

Home Inspection Report

Confidential

Prepared exclusively for
Surrey, BC



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Limitations and Conditions

Scope of Inspections

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.

The scope of the inspection is a visual survey of the accessible areas of the property, building, equipment, and improvements while following the 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 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: July 9, 2021
Inspection start time: 10:00 AM
Inspection end time: 1:00 PM
MLS#: not available
Year Built: 2017
Construction: Concrete / Metal
Furnished: Yes
Occupied: Yes
Floor Area Total: 1313 sq. Ft.

Structure Description

Style: Townhouse
Stories: 3
Orientation (Front Facing): South
Last rain: Last Month
Temperature: +25 Centigrade
Soil Condition: Dry

People present at the inspection

The current inspector address:

The current customer address:

Children:..... No
Neighbor:.....No
Purchaser:.....No
Seller's Agent:.....Yes

Buyer's Agent:.....No
Family:.....No
Home Owner:.....No
Tenants:.....No

1 . Structure

1.1 Floors

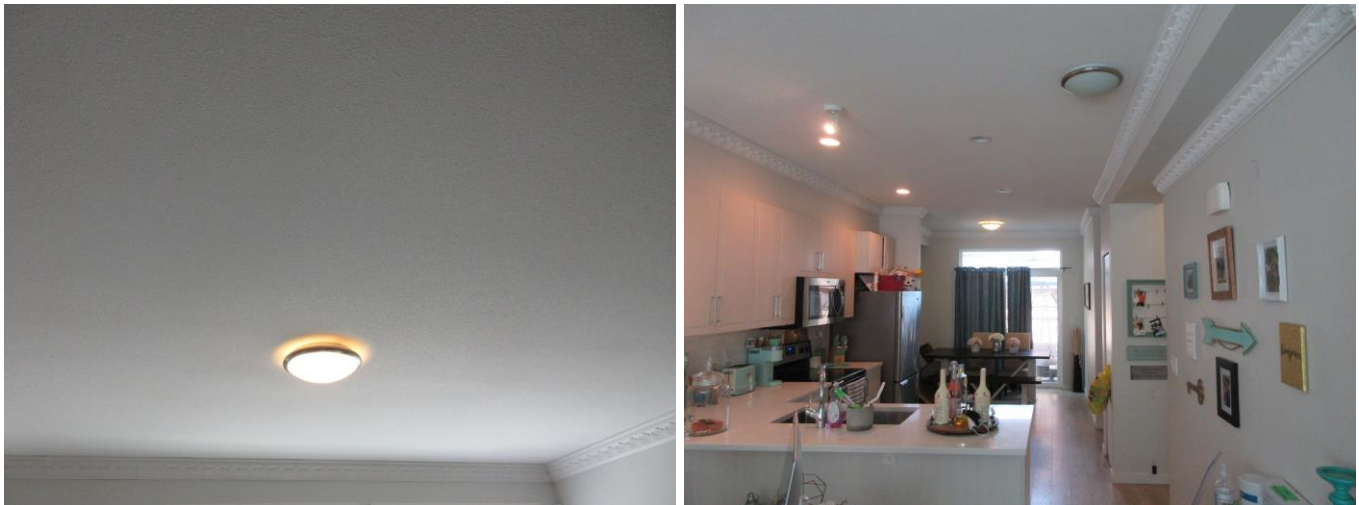
Type: Concrete



The house featured a poured concrete floor, which was inspected and found to have no visible deficiencies or structural concerns at the time of this home inspection.

1.2 Ceiling

Type: Concrete



The interior ceiling assembly consists of drywall panels. Ceilings throughout the home were visually inspected and found to be in overall satisfactory condition, with no evidence of structural movement, severe cracking, or active moisture staining noted at the time of inspection.

1.3 Wall

Type:



The structural wall framing consists of a combination of poured concrete and wood framing. At the time of inspection, interior wall surfaces, ceilings, and floor structures were visually evaluated where accessible, showing no major defects, significant cracking, or signs of structural deficiency.

