

# Home Inspection Report

## Confidential

Prepared exclusively for customer  
Vancouver, BC



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*CPBC License 76927*  
*ASTTBC PI0534*

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# Limitations and Conditions

## Scope of Inspections

This report is prepared according to the **ASTTBC PI STANDARD OF INSPECTION** in the contract attached at the back of this report. Please refer to the limitation section of this contract for more detail.

The scope of the inspection is a visual survey of the accessible areas of the property, building, equipment, and improvements while following the ASTTBC-PI Standards of Inspection. The main systems covered are the roof, exterior, building structure, insulation and ventilation, electrical, heating/cooling and mechanical ventilation, plumbing, and interior along with testing of appliances if considered safe to do so. A professional opinion will be given on the condition of the inspected systems relative to their intended function. The inspection and report will be based upon the conditions at the time of the inspection without dismantling or damaging the property, and without moving furniture, appliances, and storage items. There are limitations to the accuracy of such inspection, and there may be inferences which cannot be confirmed by direct observation within the scope of the inspection.

The home was inspected and reported on with the following information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used for further inspection or repair issues as it relates to the comments in this inspection report.

## Definitions

- I.1. This home inspection is a non-invasive, visual examination of the accessible areas of a residential property (as delineated below), performed for a fee, which is designed to identify defects within specific systems and components defined by these Standards that are both observed and deemed material by the inspector. The scope of work may be modified by the Client and Inspector before the inspection process.
- II. The home inspection is based on the observations made on the date of the inspection, and not a prediction of future conditions.
- III. The home inspection will not reveal every issue that exists or ever could exist, but only those material defects observed on the date of the inspection.

1.2. A material defect is a specific issue with a system or component of a residential property that may have a significant, adverse impact on the value of the property, or that poses an unreasonable risk to people. The fact that a system or component is near, at, or beyond the end of its normal, useful life is not, in itself, a material defect.

1.3. A home inspection report shall identify, in written format, defects within specific systems and components defined by these Standards that are both observed and deemed material by the inspector.

## **The home inspector is not required to perform the following tasks:**

1. Operate any component or system which is shut down or inoperable.
2. Operate any component or system that does not respond to normal operating controls.
3. Remove or disturb insulation, personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility.

## **Warranty**

The company is not an insurer of the property and does not warrant or guarantee the future performance of systems or components relative to:

- Normal wear and tear
- Normal shrinkage or settlement of materials or structure
- Future land subsidence or resistance to earthquakes or flooding.
- Problems arising from inadequate maintenance, or random failure
- Acts of fraud
- Strata Corporation Common Property

Any dispute between parties arising out of this inspection shall be settled by a single arbitrator, under the regulations of the British Columbia Arbitrators Institute, except that the parties shall select an arbitrator who is familiar with residential construction.

## General Information

This report represents the general condition of the home listed below. As with all homes, it is important to remember that maintenance and improvements to house systems will be required from time to time. The improvements recommended in this report are not considered unusual for a home of this age.

### Site information

Property Address: Vancouver, BC  
 Date of home inspection: May 18, 2020  
 Inspection start time: 9:00 AM  
 Inspection end time: 12:30 PM  
 MLS# not available  
 Year Built: 1999  
 Construction: Concrete  
 Furnished: Yes  
 Occupied: Yes  
 Floor Area Total: 674 sq. Ft.

### Structure Description

Style: Condo  
 Stories: 1  
 Orientation (Front Facing):  
 Last rain: Last week  
 Temperature: +9 Centigrade  
 Soil Condition: Dry

### People present at the inspection

The current inspector address: North Vancouver, BC  
 The current customer address:

Children:..... No	Buyer's Agent:.....Yes
Neighbor:.....No	Family:.....No
Purchaser:.....Yes	Home Owner:.....No
Seller's Agent:.....Yes	Tenants:.....No

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- |   |  |   |                                     |
|---|--|---|-------------------------------------|
| <input checked="" type="checkbox"/> 1-Structure | <input checked="" type="checkbox"/> 2-Exterior | <input checked="" type="checkbox"/> 3-Roof          | <input type="checkbox"/> 4-Plumbing |
| <input type="checkbox"/> 5-Heating & Cooling    | <input type="checkbox"/> 6-Electrical          | <input type="checkbox"/> 7-Insulation & Ventilation | <input type="checkbox"/> 8-Interior |

# 1 Chapter Plumbing

## 1.1 Water Supply System

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Type: PEX



The house original supply pipes is PEX. The life expectancy of PEX piping is 40-50 years. The main water shut off valve is located in the closet of the suite entrance space.

