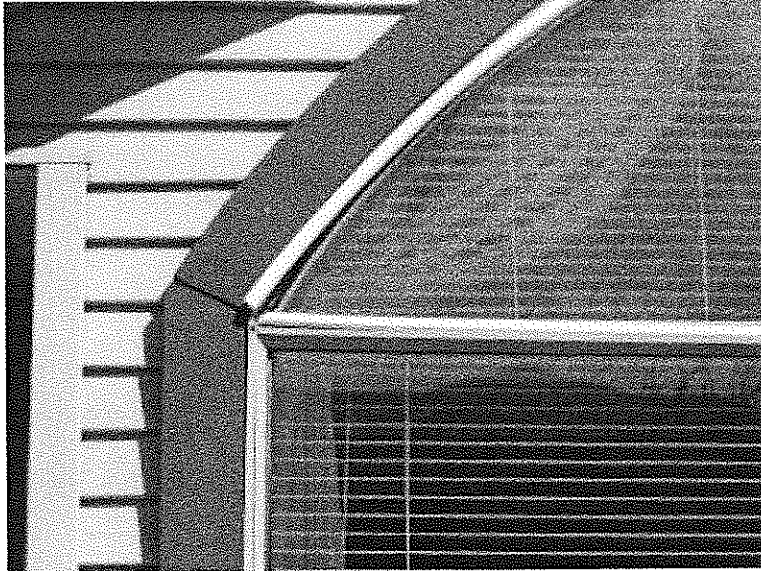
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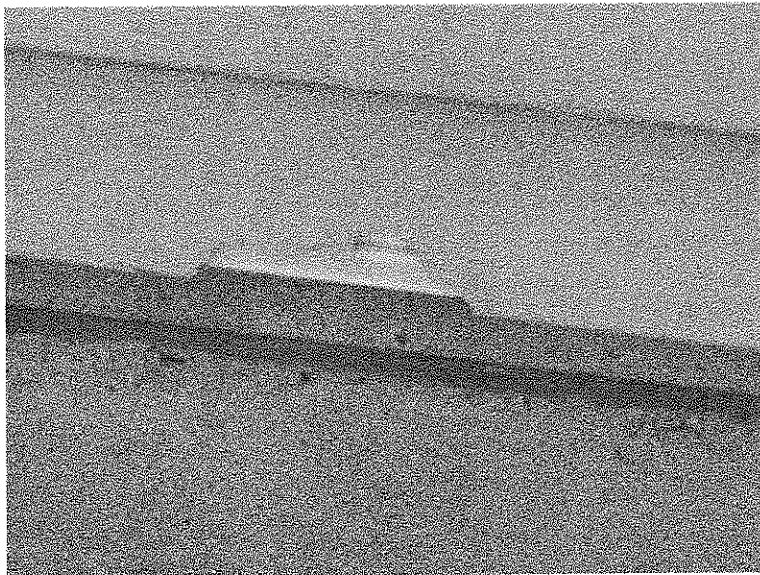
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Window frame coming apart at front of unit.



Damaged siding on unit



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IGU failure West side of unit



Door sill seal needs replacing



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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



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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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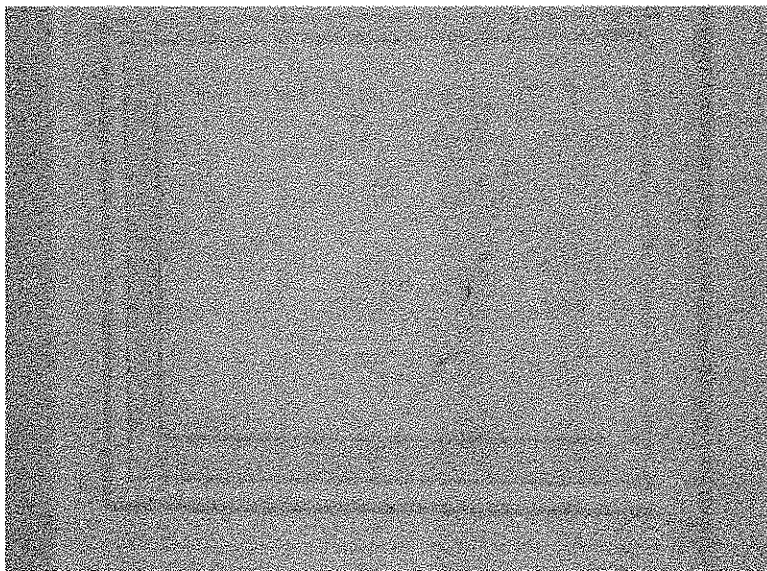
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## Unit #7



