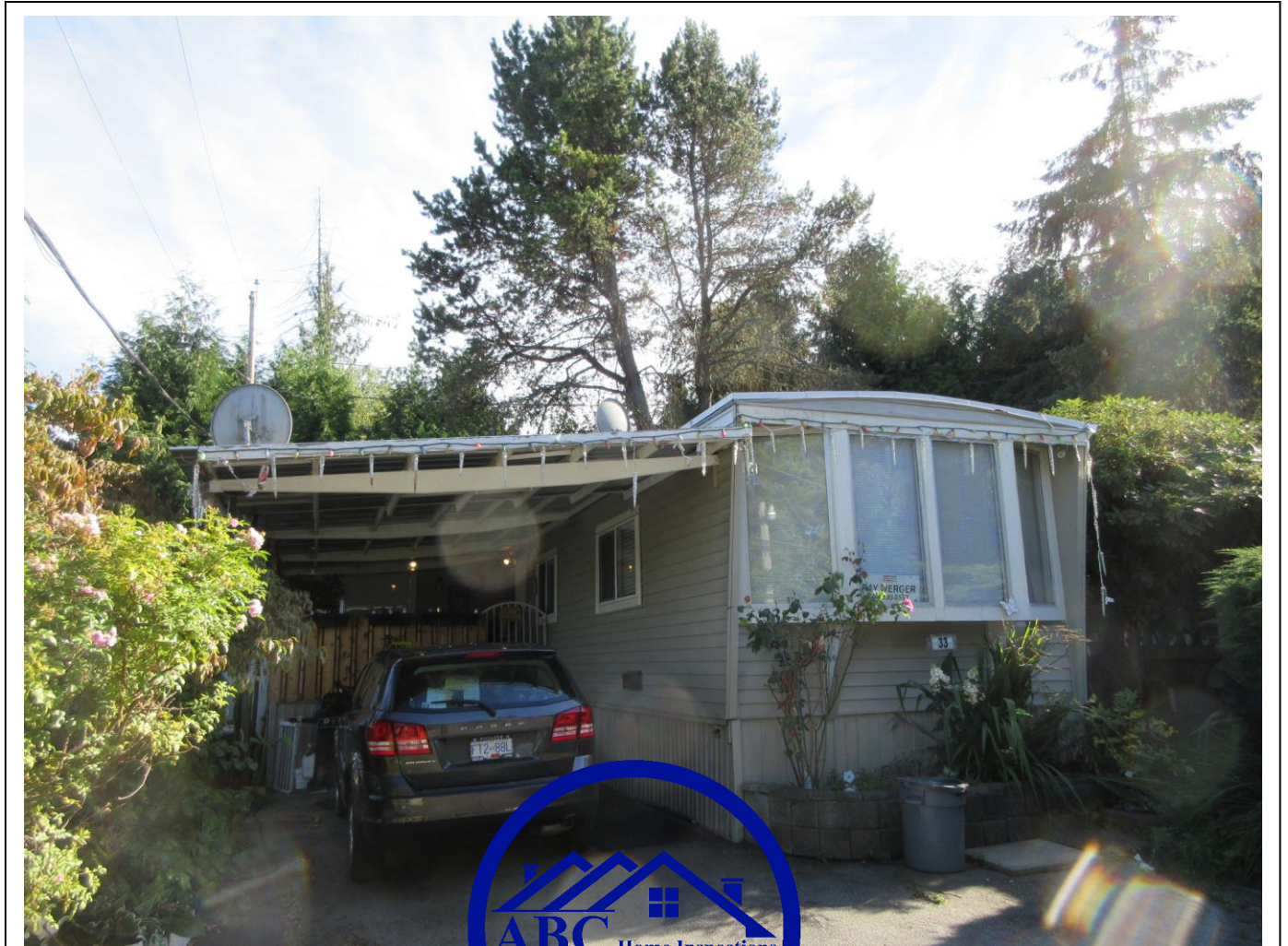


ABC Home Inspections
Home Inspection Report
Confidential

Prepared exclusively for
Surrey, BC



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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

- 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 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: Surrey, BC
 Date of home inspection: Tuesday, September 6, 2022
 Inspection start time: 5:00 PM
 Inspection end time: 7:30 PM
 Registration BC No: 12893
 Manufacture model No (CSA): 364
 MLS# not available
 Year Built: 1972
 Construction: -
 Furnished: Yes
 Occupied: Yes
 Floor Area Total: 960 sq. Ft.

