

Home Inspection Report

Confidential

Prepared exclusively for
Port Coquitlam, BC



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Property classification & Inspection scope

This report is prepared according to the **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.

- Property Type: Single_family.
- This inspection is conducted in accordance with the Standard of Inspection for Residential Properties.

Scope Definition:

- The scope is a visual survey of the accessible areas of the entire property and all primary structures, including site, roof, exterior, building structure, insulation, ventilation, electrical, plumbing, heating/cooling systems, and interior.

Excluded as Common Property (CP) or Limited Common Property (LCP): The building structure, exterior envelope (roof, siding, foundations), common systems, shared amenities, balconies, patios, and exterior windows are not inspected as they fall under the responsibility of the Strata Corporation.

Conclusion & Purpose:

This inspection is designed to identify material defects observed within the defined scope on the date of the inspection, in compliance with the applicable standard noted above.

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 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 inspection is conducted in accordance with inspection Standards. The field work took place on Saturday, May 30, 2026.

The property is an approximately 51 years old, consisting of a 2-level house on a steep lot. There is a crawlspace which extends from the front to the rear of the home. There are two balconies facing the waterfront. Both levels of the home are separate living spaces with no interior stairs. There is water access to the property by way of a floating dock, connected by a wood ramp leading to a series of stairs and gangways. By far, the majority of issues and deficiencies exist at the exterior of the house and property, including the access to the floating dock.

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: Port Coquitlam, BC
Date of home inspection: Saturday, May 30, 2026
Inspection start time: 8:30 AM
Inspection end time: 12:30 PM
MLS#: not available
Year Built: 2026
Construction: Concrete / Wood
Furnished: No
Occupied: No
Floor Area Total: 1500 Sq. ft.

Structure Description

Style: Single_family
Stories: 2
Orientation (Front Facing): South
Registration BC No:
Manufacture model No (CSA):

Weather

Last rain: The day of the home inspection
Temperature: +9° Centigrade
Soil Condition: Dry

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

People present at the inspection

Children.....	Yes	Buyer's Agent:.....	Yes
Neighbor:.....	No	Family.....	No
Purchaser:.....	Yes	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 has a concrete floor, dry board ceiling, and drywall. Overall, the building structure appears to be stable. At the time of this home inspection, the interior walls, ceilings, and floors showed no defects or structural deficiencies.

1.2 Foundation Wall

Type: Concrete



Concrete spalling and a void were observed at the top of the foundation wall directly beneath the siding. Expanding spray foam has been improperly used to fill the void/penetration. Spray foam is not a weather-resistant or structurally sound material for exterior foundation repairs. Monitoring the spalling any changes is recommended. If any changes are observed, contact a qualified contractor for further evaluation and necessary repairs.

1.3 Floor

Type: Concrete



A distinct shrinkage crack was observed extending from the base of a stone-veneered structural column across the concrete entryway slab to the door threshold. At the base of the column a substandard, superficial application of mortar/grout has been placed over the concrete slab interface. The underlying structural footing or pier extension appears rough, exposed, and is directly concentrating point loads onto a cracked section of the slab.

1.4 Roof

Type: Wood Truss



The roof structure consisted of wood trusses. The roof appeared to be functioning well at the time of this inspection.