Garage door needs repair and paint



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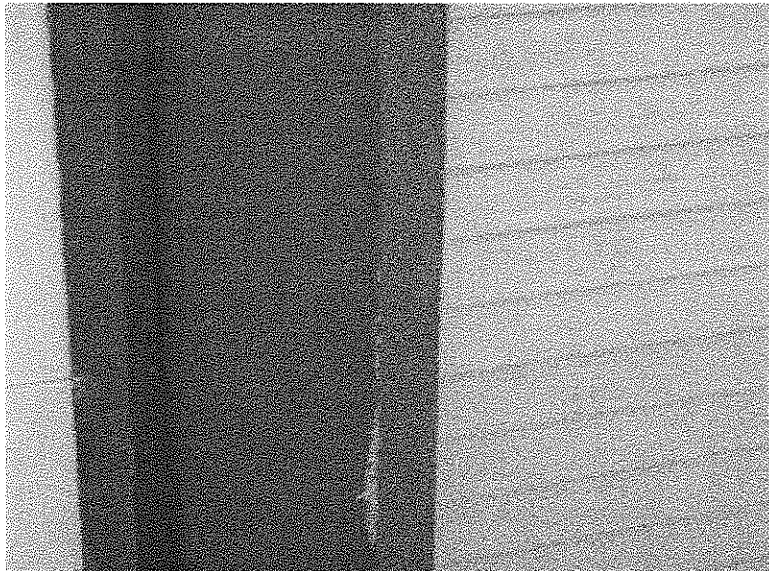
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Trim needs painting

## Unit #8



Garage door fascia boards and window trim needs painting.



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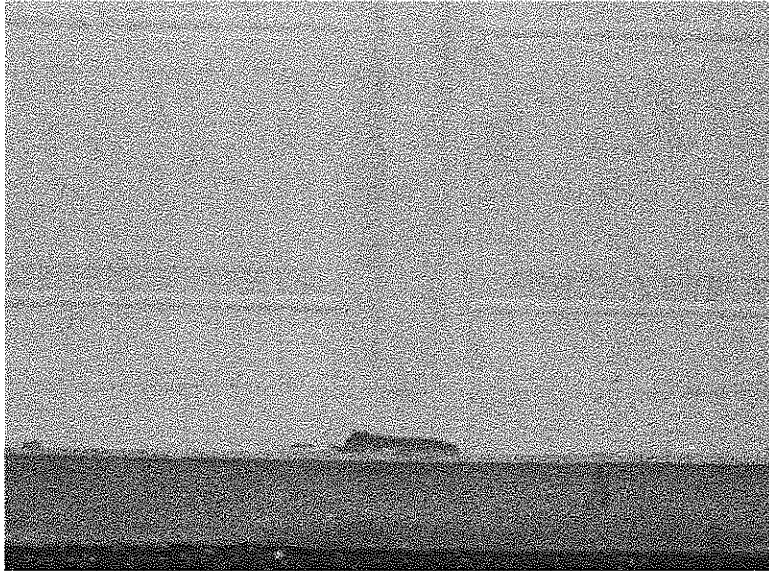
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Damaged siding on unit



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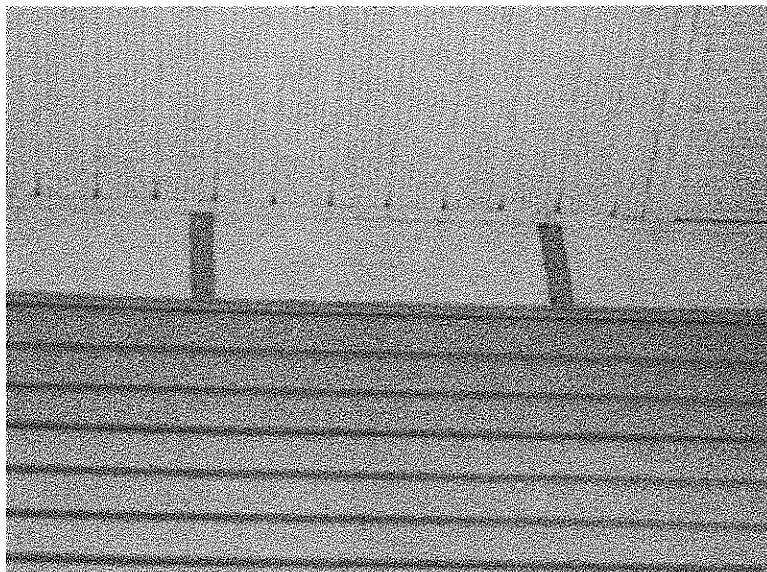
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## Unit #9



Garage door fascia boards and window trim needs painting.



