

ABC Home Inspections
Home Inspection Report
Confidential

Prepared exclusively for
87 Nelson St, 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

- 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 inspection date, 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 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 house systems' maintenance and improvements 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: 87 Nelson St, Vancouver, BC
Date of home inspection: Thursday, July 25, 2024
Inspection start time: 10:00 AM
Inspection end time: 12:15 AM
MLS#: not available
Year Built: 2019
Construction: Concrete / Metal
Furnished: No
Occupied: No
Floor Area Total: 534 sq. Ft.

Structure Description

Style: Condo
Stories: 1
Orientation (Front Facing): South-west
Registration BC No:
Manufacture model No (CSA):

Weather

Last rain: Last week
Temperature: +23° Centigrade
Soil Condition: Dry

The current inspector's address:

The current customer address:

People present at the inspection

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

1 . Structure

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

1.1 Main

Type: Concrete



The house features concrete floors, drywall ceilings, and metal-framed walls. The interior walls, ceilings, and floors showed no signs of defects or structural deficiencies at the time of this inspection.

2 . Exterior

2.1 Exterior Door

Type: Wood



The house features a wooden main entrance door. At the time of this inspection, the door was fully operational with no observed deficiencies. All interior doors, closet doors, and associated hardware were functional and in good condition.

2.2 Window

Type: Aluminum



The house is equipped with aluminum-framed, double-pane windows. At the time of this inspection, the windows were fully functional with no observed deficiencies in their operation or seals.

2.3 Balcony

Type: Epoxy floor



The balcony on the south side of the house features an epoxy floor coating. The balcony showed no visible deficiencies and appeared to be performing as intended at the time of this inspection.

2.4 Guard and Handrail

Type: Glass / Metal

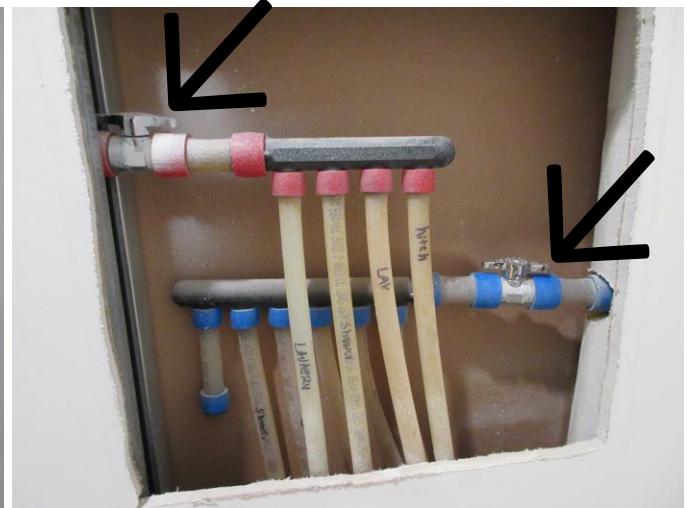


The balcony features a metal-framed glass guard system. Both the handrail and the guard were found to be securely anchored and functional, with no observed deficiencies at the time of this inspection.

3 . Plumbing

3.1 Water Supply System

Type: Uponor PEX



The original water supply lines are Uponor PEX piping. The system was functional with no observed deficiencies at the time of this inspection. The typical life expectancy for PEX piping is 40 to 50 years. The main water shut-off valve is located in the den.

3.2 Bathtub

Type:

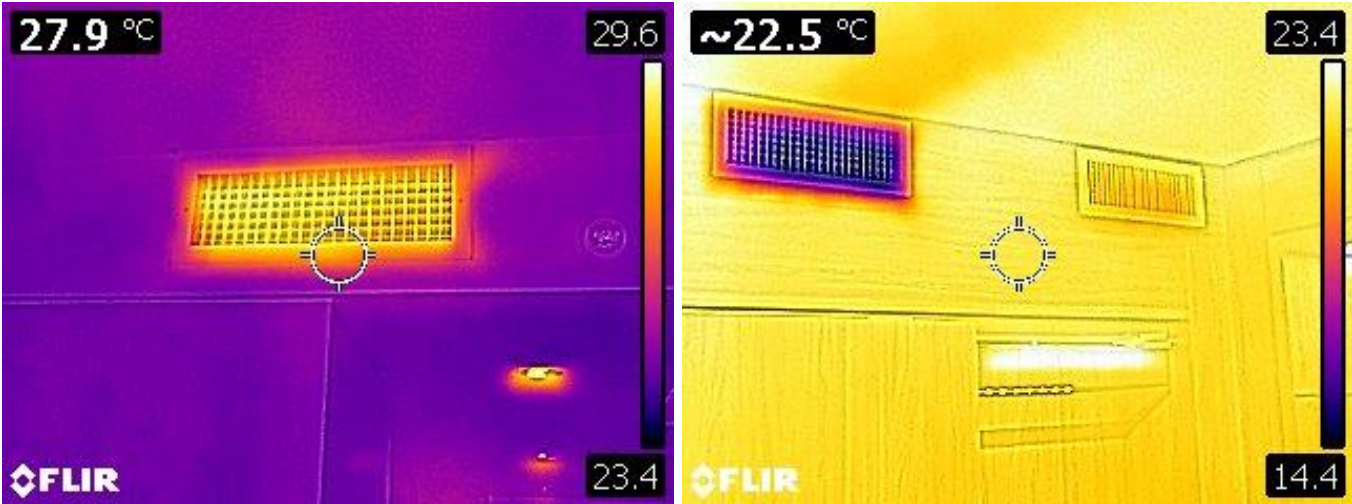


Active leakage was observed at the master bathroom shower head. It is recommended that a qualified individual repair or replace the fixture to prevent water waste and potential moisture issues.

4 . Heating and Cooling

4.1 Fan coil

Type: Electrical



The property is equipped with a fan coil unit (FCU) connected to the central heating system. The unit was operated and tested; it was found to be fully functional with no observed deficiencies at the time of this inspection.

5 . Electrical

5.1 Main Electrical Panel

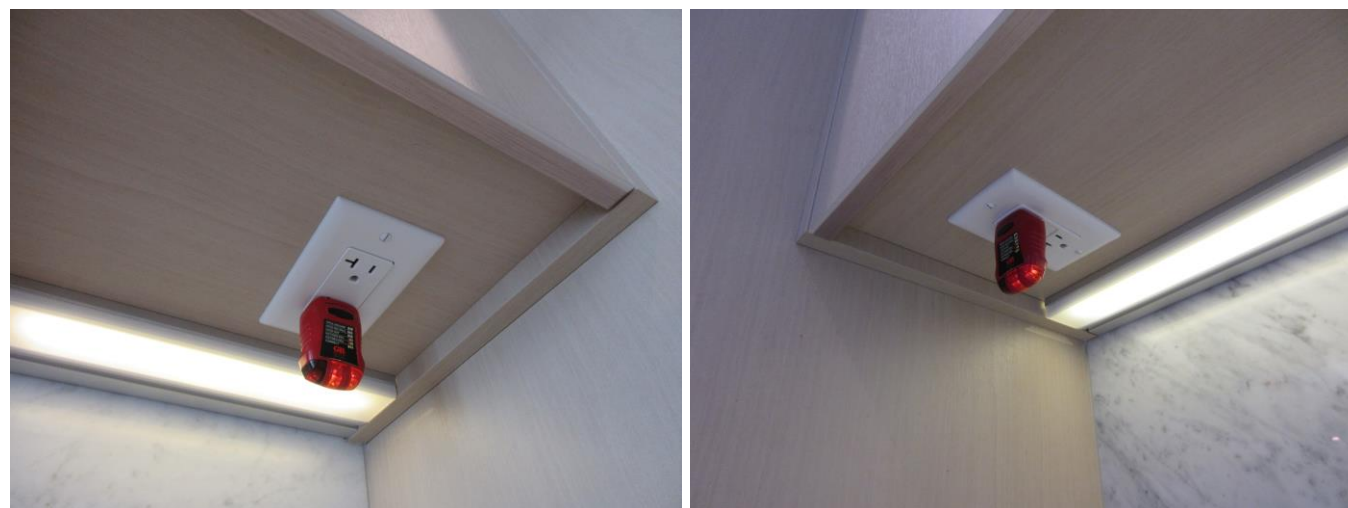
Type:



The 100-amp main electrical panel is located in the den and was professionally installed. The house is wired with copper, and no signs of burnt, damaged, or corroded wiring were observed. All breakers were clearly labeled. Appropriate circuit breakers and wire gauges were used for specific circuits (e.g., 30-amp for the dryer and 15-amp for general circuitry).

5.2 Outlet and Switch

Type:



GFCI-protected outlets were located in the kitchen. The units were tested and appeared to be in serviceable condition at the time of inspection.



- AFCI-protected outlets were located in the bedrooms. These outlets were tested and appeared to be in serviceable condition at the time of inspection. T6017
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6 . Insulation and Ventilation

6.1 Bathroom & Washroom

Type: Electrical



Electrical exhaust fans were located in the bathrooms. These units were tested and found to be fully functional with no observed deficiencies at the time of inspection.

6.2 Rang Hood

Type: Electrical



The kitchen is equipped with an electric range hood. The exhaust fan and light were tested and found to be fully functional with no observed deficiencies at the time of inspection.

7 . Interior

7.1 Wall and Material

Type: Gypsum wallboard



The living room wall finish was observed to be damaged or missing in several areas. These appear to be strictly cosmetic issues and do not indicate underlying structural concerns. Surface preparation and repainting are recommended to restore the wall's appearance.

7.2 Counter and Cabinet

Type: MDF / Quartz



The kitchen features quartz countertops and MDF-core cabinet doors. Both the cabinetry and the countertops were inspected and found to be in serviceable condition, with no observed deficiencies in alignment or finish at the time of inspection.