1.4 Roof

Type: Wood Truss



The visible roof framing was constructed of engineered wood trusses. The roof structure appeared to be performing its intended function with no signs of structural deflection, sagging, or major deficiencies observed at the time of inspection.

2 . Exteriors

2.1 Windows

Type: Vinyl



The building features vinyl-framed windows equipped with double-pane insulated glass units. All accessible windows were tested and found to be functional, operating smoothly with no thermal seal failures or physical deficiencies observed at the time of inspection.

3 . Plumbing Water Supply System

Type: Copper, Uponor PEX



The visible supply plumbing is a combination of copper and Uponor PEX piping. The system was functional with adequate pressure and no active leaks, corrosion, or severe condensation observed at the time of inspection. The main water shut-off valve and a pressure-reducing valve (PRV) are located in the hot water tank room. Both copper (typical lifespan 20–50 years) and PEX (typical lifespan 40–50 years) materials appear to be performing as intended."

3.1 Hot Water Tanks

Type: Gas



The hot water tank was manufactured in December 2017. The unit was functional with no visible signs of leaking or active corrosion observed during testing. Given its age relative to the typical 8–12 year lifespan for standard water heaters, budget planning for future replacement should be considered

4 . Heating and Cooling

4.1 Electrical baseboard heater

Type: Electrical

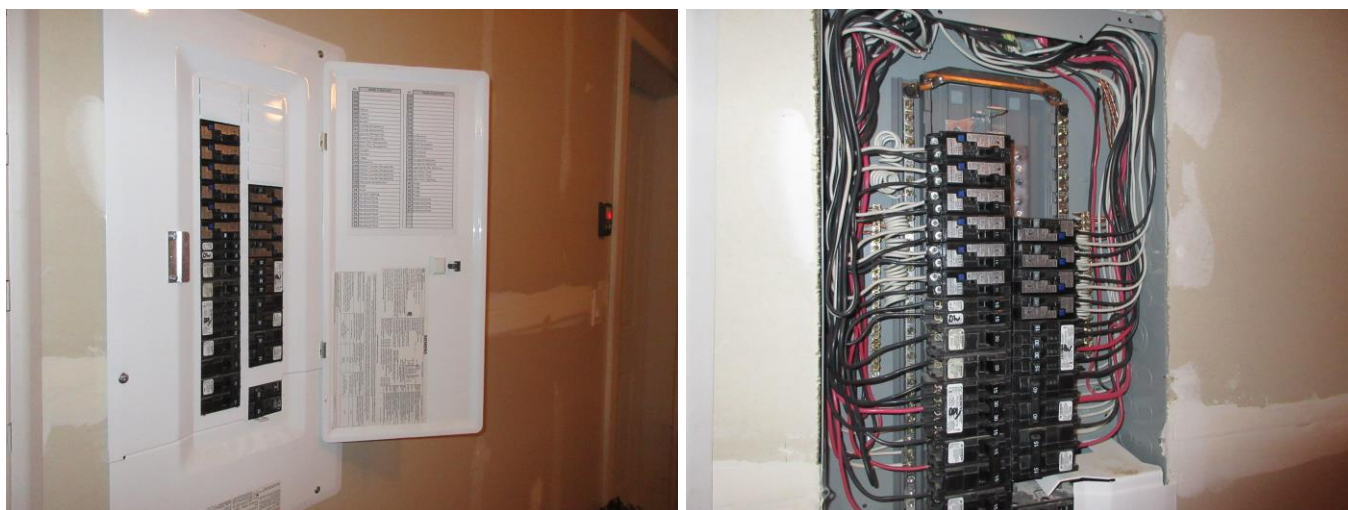


The front protective cover was missing/separated on the living room electric baseboard heater, exposing hot heating elements. Furthermore, furniture and drapery were situated directly against heaters in both the living room and bedroom. Combustible items contacting heating equipment reduce system efficiency and pose a severe fire safety risk. Prompt repair of the heater cover and clearing all surrounding clearances is recommended

