

ABC Home Inspections  
**Home Inspection Report**  
**Confidential**

Prepared exclusively for  
Coquitlam, BC



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*ASTTBC PI0534*

# Table of contents

<b>Table of contents</b> .....	<b>1</b>
<b>Limitations and Conditions</b> .....	<b>3</b>
<b>General Information</b> .....	<b>5</b>
<b>1 . Structure</b> .....	<b>6</b>
1.1 Main .....	6
<b>2 . Exterior</b> .....	<b>6</b>
2.1 Window .....	6
<b>3 . Plumbing</b> .....	<b>7</b>
3.1 Water Supply System .....	7
3.2 Washing Machine & Dryer .....	7
3.3 Kitchen sink & Faucet .....	8
3.4 Toilet and Basin Sewage .....	8
3.5 Bathtub .....	9
<b>4 . Heating and Cooling</b> .....	<b>10</b>
4.1 Fireplace .....	10
4.2 Electrical baseboard heater .....	10
<b>5 . Electrical</b> .....	<b>11</b>
5.1 Main Electrical Panel .....	11
5.2 Outlet and Switch .....	11
↘ 12	
<b>6 . Insulation and Ventilation</b> .....	<b>13</b>
6.1 Bathroom & Washroom .....	13
6.2 Laundry duct .....	13
6.3 Rang Hood .....	14
<b>7 . Interior</b> .....	<b>14</b>
7.1 Ceiling .....	14
7.2 Counter and Cabinet .....	15
7.3 Door & Closet door .....	15
7.4 Stair, Railing and Guard .....	16
7.5 Bathroom .....	16
7.6 Shower stall .....	17
7.7 Washroom .....	17

7.8 Washing machine & Dryer ..... 18

7.9 Floor cover ..... 18

7.10 Stove & Oven..... 19

7.11 Dark stain & Blackspot ..... 19

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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: Coquitlam, BC  
 Date of home inspection: Saturday, June 22, 2024  
 Inspection start time: 10:00 AM  
 Inspection end time: 12:15 AM  
 MLS#: not available  
 Year Built: 1994  
 Construction: Concrete / Wood  
 Furnished: Yes  
 Occupied: Yes  
 Floor Area Total: 1201 sq. Ft.

### Structure Description

Style: Condo  
 Stories: 2  
 Orientation (Front Facing): North-west  
 Registration BC No:  
 Manufacture model No (CSA):

### Weather

Last rain: The day before yesterday  
 Temperature: +18° Centigrade  
 Soil Condition: Dry

The current inspector's address:  
 The current customer address:

### People present at the inspection

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

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**Type:** Concrete / Wood



The house features concrete floors, gypsum board (drywall) ceilings, and drywall walls. The interior walls, ceilings, and floors showed no defects or structural deficiencies at the time of this home inspection.

# 2 . Exterior

## 2.1 Window

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**Type:** Aluminum

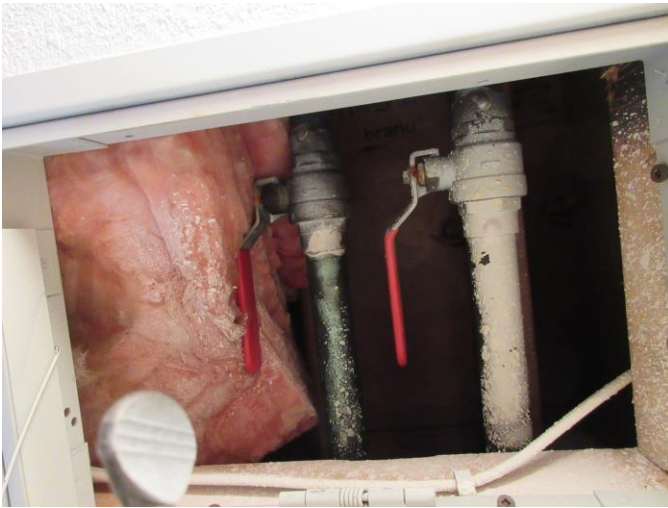


The windows featured aluminum frames with double-pane glass. They were functional, with no deficiencies noted at the time of this home inspection.

## 3 . Plumbing

### 3.1 Water Supply System

**Type:** Copper



The house original supply pipes was copper. It was functional with no deficiency at the time of this home inspection. The copper life expectancy is 20-50 years and dependent on water condition, it may fail within 20 years. The main water shut off valve was located in the ceiling of the laundry room. There was no corrosion or rusted pipe or condensation at the time of this home inspection.