Missing siding at rear of unit under soffit



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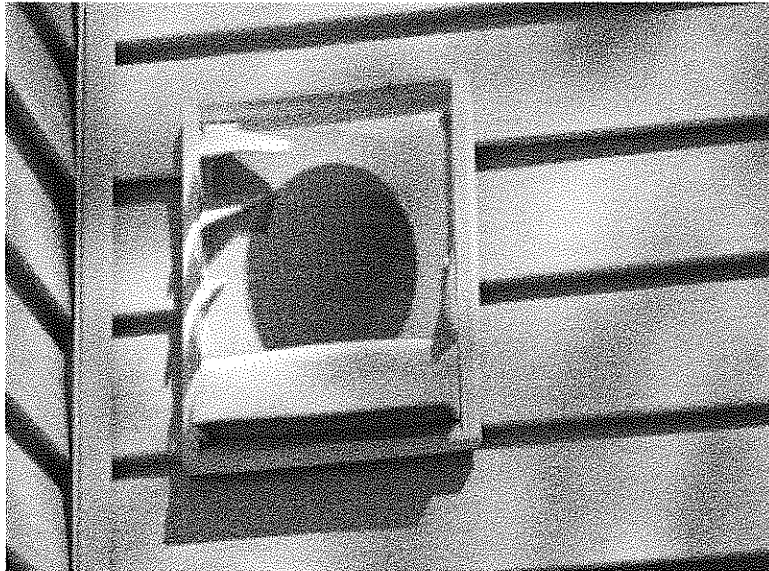
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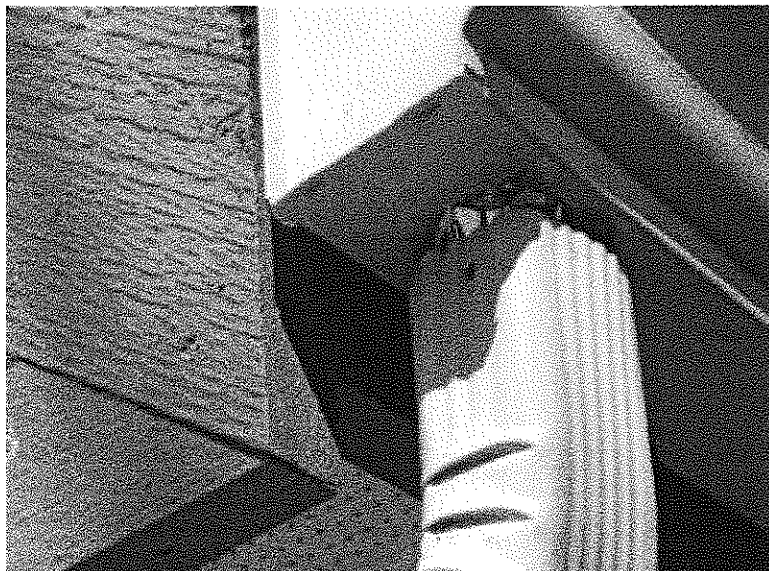
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Fresh air vent broken



Broken Scupper



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## Unit #10



Garage door fascia boards and window trim needs painting.



Paint required



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Paint required



Paint required



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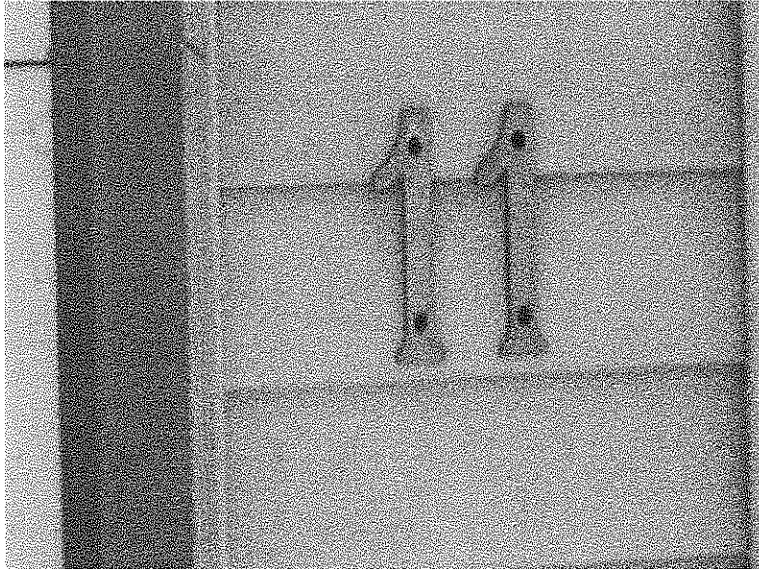
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## Unit #11