2. Exterior

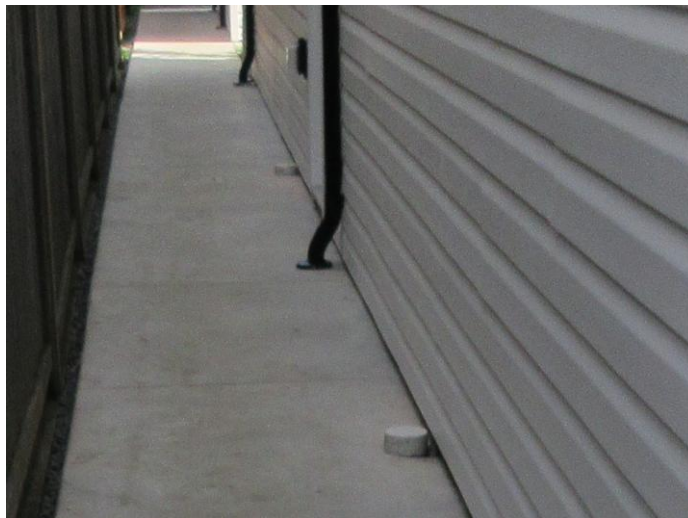
2.1 Wall Cladding

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

Type: Vinyl



The house exterior wall had vinyl siding. The vinyl siding was functional no deficiency at the time of this home inspection.



The vinyl wall cladding on the west side of the house is in contact with the ground. Rain and moisture can seep into the wall, potentially causing hidden rot. A clearance of 6-8 inches between the wall cladding and the ground is recommended.

2.2 Window

Type: Vinyl

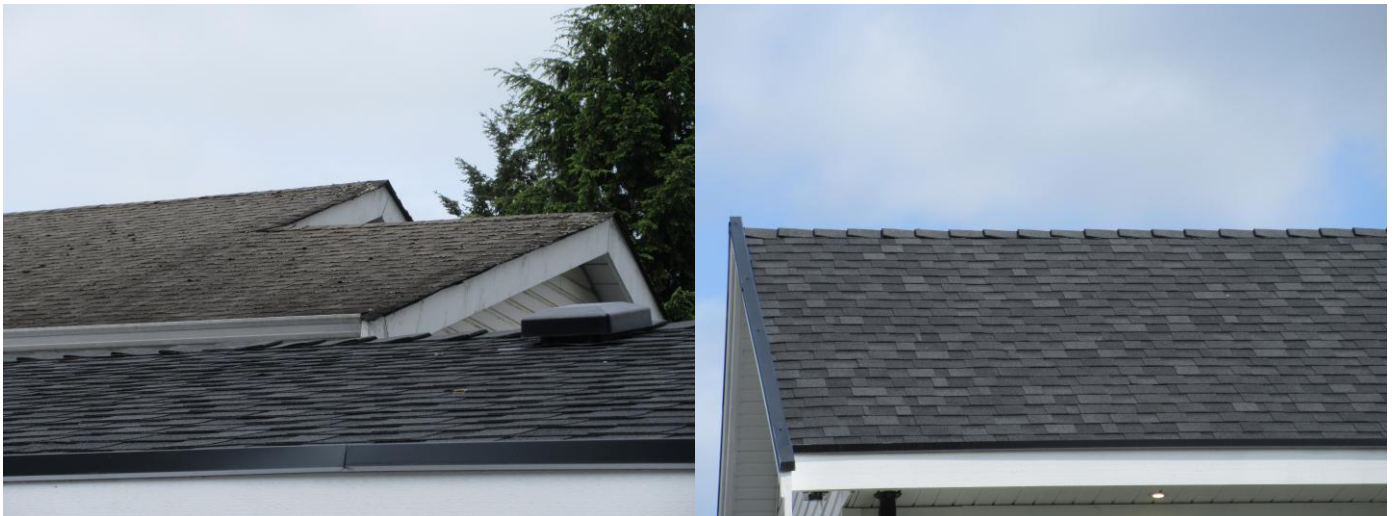


The house featured vinyl windows, with double-pane glazing. At the time of this home inspection, all windows were found to be functional with no observed deficiencies.

3. Roof

3.1 Roof Covering

Type: Asphalt shingle



The house had an asphalt shingle roof covering. The roof had no leaks and no damaged or missing shingles. The roof covering was functioning well at the time of this inspection. With proper care, it should serve the house for many years. Typically, the normal service life of asphalt shingles is 15–20 years. The asphalt shingles appear to be in the first or second half of their useful life.