Structure Description

Style: Mobile_home
 Stories: 1
 Orientation (Front Facing): North

Weather

Last rain: Last week
 Temperature: +18° Centigrade
 Soil Condition: Dry

The current inspector address:

The current customer address:

People present at the inspection

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

1 . Structure

1.1 Foundation

Type: Concrete



The mobile home is situated on a concrete foundation; however, the unit is not fastened or anchored to the ground. This is a significant structural deficiency, as the home lacks the required stability against wind uplift or shifting. I recommend contacting a qualified contractor immediately for further evaluation and to install a proper anchoring system.

1.2 Ceiling

Type:



Visible sagging (deflection) was observed in the living room ceiling. This condition may indicate a structural concern, a failure of the ceiling joists, or moisture-related damage. I recommend that a qualified structural contractor or engineer be consulted to determine the cause and perform necessary repairs.

1.3 Retaining wall

Type: Concrete



A masonry retaining wall is located on the north side of the property. The wall shows signs of structural movement, including uneven surfaces and displaced blocks. This indicates potential soil pressure or drainage issues. I recommend a qualified hardscape or structural contractor evaluate the wall for stabilization and repair.

1.4 Roof

Type:



A significant sagging and wavy surface was noted on the roof. The sagging and wavy surface of the roof is the significant deficiency and indicate the potential of the moisture entering to the house. The sagging needs to be fixed, and maintained by the qualified contractor as recommended.

2 . Exterior

2.1 Wall Cladding

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

Type: Vinyl



The exterior of the home is finished with vinyl siding. Sections of the siding panels are missing on the South and West elevations, exposing the underlying house wrap and sheathing. To prevent moisture damage and rodent intrusion, I recommend installing matching vinyl panels and ensuring the area is properly sealed by a qualified contractor.

2.2 Window

Type: Vinyl / Wood / Aluminum



The home is equipped with a combination of vinyl and aluminum-framed, double-pane windows. All units tested were found to be functional and in serviceable condition at the time of inspection. No deficiencies in the hardware or visible failures of the thermal seals were observed.

2.3 Added space

Type:



An addition was noted at the rear of the property. The permit history and zoning approval for this structure were not verified as part of this home inspection. I recommend the client contact the local building department to confirm that all necessary permits were obtained and that the space meets current building codes.

3 . Roof

3.1 Roof Covering Material

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

Type: torch-on (asphalt rolling)



The roof covering consists of a combination of torch-on membrane and aluminum sheeting. A visible void was noted at the transition point between these two materials. This separation creates a significant potential for water intrusion into the structure. It appears that standard trade practices were not followed at this junction; I recommend immediate repair by a qualified roofing contractor to ensure a watertight seal.



Organic debris (tree leaves) has accumulated across the roof surface. This buildup can trap moisture, promote moss growth, and lead to the premature deterioration of the roofing membrane and metal components. Regular cleaning and maintenance of the roof surface and gutters are recommended to ensure proper drainage and extend the life of the roof.

3.3 Gutter and Downspout

Type: Aluminum



The gutter system is significantly obstructed by an accumulation of organic debris and tree leaves. Clogged gutters prevent proper drainage, which can lead to water backing up under the roof edge, damaging the fascia boards, and causing the gutters to pull loose from the structure. I recommend cleaning and flushing the entire gutter and downspout system to prevent potential water intrusion and costly structural repairs.

4 . Plumbing

4.1 Water Supply System

Type: PEX



The potable water supply piping is PEX (cross-linked polyethylene). The system was inspected and found to be functional and in serviceable condition with no observed leaks or deficiencies at the time of inspection. The main water shut-off valve is located in the laundry room. PEX piping typically has an estimated service life of 40 to 50 years.

4.2 Kitchen and laundry sink & faucet

Type: Steel



Active moisture leakage was observed at the kitchen sink drain assembly (P-trap). Water was noted dripping from the slip-joint connections, which has caused minor staining to the base of the cabinet. I recommend immediate repair or replacement of the drainage fittings by a licensed plumber to prevent further water damage and potential mold growth.

4.3 Hot Water Tank

Type: Gas



The home is equipped with a tankless water heater manufactured in 2019. The unit was inspected and found to be performing as intended with no visible leaks or deficiencies at the time of inspection. Tankless units typically have a service life of 20+ years. I recommend regular professional maintenance, including descaling, to ensure the unit reaches its maximum life expectancy.

5 . Heating and Cooling

5.1 Furnace

Type: Natural gas burning



The heating system consists of a mid-efficiency furnace with a 40,000 BTU input, manufactured in 2003. While the unit was found to be functional and in serviceable condition at the time of inspection, it is 23 years old and has exceeded its typical design life (15–20 years). Due to its age, the unit is nearing the end of its reliable service. I recommend the client budget for replacement in the near future and have a qualified HVAC technician perform an annual safety certification.