Garage door fascia boards and window trim needs painting



Paint required



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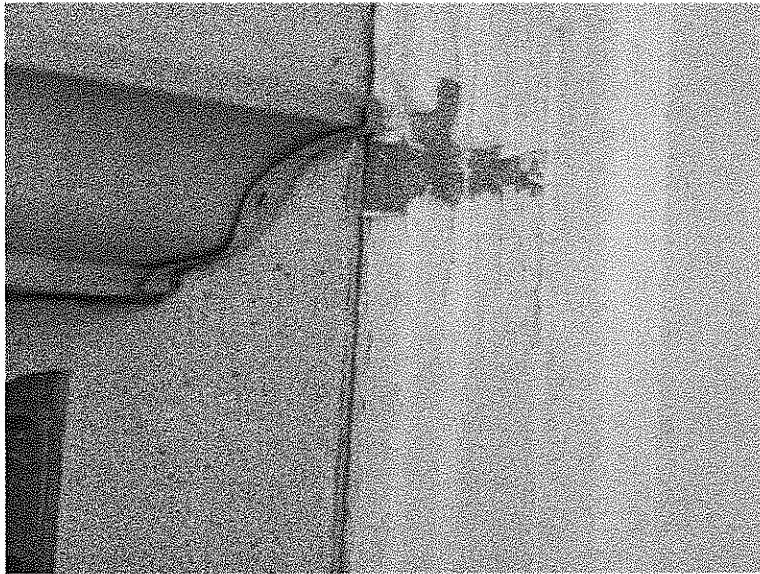
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Paint required



Paint required



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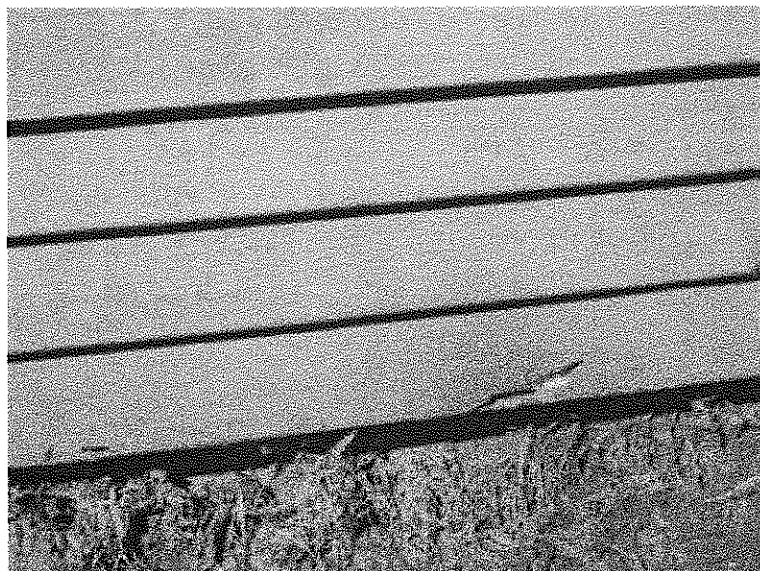
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Paint required