3.2 Gutter and Downspout

Type: Aluminum



The downspout was discharging water from the upper roof and deck to the lower roof in south of the house. This improper drainage can lead to water damage to roofing components. All downspouts need to be directed to the house's drainage system. I recommend fixing the downspouts to prevent water from entering the attic and to avoid further decay of the wall components.

4. Plumbing

4.1 Water Supply System

Type: PEX



The house's original supply pipes was PEX. It was functional with no deficiencies at the time of this home inspection. The life expectancy of PEX piping is 40-50 years. The main water shut-off valve was located in the hot water tank room of the house. There was no corrosion, rust, or condensation on the pipes at the time of this inspection. A pressure-reducing valve was also installed.

4.2 Kitchen sink & Faucet

Type: Steel



The water pressure at the sink faucet was noted to be low. The water pressure should be monitored for any changes, and it is advised to contact a qualified contractor for further evaluation and action if needed.

4.3 Hot Water Tank

Type: Electrical



The hot water tank was manufactured in Feb/ 2025, indicating it is approximately one years old. The typical lifespan for a hot water tank is between 7 and 12 years. At the time of inspection, the tank showed no signs of leaks and was functioning properly.

5. Heating and Cooling

5.1 Furnace & A/C (Standard combo)

Type: Conventional System (Furnace + Cooling)



The house is equipped with a combined heating and cooling system, including a high-efficiency gas furnace with an input of 60,000 BTUs. The furnace was manufactured in 2024, making it 2 years old. While the typical lifespan for a furnace is 15-20 years, this unit is currently functioning properly with no deficiencies observed during the inspection.

5.2 Fireplace

Type: Electrical



The electrical fireplace located in the ground floor. The built-in linear electric fireplace located in the living area was found to be insecurely anchored and loose within its wall framing cavity. Furthermore, when tested using normal operating controls, the fireplace failed to produce heat; the internal blower fan operated continuously but only discharged unheated (cold) air. No room for heat discharge causing the grill to become obstructed by the surrounding wood slats or drywall structure was noted as well. If the heating element is repaired and runs without **enough clearance (room) to discharge heat**, it will cause rapid heat buildup within the wall cavity, posing a serious fire hazard or melting internal components.

6. Electrical

6.1 Main Electrical Panel

Type:



The main electrical panel was located in the northeast corner of the family room and was professionally installed. The electrical panel is 125 Amp, with a 60 Amp breaker for sub panel. The wiring in the house is copper, showing no signs of burnt, scorched, damaged, or corroded wires. The breakers are labelled. Appropriate circuit breakers and properly sized wires were used for specific circuits (e.g., 30 amp for the dryer, and 15 amp for general circuitry).

6.2 Subpanel

Type:



The sub-electrical panel was rated at 60 amps, with a 60-amp main breaker. The 60 amps breaker wiring in the sub-electrical panel was stranded aluminum, with no visible signs of burning, damage, or corrosion. The breakers were labeled.

6.3 Outlet and Switch

Type:



There were GFCI outlet outlets were present in the bathrooms and washroom of the house. The GFCI outlets that were tested appeared to be in serviceable condition on the day of the inspection.

Note

- AFCI outlets were present in the bedrooms of the house. The AFCI outlets were tested and appeared to be in serviceable condition at the time of this home inspection. T6017
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7. Ventilation & Insulation

7.1 Attic insulation

Type: Fibreglass



The attic insulation consists of blown-in fibreglass types. The blown fibreglass insulation measured approximately 10-12 inches in depth, with an R-value of 40, which is close to current standards. A vapor barrier was also present on the attic floor.

7.2 Laundry duct

Type: Foil Duct



The dryer location was designed with a foil duct, which is not recommended for use. Only hard metal or aluminum ducts are acceptable for dryer connections. It is strongly recommended to install a hard metal or aluminum duct for the dryer to ensure safety.

7.3 Rang Hood

Type: Electrical



There was a range hood over the stove in the kitchen. The electrical exhaust fan was tested and was functional at the time of this home inspection.

8. Interior

8.1 Garage

Type:



The garage door was operational and moved smoothly. The sensors were in place and successfully reversed the door at the time of inspection.