5.2 Fireplace

Type: Gas



The home is equipped with a gas-fired fireplace. Visible clouding/film buildup was noted on the glass door (commonly referred to as 'smoke glass'). This is a typical maintenance item caused by mineral deposits during combustion. I recommend a professional cleaning and service by a qualified fireplace technician to prevent permanent etching of the glass and to ensure the burners are operating efficiently.

5.3 Natural Gas

Type: Meter

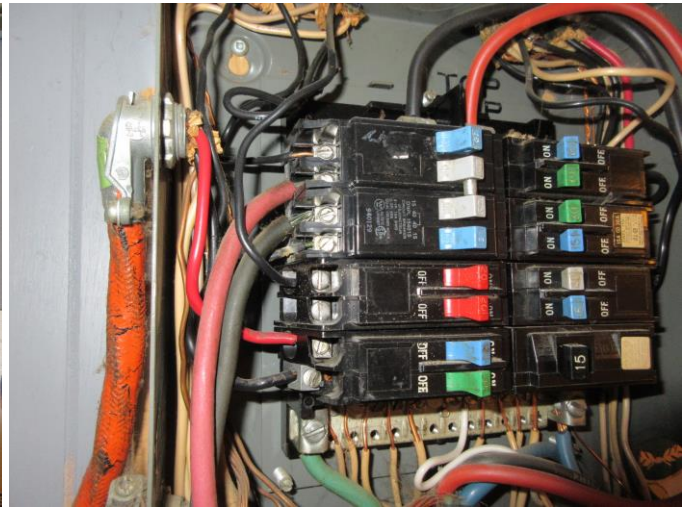


The natural gas meter is located on the west side of the house. Surface corrosion (rust) was observed on the gas service piping. While the rust appears superficial at this time, it should be addressed to prevent deep pitting or pipe degradation. I recommend that the piping be cleaned and repainted with a rust-inhibiting exterior paint to ensure long-term integrity.

6 . Electrical

6.1 Main Electrical Panel

Type:



The home is equipped with a 100-amp electrical service; the distribution panel is located in the laundry room and appears to have been professionally installed. Branch circuit wiring is copper, and no signs of overheating, damage, or corrosion were observed within the panel. Circuit breakers appear to be correctly sized for their respective loads (e.g., 40-amp for the range, 30-amp for the dryer). The circuit directory is incomplete. I recommend accurately labeling all breakers to ensure safe and efficient operation of the electrical system.

6.2 Smoke Detector & Carbon monoxide

Type: Electrical



Smoke and Carbon Monoxide (CO) detectors were identified throughout the home. For safety, smoke alarms should be replaced every 10 years, while CO detectors typically require replacement every 5 to 7 years. I recommend testing all units monthly and replacing batteries semi-annually. As a best practice, the client should replace all life-safety devices upon taking possession of the residence to ensure they are current and reliable.



- GFCI (Ground Fault Circuit Interrupter) protection is installed at the kitchen counter receptacles. The outlets were tested using a localized tester and were found to be performing as intended, tripping and resetting correctly at the time of inspection. This is an important safety feature designed to prevent electrical shock in areas near water sources. T6020
- GFCI (Ground Fault Circuit Interrupter) protection is present in both the washroom and bathroom. All units were tested and found to be in serviceable condition, successfully tripping and resetting at the time of inspection. This safety feature is critical for preventing electrical shock in areas where water is present. T6021

7 . Insulation and Ventilation

7.1 Bathroom & Washroom

Type: Exhaust fan



The home is equipped with mechanical exhaust fans in the primary ensuite and the main bathroom. Both units were operated and found to be functional and in serviceable condition at the time of inspection. These fans are essential for removing excess moisture and preventing mold or mildew growth in high-humidity areas.

7.2 Laundry Vent

Type: Foil Duct



The dryer is currently equipped with a flexible foil transition duct. This type of venting is not recommended as the internal ribbing traps lint, creating a significant fire hazard. Building standards require the use of rigid or semi-rigid metal ducting (aluminum or galvanized steel) to ensure fire safety and proper airflow. I recommend the immediate replacement of the foil duct with an approved metal venting system.

8 . Interior

8.1 Counter and Cabinet

Type: Wood / Panel



The kitchen features laminate-covered MDF countertops and MDF cabinetry. Both the counters and cabinet units were found to be functional and in serviceable condition at the time of inspection. While no deficiencies were observed, it is important to note that MDF is highly susceptible to moisture damage; ensure that all surface seams and areas around the sink are kept dry to prevent swelling or delamination.

