

# Home Inspection Report

**Confidential**

Prepared exclusively for customer

New Westminster, BC



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**778-708-0520**

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*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

- 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: New Westminster, BC  
 Date of home inspection: September 11, 2020  
 Inspection start time: 9:00 AM  
 Inspection end time: 1:30 PM  
 MLS#: not available  
 Year Built: 2018  
 Construction: Concrete / Wood  
 Furnished: No  
 Occupied: No  
 Floor Area Total: 2341 sq. Ft.

### Structure Description

Style: Single family  
 Stories: 2  
 Orientation (Front Facing): North  
 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: New Westminster, BC

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

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**Type:** Concrete / Wood



A number of cracks was observed on the garage concrete floor. The crack needs to be monitor for any changes contacting a qualified contractor for more action.

## 1.2 Retaining wall

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**Type:** Stone



Significant, cracks and bowing were found on the concrete retaining wall in the north-east of the house. Fixing the retaining wall is recommended.

## 2 Chapter Exteriors

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

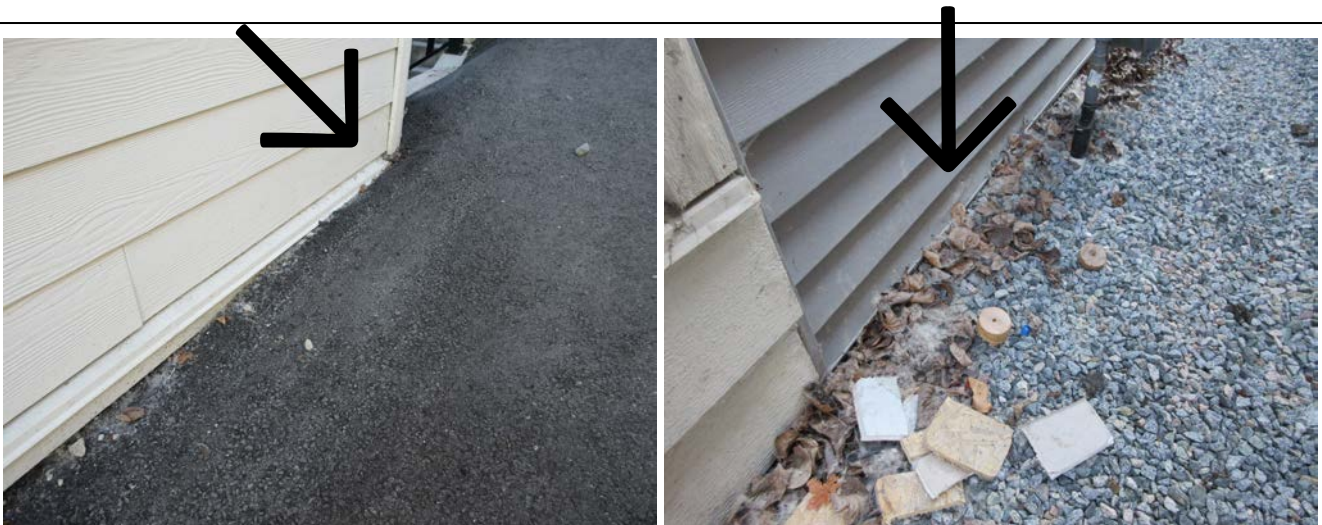
### 2.1 Wall Cladding

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**Type:** Wood siding



The wood siding was bulged on the south side of the master bedroom. I don't know to what extent the wall component of the wall was damaged. Fixing the wall wood siding and installing step flashing is recommended. To protect the wood, periodic re-painting is important.



The wall cladding touched the ground in the north east and west side of the house. The wall cladding is needed clearance 6-8" with the ground. I recommend the 6-8" clearance to prevent water entering the wall cladding and component.

## 2.2 Floor cover

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**Type:** Stone



A number of loose floor stone was noted in the yard of the house. Fixing the floor stone is recommended.

## 2.3 Decks, Patios Porches and Balconies

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**Type:** Concrete



A number of significant cracks was noted on the roof deck concrete floor. The cracks needs to be monitor for any changes contacting the qualified contractor for more action.



## 2.4 Guard, Handrail and Stair

**Type:** Wood / Aluminum



The paint of deck wood stair paint was peeling off in the roof of the house. A number of cracks were noted on the stair wood as well. Fixing the wood stair run is recommended.



Half part of stair was concrete and half was wood in the yard of the house. The last stair run was implement unprofessionally. The nail was noted on the stair run. The exterior stair's step is unsafe. Do not use the stair until fixing the issue by a qualified contractor.



The guard and railing was removed in left side of main entrance of the house. It is a safety concern. I recommend hiring a certified contractor to replace the guard and railing.

## 2.5 Gutter and Downspouts

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**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 soffits. Gutters that drain poorly or clogged can lead to many costly problems such as deterioration of fascia, soffit or roof edge. It can also cause gutters to pull loose and lead to possible water intrusion.

### 3 Chapter Plumbing

#### 3.1 Water Supply System

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Type: PEX,



The main water shut off valve is located in the crawl space of the house.



The house original supply pipes is PEX. The life expectancy of PEX piping is 40-50 years.

### 3.2 Washing Machine & Dryer

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**Type:** Rubber



The rubber hose was used for the supply water of washing machine. The water pressure can expand the rubber hose in the long time. The expanded hose may cause the hose has water leakage. I recommend changing the rubber hose type with the (Metal) flexible tap connector type.