## 1.2 Toilet and Basin Sewage

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Type:



The water leakage was noted under the basin faucet. I recommend fixing the water leakage.

### 1.3 Kitchen sink

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Type:



The water leakage was noted under the kitchen sink sewage pipe of the house. I recommend fixing the water leakage.



The water pressure was low for the kitchen sink. Monitor the water pressure change to fix by a qualified plumber is recommended.

## 1.4 Bathroom

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Type:



The water leakage was observed on the faucet's spout and shower head at the bathroom. Fixing the water leakage by qualified plumber is recommended.

## 2 Chapter Heating and Cooling

### 2.1 Fire Place

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Type: Gas



The fireplace was gas type. I was not able to turn on the fireplace at the time of this home inspection.



## 3 Chapter Electrical

### 3.1 Outlet, Lighting and Switches

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Type:



There was no GFCI type outlet in the kitchen. It is safety concern. The outlet needs to be GFCI type in the kitchen to protect users from any electrical shock and unsafe situation. Ground Fault Circuit Interrupter (GFCI) outlets are recommended for installation at kitchen outlets.

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- The outlets cover was missed in the den room of the house. It is a safety concern. Installing the outlet cover is recommended.

## 4 Chapter Interior

### 4.1 Wood baseboard

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**Type:** Wood

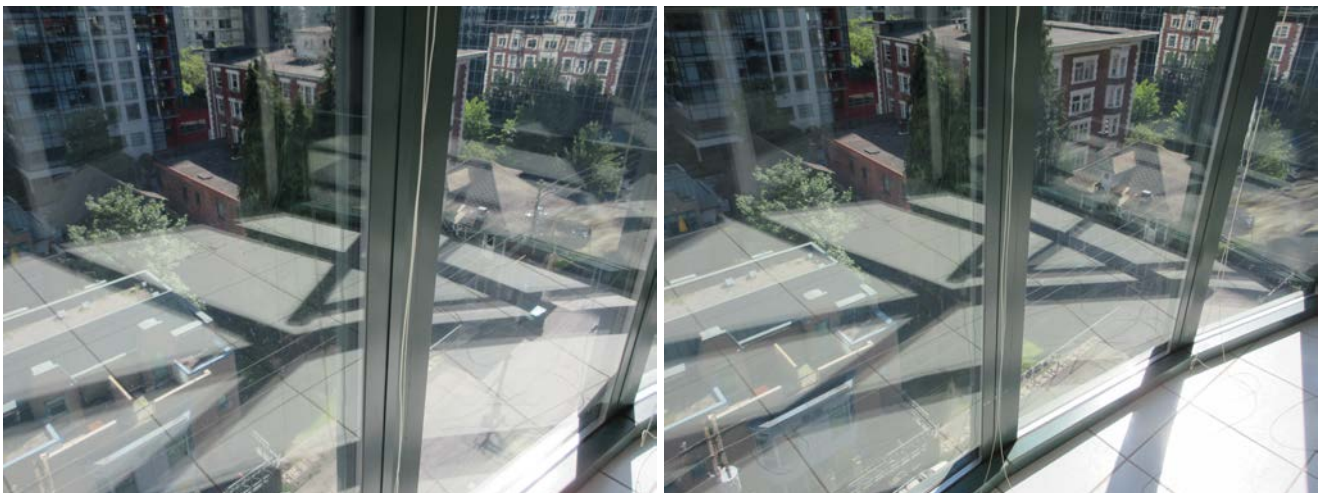


The wood baseboard had cracks and was separated in the kitchen and entrance space of the house. Repairing the wood baseboard is recommended.

### 4.2 Windows

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**Type:** Aluminum



The sealant of the window glass was broken in the study room of the house. The condensation was noted inside the double pane. Fixing the window pan to prevent heating lose is recommended.

### 4.3 Bathroom & Washroom

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Type:



The water leakage was noted on the washroom basin faucet. Fixing the faucet leakage is recommended.

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- A number of damaged points were noted on the cabinet door and counter in the bathroom. Fixing the damaged point is recommended.