7.3 Door & Closet door

Type: MDF



The interior features MDF-core doors for all rooms and closets. The doors and their associated hardware were tested and found to be fully operational and in good condition, with no observed deficiencies at the time of this inspection.



The balcony is equipped with an aluminum-framed door. During the inspection, the door handle was found to be loose. It is recommended that the hardware be tightened or repaired to ensure proper operation and security.

7.4 Bathroom

Type:



The bathroom shower wall tiles and grout were inspected and appeared to be in serviceable condition. The grout lines are intact and no visible deficiencies or moisture-related concerns were noted at the time of inspection.

7.5 Washroom

Type:



All toilets were tested throughout the home. They were found to be properly installed and fully functional, with no observed deficiencies. The units were firmly secured to the floor, and no cracks or active leaks were noted at the tanks or bowls at the time of inspection.



The bathroom lavatory and faucet were tested. The basin was securely mounted, and the faucet was fully functional with no observed deficiencies. Water pressure and drainage were both adequate and performing as intended at the time of this inspection.

7.6 Washing machine & Dryer

Type:



The washing machine and dryer were tested in the laundry room and found to be fully functional at the time of inspection. No active water leaks were observed at the washer's supply or drain lines. Both appliances appeared to be in serviceable condition.

7.7 Floor cover

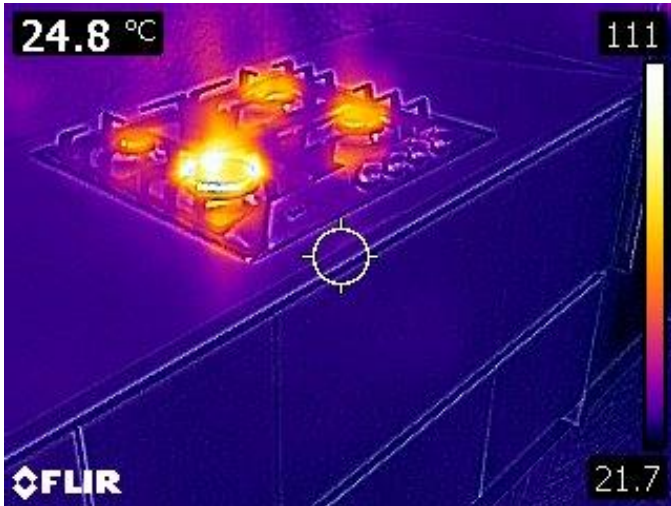
Type: Laminate / Stone



The home's flooring consists of laminate and stone surfaces. The flooring was inspected throughout and found to be in serviceable condition with no observed deficiencies in installation or finish at the time of this inspection.

7.8 Range & Oven

Type: Gas



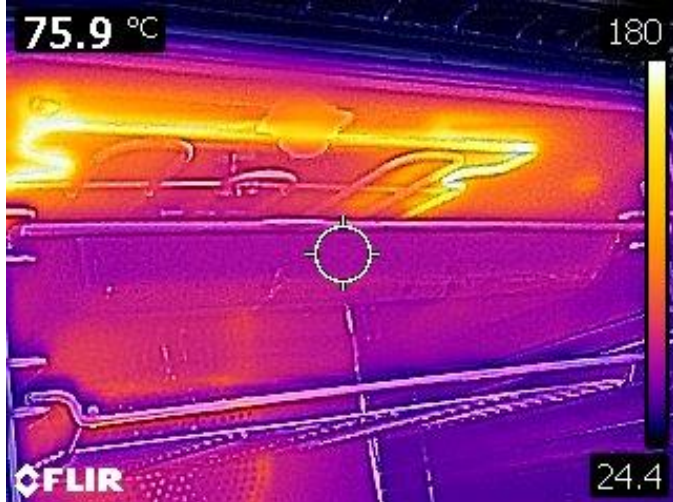
The house is equipped with a gas range. The unit was operated and tested; all burners and the oven were found to be fully functional and in serviceable condition with no observed deficiencies at the time of inspection.



The microwave door was observed to be misaligned with the surrounding trim panel, showing a minor sag. This appears to be a cosmetic issue and did not affect the unit's ability to latch or operate at the time of inspection. Adjusting the door hinges is recommended for aesthetic uniformity.

7.9 Wall oven

Type: Electrical



The kitchen features a gas-fired oven with an electronic ignition system. The unit was tested and found to be fully functional, reaching target temperatures during the heating cycle with no observed deficiencies at the time of inspection.

7.10 Fridge

Type: Electrical



The refrigerator and freezer doors were observed to be misaligned with the left cabinet side panel (gable). This appears to be a cosmetic issue related to the leveling of the appliance or hinge adjustment and does not affect the unit's seal or function. Adjustment is recommended for aesthetic uniformity.



- The dishwasher was tested and found to be fully functional at the time of inspection. The unit operated through a normal cycle with no observed leaks, unusual noises, or deficiencies. It appears to be in serviceable condition. T8067
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