8.2 Counter and Cabinet

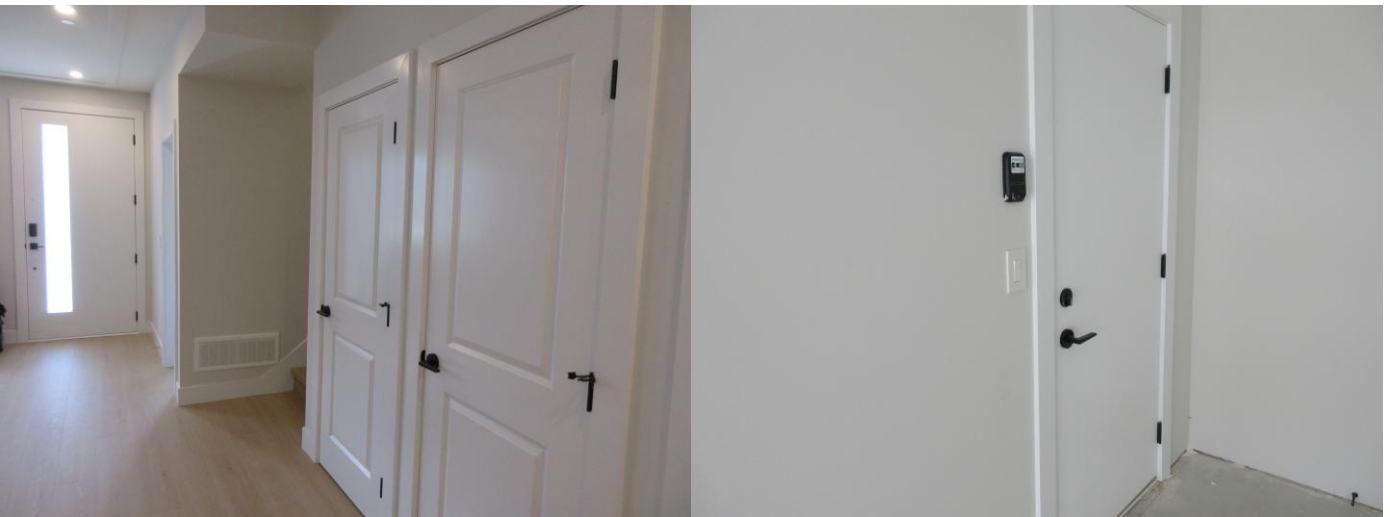
Type: Quartz



The house had types of countertop quartz. The cabinet doors were made of MDF. The kitchen cabinets and countertops were functional, with no deficiencies noted at the time of inspection.

8.3 Door & Closet door

Type: Vinyl



The house had interior doors made of vinyl including closet doors, The interior and closet doors, along with their hardware, were functional with no observed deficiencies.

8.4 Garbage disposal

Type: Electrical



A garbage disposal was observed under the kitchen sink. It made some noise during the inspection.

8.5 Bathroom

Type:



The bathtub, faucet, and shower were functional with no visible deficiencies at the time of inspection.

8.6 Washroom

Type:



All toilets in the house were tested and found to be functional and appropriately installed with no deficiencies at the time of inspection. No movement, cracks, or leaks were observed in the flush tanks or toilets.



All basins and faucets in the master and main bathrooms were tested and found to be functional with no deficiencies at the time of the inspection. The basin bowls were secure, and the faucets were working properly, with adequate water pressure and drainage.

8.7 Dishwasher

Type:



The dishwasher was tested. There was no apparent water leakage at the time of this home inspection.

8.8 Floor cover

Type: Laminate / Tile



The house floor was covered with laminate, and tile. No deficiencies were observed at the time of this home inspection.

8.9 Wall oven

Type: Electrical



The built-in microwave oven was inspected and tested using normal operating controls. The digital display panel, interior lighting, control buttons, and door handle mechanism are all intact with no deficiency.

End