### 3.3 Kitchen sink

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**Type:**



The water was clogged and was discharging slowly from the kitchen sink in the house. Fixing the clogged and discharging water in the sink is recommended.

### 3.4 Washroom

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**Type:**

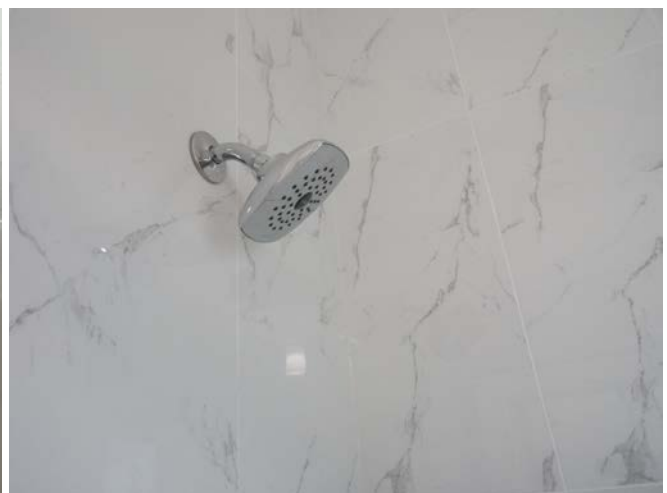


The water pressure was low for the sink faucet in the entrance room. The faucet hot water valve and cold water valve was reversed. Monitor the water pressure change to fix by a qualified plumber is recommended.

### 3.5 Bathroom

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**Type:**



The water pressure looks low for the tub shower and spout. Monitor the water pressure change to fix by a qualified plumber is recommended.

### 3.6 Drainage system

#### Type:



I was not able to find drainage system in the north and west side of the house. The drainage around the house prevent water entering to the crawlspace of the house.

## 4 Chapter Electrical

### 4.1 Main Electrical Panel

#### Type:



The main panel is located in the northeast corner of garage space 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. 30 amp for the dryer, and 15 amp for general circuitry).

## 4.2 Central vacuum

**Type:** Electrical

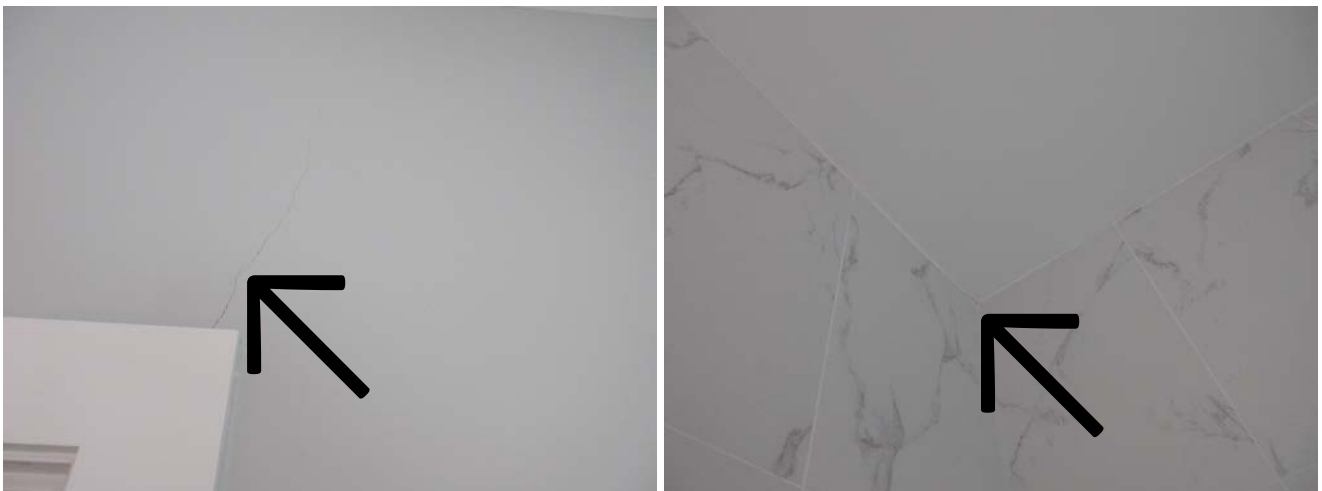


The central vacuum and inlet were not installed in the crawl space and two floors of the house.

## 5 Chapter Interior

### 5.1 Walls and Materials

**Type:** Drywall



A number of cracks were noted on the wall of the bedroom in the on the ground floor of the house. The cracks need to be monitored for any changes contacting a qualified contractor for more action. I recommend re-painting the wall. T

## 5.2 Counters and Cabinets

**Type:** Quartz



The gap was noted between the counter baseboard and the wall in the entrance room. Fixing the cabinet base board to prevent splashing water entering to the back of cabinet is recommended.

## 5.3 Doors & Closet door

**Type:** Panel / Wood



A number of the bedroom and the closet door stuck to the frames in the main floor bathroom, main floor door by dining room, and walk in closet door in top floor. I was not able to keep shut the closet door in the master bedroom of the house. Fixing all stuck room door and closet door in the house is recommended.



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- I was not able to find the access hatch door for the roof attic space.

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