

Home Inspection Report

Confidential

Prepared exclusively for customer

Surrey, BC



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ASTTBC PI0534

Table of Contents

Limitations and Conditions	2
General Information	4
1 Chapter Structure.....	5
1.1 Floors	5
2 Chapter Exteriors	6
2.1 Wall Cladding.....	6
2.2 Windows.....	7
3 Chapter Roof	7
3.1 Roof Covering Materials	7
3.2 Gutter and Downspouts	8
4 Chapter Plumbing	8
4.1 Water Supply System.....	8
4.2 Bathroom.....	9
4.3 Hot Water Tanks.....	9
5 Chapter Heating and Cooling.....	10
5.1 Furnaces	10
5.2 Natural Gas	10
6 Chapter Electrical.....	11
6.1 Main Electrical Panel	11
6.2 Outlet, Lighting and Switches.....	11
6.3 Smoke Detector & Carbon monoxide.....	12
7 Chapter Insulation and Ventilation.....	12
7.1 Laundry Vent	12
8 Chapter Interior	13
8.1 Walls and Materials	13
8.2 Ceiling	13
8.3 Counters and Cabinets	14
8.4 Kitchen sink & Garbage disposal	14
8.5 Washroom	15
8.6 Floor cover.....	16

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

- 1.1. 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: Surrey, BC
 Date of home inspection: September 4, 2020
 Inspection start time: 9:30 AM
 Inspection end time: 1:30 PM
 Registration BC No: 55167
 Manufacture model No (CSA): 425164
 MLS# not available
 Year Built: 1982
 Construction: Metal / Aluminum
 Furnished: No
 Occupied: No
 Floor Area Total: 964 sq. Ft.

Structure Description

Style: Mobile home
 Stories: 1
 Orientation (Front Facing): West
 Last rain: Last week
 Temperature: +18 Centigrade
 Soil Condition: Dry

People present at the inspection

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

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

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- | | | | |
|--|---------------------------------------|---|-------------------------------------|
| <input type="checkbox"/> 1-Structure | <input type="checkbox"/> 2-Exterior | <input 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 Structure

1.1 Floors

Type: Concrete



There was concrete slab floor under the workshop space of the house. The concrete floor prevent moisture entering under the main floor of the house.



The minor crack was noted on the carport concrete floor. The peeling and missing painting was noted on the concrete slab as well. The crack needs to be monitor for any changes contacting contractor for more action.



The house base structure was fastened to the ground completely. The foundation seems to be good and is functioning well at the time of this inspection.

2 Chapter Exteriors

Areas hidden from view by finishing walls or stored items cannot be evaluated and are not part of this inspection.

2.1 Wall Cladding

Type: Vinyl siding



The house has vinyl panel wall cladding and was functional at the time of this home inspection. The wall cladding panel was broken and small portion of the vinyl panel siding damaged. The damaged wall point covered by wood on the north side of the house.

2.2 Windows

Type: Vinyl / Wood



The house has Vinyl windows type with double pane and was functional at the time of this home inspection.

3 Chapter Roof

The roof was viewed from the top of a ladder, positioned at various areas on the back of the roof overhang.

3.1 Roof Covering Materials

Type: Asphalt roll roofing



The house roof asphalt rolling coverage. The roof had no leaks and was functioning well at the time of this home inspection.

3.2 Gutter and Downspouts

Type: Aluminum



The debris and tree leaves were noted inside of the roof gutter. I recommend clean the gutter to prevent any water leakage to the house.

4 Chapter Plumbing

4.1 Water Supply System

Type: Copper



The house original supply pipes is copper. The life expectancy of copper piping is dependent on water condition, it may fail within 20 years. However the copper life expectancy is 40-50 years.

4.2 Bathroom

Type:



The water leakage was observed on the faucet's spout in the bathroom. I recommend fixing the water leakage.

4.3 Hot Water Tanks

Type: Electrical



The hot water tank was manufactured dated Feb 2013. The water tank life expectancy is 7-12 years. It has no leaks and is functioning well at the time of this home inspection.

5 Chapter Heating and Cooling

5.1 Furnaces

Type: Natural gas burning



The furnace is a high-efficiency type with input 80000 BTU. The furnace manufactured in dated Apr 2007. The furnace was functional at the time of this inspection.