### 3.2 Washing Machine & Dryer

**Type:** Rubber



The washing machine utilized rubber hoses for the water supply. Over time, constant water pressure can cause rubber hoses to expand, which may lead to leaks or a sudden burst. I recommend replacing the rubber hoses with braided stainless steel flexible connectors.

### 3.3 Kitchen sink & Faucet

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**Type:** Steel



The kitchen featured a stainless steel sink. The faucets and sink were functional, with no leaks observed at the time of this home inspection.

### 3.4 Toilet and Basin Sewage

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**Type:**



All toilets in the home were tested. The toilets and their flushing mechanisms were functional at the time of this home inspection.

### 3.5 Bathtub

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Type:



A minor water clog was noted in the bathtub. Water was discharging slowly from the bathtub in the master bathroom. Clearing the clog is recommended to restore proper drainage.



Low water pressure was noted at the shower. Water leakage was observed at both the faucet spout and the shower head in the master bathroom. Repairing these leaks is recommended to prevent water waste and potential moisture damage.

## 4 . Heating and Cooling

### 4.1 Fireplace

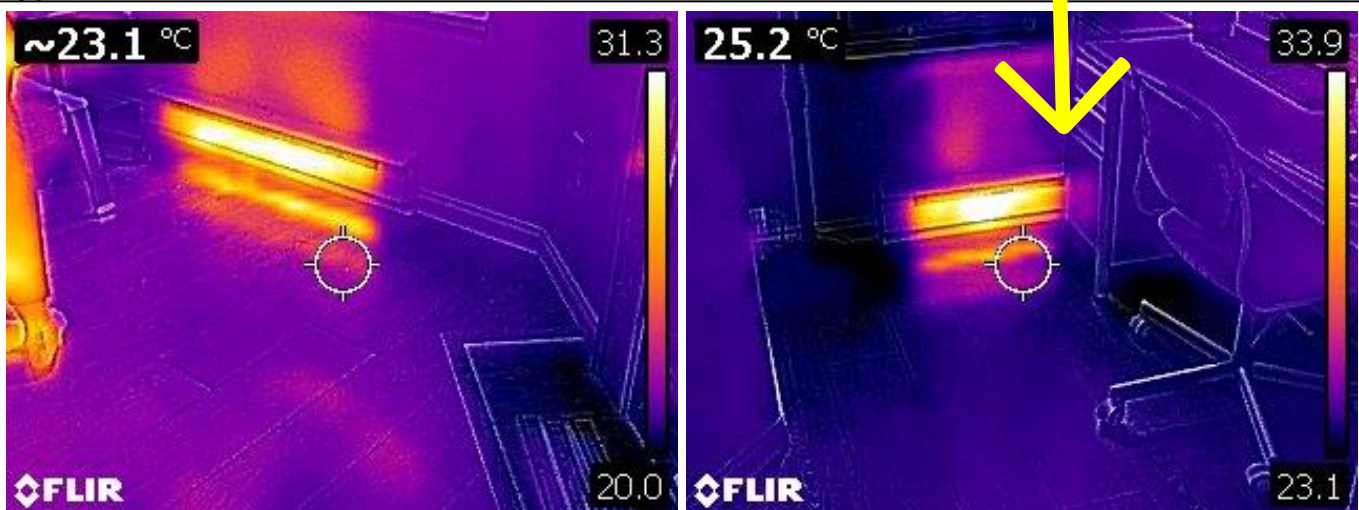
Type: Gas



The house features a gas fireplace. A safety notice was observed on the unit; consequently, I was unable to ignite the fireplace and could not perform a functional inspection. The glass door exhibited significant soot buildup (smoke staining). I recommend professional cleaning of the fireplace glass and a full safety certification by a qualified technician.

### 4.2 Electrical baseboard heater

Type: Electrical



All electrical baseboard heaters were tested and were functioning properly at the time of this home inspection. I recommend keeping furniture and textiles, such as drapes and sofas, away from the units to avoid fire hazards and ensure the system operates efficiently.

## 5 . Electrical

### 5.1 Main Electrical Panel

Type:



The main electrical panel was located in the northeast corner bedroom and appeared to be professionally installed. The wiring throughout the house is copper, with no signs of burnt, damaged, or corroded conductors. All breakers were labeled, and appropriate circuit breakers and wire gauges were used for specific circuits (e.g., 40-amp for the range, 30-amp for the dryer, and 15-amp for general circuitry).