Damaged siding on unit



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## Unit #12



Paint required



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Paint required



Paint required



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Paint required



Broken Scupper



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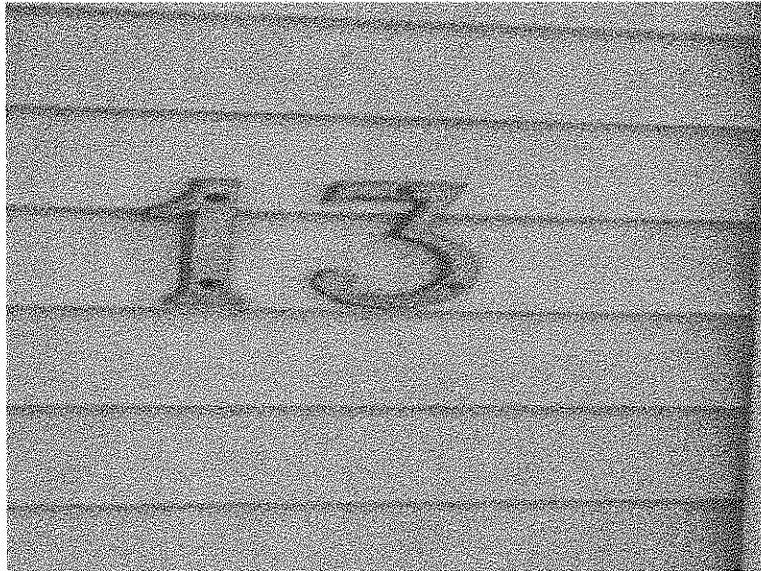
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## Unit #13



Damaged siding



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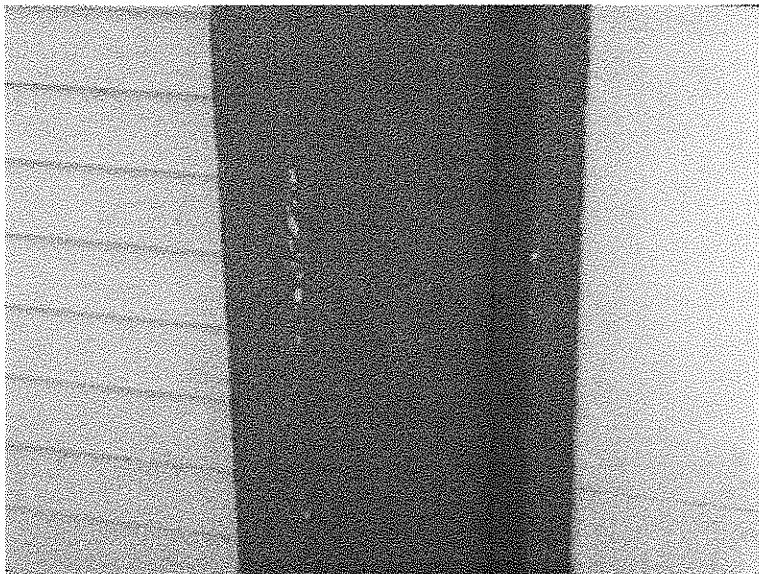
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Garage door needs fix and paint



Paint required



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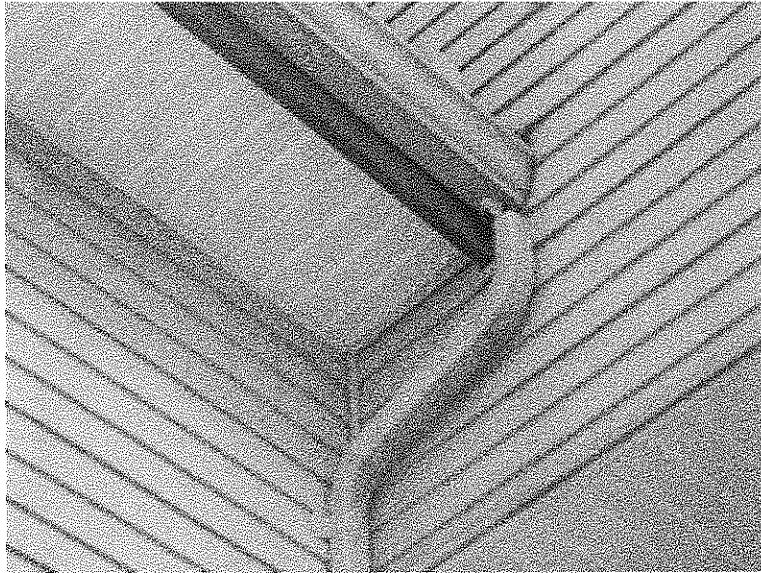
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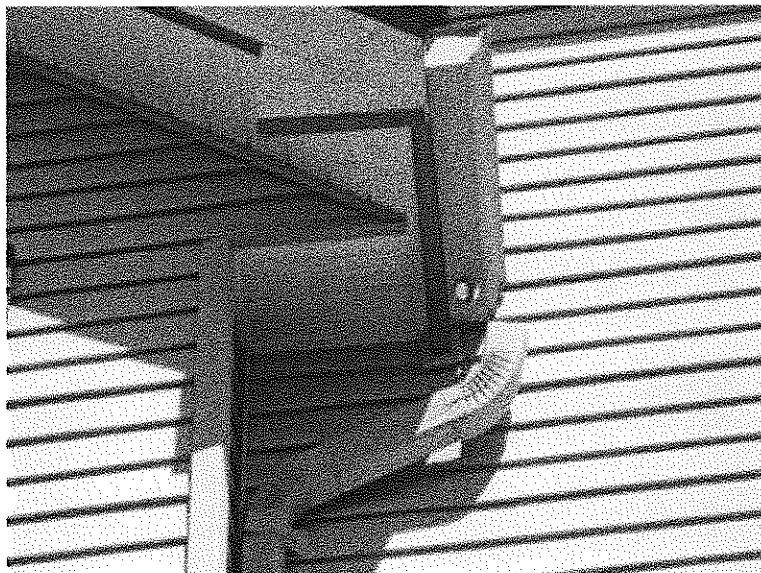
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Broken Scupper