5.2 Natural Gas

Type: Meter

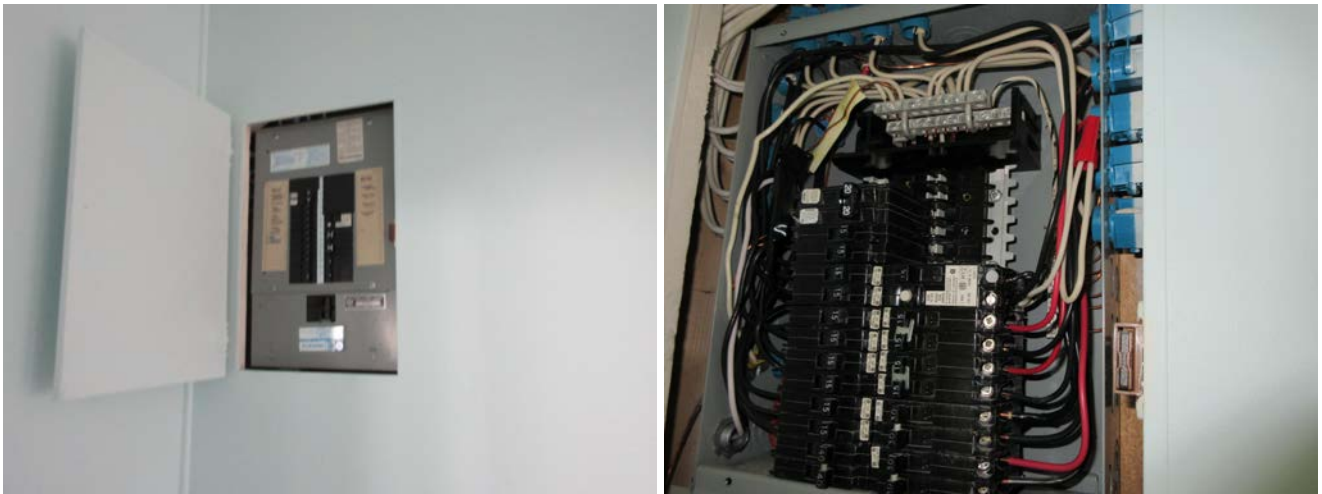


The gas meter was located on the north east of the house. The rust sign was noted on the meter component. I recommend repainting the meter pipe.

6 Chapter Electrical

6.1 Main Electrical Panel

Type:



The main panel is located in the northwest corner bedroom and is professionally installed. The electrical panel was 100 Amp and accessible. The wire type of the house was copper. It shows no burnt, damaged, or corroded wires and is labeled. Appropriate circuit breakers and sized wires were used for specific circuits (i.e. 40 amp for the range, 30 amp for the dryer, and 15 amp for general circuitry).

6.2 Outlet, Lighting and Switches

Type:



The outlet cover was broken in the master bedroom of the house. I recommend replacing the outlet cover with the new one.

6.3 Smoke Detector & Carbon monoxide

Type: Electrical



The smoke detector need to be replaced after 10 years and the battery need to be check annually. Replacing smoke detector when moving into a new residence is recommended.

7 Chapter Insulation and Ventilation

7.1 Laundry Vent

Type: Foil Duct



The dryer has small portion of vinyl vent which is not approved for the dryer. The hard metal type vent only is accepted and recommended for dryer. I recommend installing the hard metal duct for the dryer in the laundry room.

8 Chapter Interior

8.1 Walls and Materials

Type: Drywall



The house had vinyl on gypsum panel. The wall coverage seems to be good and is functioning well at the time of this inspection.

8.2 Ceiling

Type: Dry board



The house ceiling was sheetrock ceilings panel. The ceiling coverage seems to be good and is functioning well at the time of this inspection.

8.3 Counters and Cabinets

Type: Wood



The kitchen cabinet was wood type. The cabinet and counter seems to be good and is functioning well at the time of this inspection.

8.4 Kitchen sink & Garbage disposal

Type:



There was no water leakage under the kitchen sink. The sink seems to be good and is functioning well at the time of this inspection.

8.5 Washroom

Type:



The basin had no hole to discharge overflow water in the basement washroom of the house.



A number of surface crack was noted on the kitchen sink. It seems to be the cosmetic crack.

8.6 Floor cover

Type: Carpet, Laminate



The condo floor was covered by carpet, laminate. The house floor coverage seems to be good and is functioning well at the time of this inspection.