### 5.2 Outlet and Switch

Type: GFCI



GFCI-type outlets were located in the bathrooms and the washroom of the house. The GFCI outlets were tested and appeared to be in serviceable condition on the day of this home inspection.



There were no GFCI-type outlets in the kitchen. Standard outlets were installed instead, which presents a safety concern. To protect users from electrical shock and hazardous conditions, outlets within the kitchen (especially those near water sources) should be GFCI-protected. I recommend the installation of Ground Fault Circuit Interrupter (GFCI) outlets for all kitchen countertop locations.

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- There were no AFCI-type outlets in the bedrooms. This is a safety concern, as AFCI protection is designed to prevent hazardous conditions caused by electrical arcing. To enhance fire safety, I recommend the installation of Arc-Fault Circuit Interrupter (AFCI) protection for all bedroom circuits. T6003
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## 6 . Insulation and Ventilation

### 6.1 Bathroom & Washroom

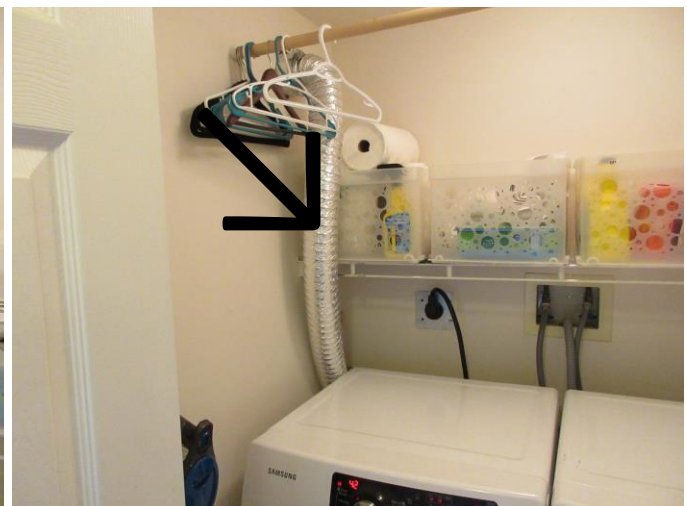
**Type:** Electrical



Electrical exhaust fans were located in the bathrooms and the washroom. The fans in the master bathroom and main bathroom were functional at the time of this home inspection. However, the exhaust fan grilles were dirty and clogged with dust throughout the house; cleaning them is recommended to improve airflow and functionality. Additionally, the grille in the master bathroom was loose and should be properly secured.

### 6.2 Laundry duct

**Type:** Foil Duct



The dryer was equipped with a foil duct, which is not recommended for this application. This presents a safety concern and a potential fire hazard. Only rigid metal or semi-rigid aluminum ducting is approved and recommended for dryer transitions. I recommend replacing the foil duct with a hard metal or aluminum duct.

## 6.3 Rang Hood

**Type:** Electrical



The house was equipped with an electrical range hood. The exhaust fan was tested and found to be functional at the time of this home inspection.

## 7 . Interior

### 7.1 Ceiling

**Type:** Dry board



Previous water leakage stains and damaged areas were observed on the ceilings of the bedroom and corridor. These moisture stains were dry at the time of this home inspection. I recommend monitoring these areas for any changes and consulting a qualified contractor for further assessment or repair.