8.2 Door & Closet door

Type: Panel / Wood



An unusual gap (cavity) was observed at the header of the master bedroom door frame. This may indicate a need for frame adjustment or trim repair to ensure proper closure and privacy. Conversely, the vinyl-wrapped closet doors and associated hardware were tested and found to be in good serviceable condition with no observed deficiencies at the time of inspection.

8.3 Bathtub

Type:



The bathtub and shower fixtures, including the faucets and diverter, were tested and found to be performing as intended. Both the hot and cold water supplies provided adequate pressure, and the drainage system was functional with no observed deficiencies at the time of inspection. I recommend monitoring the caulking and grout regularly to ensure a watertight seal is maintained.

8.4 Washroom

Type:



Active moisture leakage was observed at the rear of the toilet in the main bathroom. The leak appears to be originating from the water supply connection (or the tank-to-bowl bolts). To prevent damage to the subfloor and the potential for mold growth, I recommend immediate repair by a licensed plumber. The floor area around the toilet should be monitored for signs of wood saturation or soft spots.



All lavatories and faucets in the primary ensuite and main bathroom were tested and found to be in satisfactory condition. The basins are securely mounted, and the faucets are performing as intended with no leaks or deficiencies observed. Water pressure and drainage were both adequate at the time of inspection.

8.5 Washing machine & Dryer

Type:



The washing machine and dryer were tested and found to be performing as intended at the time of inspection. However, an active water leak was discovered at the refrigerator supply line connection located behind the washing machine. This leak appears to be constant and poses a risk of water damage to the flooring and wall assembly. I recommend immediate repair by a licensed plumber to prevent further moisture intrusion.

8.6 Dishwasher

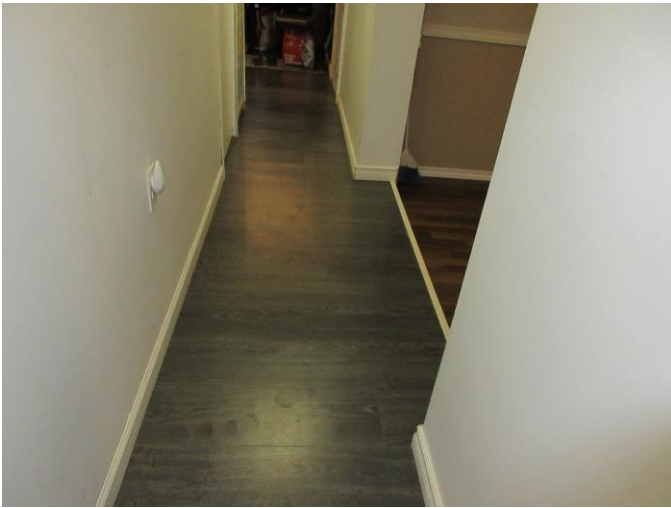
Type:



The dishwasher was operated through a normal wash cycle and found to be performing as intended. No water leakage was observed at the supply or drainage connections, and the interior appeared to be in serviceable condition at the time of inspection. I recommend periodically cleaning the filter to ensure optimal drainage and performance.

8.7 Floor cover

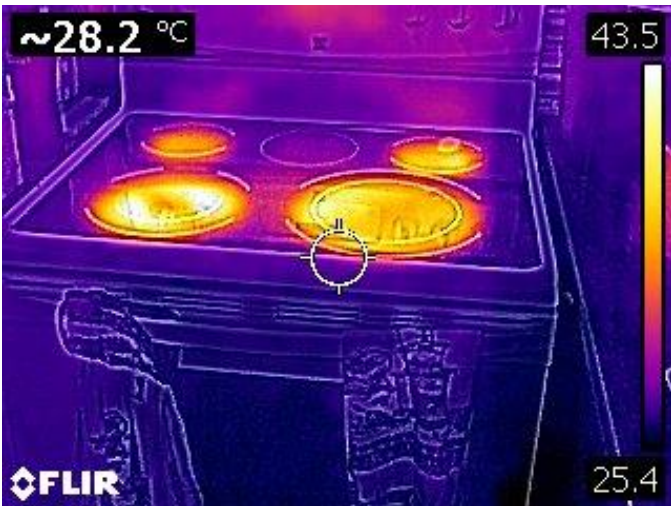
Type:



The home's interior flooring consists of laminate and linoleum (sheet vinyl). These surfaces were found to be in good serviceable condition with no observed deficiencies at the time of inspection. The transitions between different flooring types are secure, and no significant wear or damage was noted. Given the moisture-sensitive nature of laminate, I recommend maintaining the seals around wet areas to prevent future swelling.

8.8 Stove & Oven

Type: Electrical



The home is equipped with an electric range. The cooktop elements and the oven's bake and broil functions were tested and found to be performing as intended at the time of inspection. No deficiencies were observed regarding the appliance's operation or physical condition.