

Home Inspection Report

Confidential

Prepared exclusively for customer

North Vancouver



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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: North Vancouver, BC
 Date of home inspection: June 26, 2020
 Inspection start time: 9:00 AM
 Inspection end time: 12:30 PM
 MLS#: not available
 Year Built: 1978
 Construction: Concrete / Wood
 Furnished: Yes
 Occupied: Yes
 Floor Area Total: 2122 sq. Ft.

Structure Description

Style: Single Family
 Stories: 3
 Orientation (Front Facing): West
 Last rain: Last week
 Temperature: +14 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:.....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 Exteriors

1.1 Windows

Type: Aluminum



A number of windows of the house were a single pane. I recommend replacing the single pane window with the double pane to save the heating of the house.

2 Chapter Plumbing

2.1 Water Supply System

Type: Copper, PEX



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. The main water shut off valve is located in the furnace room of the house.

2.2 Washing Machin & Dryer

Type: Rubber



The washing machine sewage water discharge to the laundry sink. The washing machine sewage hose need to be connected to the sewage system of the house as I recommend.

2.3 Hot Water Tanks

Type: Natural gas burning



The hot water tank was manufactured dated Mar 2017. The water tank life expectancy is 7-12 years. It has no leaks and is functioning well at the time of this home inspection.



There is no drain pan and no seismic strapping. At present, water of overheating is draining onto the floor and could enter the house and damage the interior. I recommend seismic strapping and a pan drain be installed properly.

3 Chapter Heating and Cooling

3.1 Furnaces

Type: Natural gas burning



The furnace is a mid-efficiency type with input 88000 BTU. The furnace manufactured in dated 2009. It is functioning well at the time of this home inspection.

3.2 Fire Place

Type: Gas



The fireplace was gas type. It is functioning well at the time of this home inspection. The house had wood burning type fireplace. The wood burning fireplace was replaced with the gas burning type.

4 Chapter Electrical

4.1 Main Electrical Panel

Type:



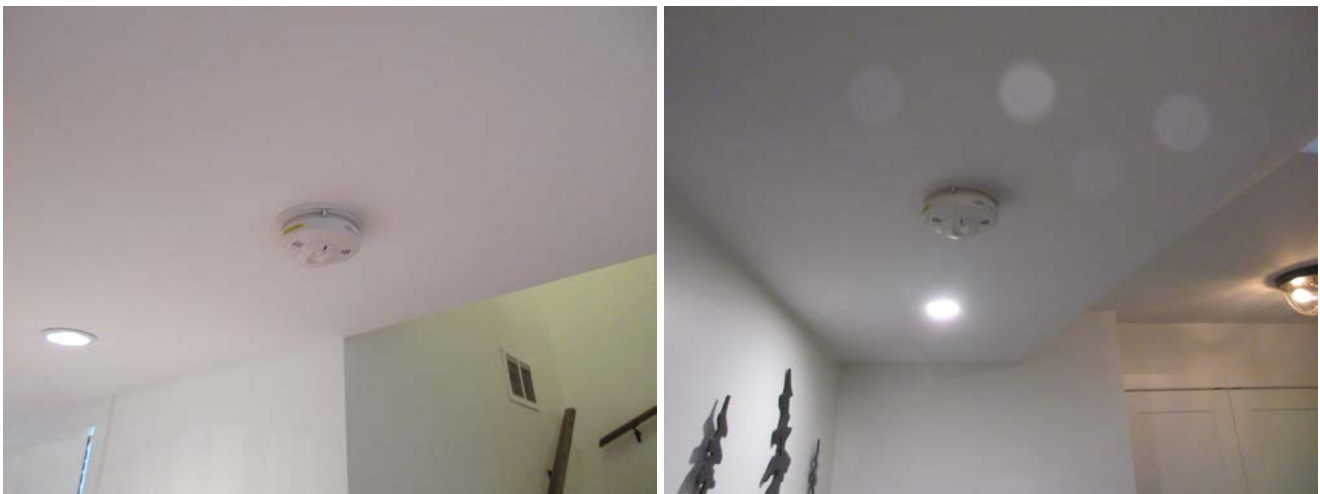
The main panel is located in the laundry room and is professionally installed. The electrical panel was 100 Amp and accessible. It shows no burnt, damaged, or corroded wires and is labeled. Appropriate circuit breakers and sized wires were used for specific circuits (i.e. 30 amp for the dryer, and 15 amp for general circuitry).



The sub-electrical panel was 60 Amp and the main breaker was 100 Amp. It is functioning well at the time of this home inspection.

4.2 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.

5 Chapter Interior

5.1 Counters and Cabinets

Type: Wood / Panel



The cabinet hinge door was broken and hanged up. The gap was noted around the cabinet door. Fixing the cabinet door is recommended.

5.2 Kitchen sink & Garbage disposal

Type:



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

5.3 Bathroom & Washroom

Type: Tile



The main bathroom shower wall tiles had moisture. The moisture in the back the tiles need to be monitored for any changes contacting a qualified for more action.