## 7.2 Counter and Cabinet

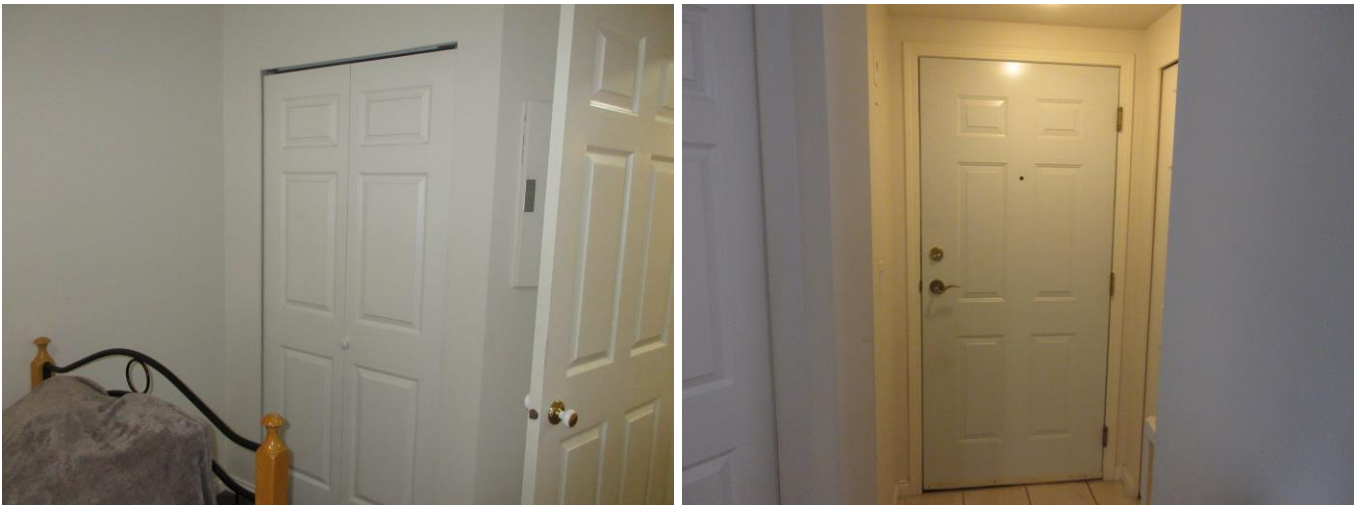
**Type:** Quartz



The kitchen featured quartz countertops and laminate-faced cabinet doors. Both the cabinets and countertops were functional, with no deficiencies noted at the time of this home inspection.

## 7.3 Door & Closet door

**Type:** Vinyl



The house was equipped with vinyl-surfaced interior doors for the rooms and bifold doors for the closets. The interior doors, closet doors, and their associated hardware were functional and in good condition, with no deficiencies noted at the time of this home inspection.

## 7.4 Stair, Railing and Guard

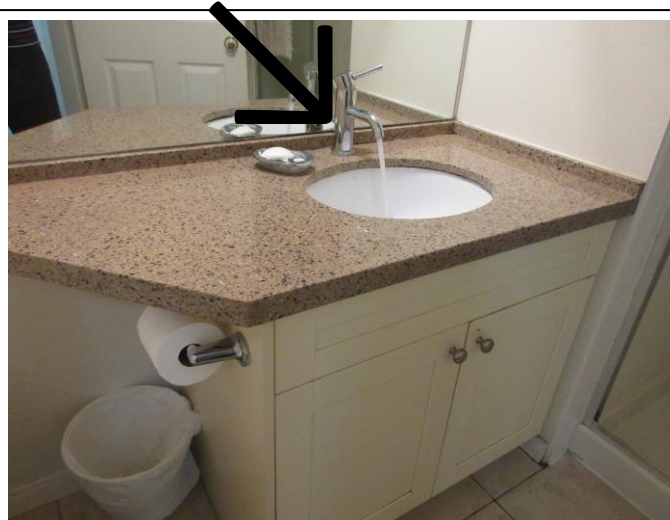
**Type:** Laminate



The interior stairs were finished with laminate flooring. The staircase was functional, and the handrail was securely installed, with no deficiencies noted at the time of this home inspection.

## 7.5 Bathroom

**Type:**



The basin stopper was not functional in the main bathroom. I recommend repairing or replacing the stopper to restore proper operation of the sink drain.

## 7.6 Shower stall

Type:



Missing grout was observed in the master bathroom wall tiles. The grout within the shower enclosure requires maintenance to prevent water from penetrating the wall cavity. I recommend replacing the missing grout and performing periodic sealing to maintain a watertight barrier.

## 7.7 Washroom

Type:



All basins (sinks) were tested throughout the house. They were found to be functional and appropriately installed, with no deficiencies noted at the time of this home inspection.

## 7.8 Washing machine & Dryer

Type:



The washing machine and dryer were tested in the laundry room. No water leakage was observed at the washing machine. Both appliances were functional at the time of this home inspection.

## 7.9 Floor cover

Type: Laminate



The house was primarily finished with laminate flooring. Minor buckling and lifting were observed in the laminate on the second floor. I recommend repairing or replacing the affected areas to ensure a level walking surface and prevent further damage.

## 7.10 Stove & Oven

Type: Electrical



The house was equipped with an electric range. The unit was tested and found to be functional at the time of this home inspection.

## 7.12 Dark stain & Blackspot

Type:



Dark staining and black spots were noted on the master bedroom windows on the second floor. These spots are suspicious and may indicate mold growth. While it is difficult to confirm without laboratory testing, I recommend cleaning and removing the stains to prevent further accumulation.