Broken Scupper



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Paint required



Paint required



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## Unit #15



Paint required



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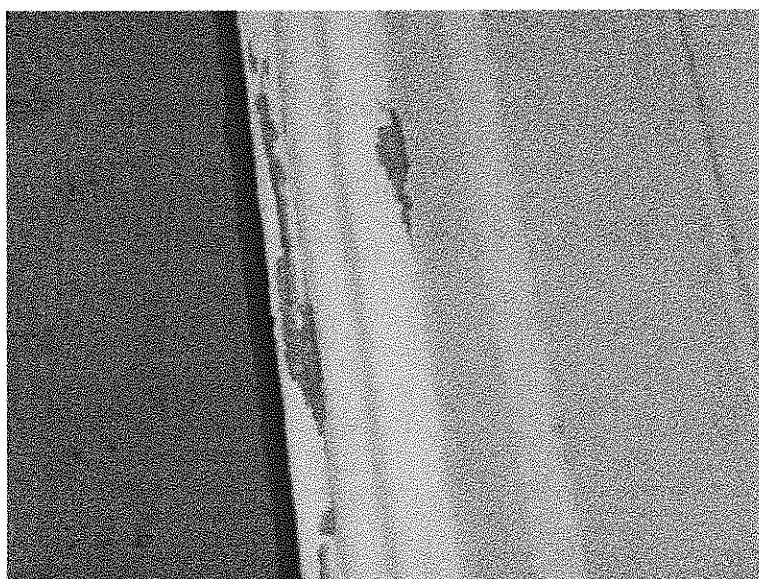
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Paint required



Paint required



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## Unit #16



Paint required



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Paint required



Damaged Siding



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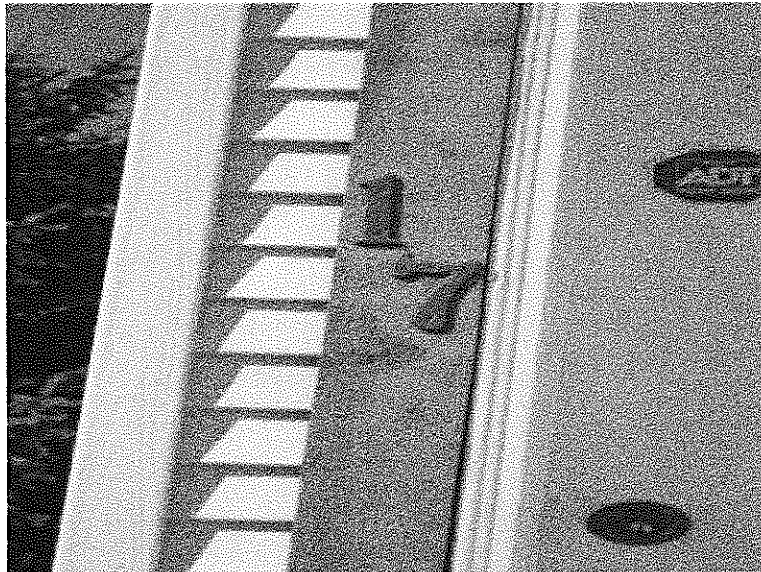


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## Unit #17



Paint required



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Paint required



Paint required



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Paint required



Paint required



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## Unit #18



Damaged siding



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Broken Vent



Light fixture rusty



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Paint required



Fire place vent damaging siding (Requires service)



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Damaged siding



Siding not fastened properly



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## Unit #19



Paint required



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## Unit #20



Damaged siding



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