5 . Electrical

5.1 Main Electrical Panel

Type:



The 100-amp main electrical panel is located in the garage and was fully accessible at the time of inspection. Branch wiring consists of copper conductors. The panel circuit directory was labeled, and internal components showed no evidence of overheating, physical damage, or corrosion. Circuit breakers and conductor gauges appear properly matched across tested circuits (including 15-amp general branch circuits, a 30-amp dryer circuit, and a 40-amp range circuit).

5.2 Smoke Detector & Carbon monoxide

Type: Electrical



Damaged and incomplete smoke alarms were observed in bedroom areas. Smoke detectors are a primary life safety device; damaged or missing components compromise their ability to detect fire. Immediate replacement or proper repair of all non-functional smoke alarms by a qualified individual is recommended.

- The central vacuum and inlet were not installed in the house. I was not able to run the vacuum and test the inlet in the house. T6019
 - There was GFCI outlet type in the kitchen. The kitchen GFCI outlets were tested and appeared to be in serviceable condition on the day of this home inspection. T6020
 - There was GFCI outlet type in the washroom & bathroom. The GFCI outlet was tested and appeared to be in serviceable condition on the day of this home inspection. T6021
-

6 . Insulation and Ventilation

6.1 Laundry Vent

Type: Foil Duct



The clothes dryer is connected using a flexible foil transition duct. Flexible foil and plastic ducts are prone to crushing, tearing, and trapping lint, posing a potential fire hazard. It is recommended to replace the flexible foil duct with an approved rigid or semi-rigid metal (aluminum/galvanized) vent pipe for safety and optimal performance.



The attic space was insulated with blown-in fiberglass insulation, averaging approximately 10 to 12 inches in depth (estimated R-38 to R-40), which aligns closely with current residential energy standards. A vapour barrier was present on the attic floor beneath the insulation.

- The kitchen range hood was tested and found to be operational, functioning as intended with no visible defects observed at the time of inspection. T7015

- Exhaust fans were present in the bathroom and washroom spaces. All units were operated, quiet, and appeared to be functioning properly to exhaust air and moisture from the room. T7017

7 . Interior

7.1 Garage

Type:



The garage door and automated opener were tested and performed as intended. The door moved smoothly, and the photoelectric safety sensors successfully reversed the door when obstructed during testing.

7.2 Walls and Materials

Type: Drywall



Interior drywall/gypsum wallboard was inspected and appeared to be in overall satisfactory condition, functioning as intended at the time of inspection. Gypsum board wall surfaces throughout the home were found to be in serviceable condition with no significant defects observed at the time of inspection.

7.3 Kitchen sink & Garbage disposal

Type:



The kitchen is equipped with a steel sink. At the time of this home inspection, the faucets and sink were functioning properly with no leaks. The water fixtures appeared to be in satisfactory condition, and both water pressure and drainage were adequate for the kitchen sink. A garbage disposal was installed beneath the kitchen sink. The unit was operated using normal controls and was found to be functional with no active leaks, abnormal noise, or visual defects observed at the time of inspection.

7.4 Bathroom

Type:



The bathtub, faucet, and shower head assembly were operationally tested and appeared to be in good working condition with no leaks or visible deficiencies observed at the time of inspection.

7.5 Washroom

Type:



All toilets were operationally tested and found to be functional and properly secured. No cracks, movement, or water leaks were observed at the toilet bases or flush tanks during the inspection.



The sink basin stoppers in both the master bathroom and main bathroom were observed to be non-functional during testing. Repair or adjustment of the stopper mechanisms by a qualified plumber or handyman is recommended to restore normal operation.

7.6 Washing machine & Dryer

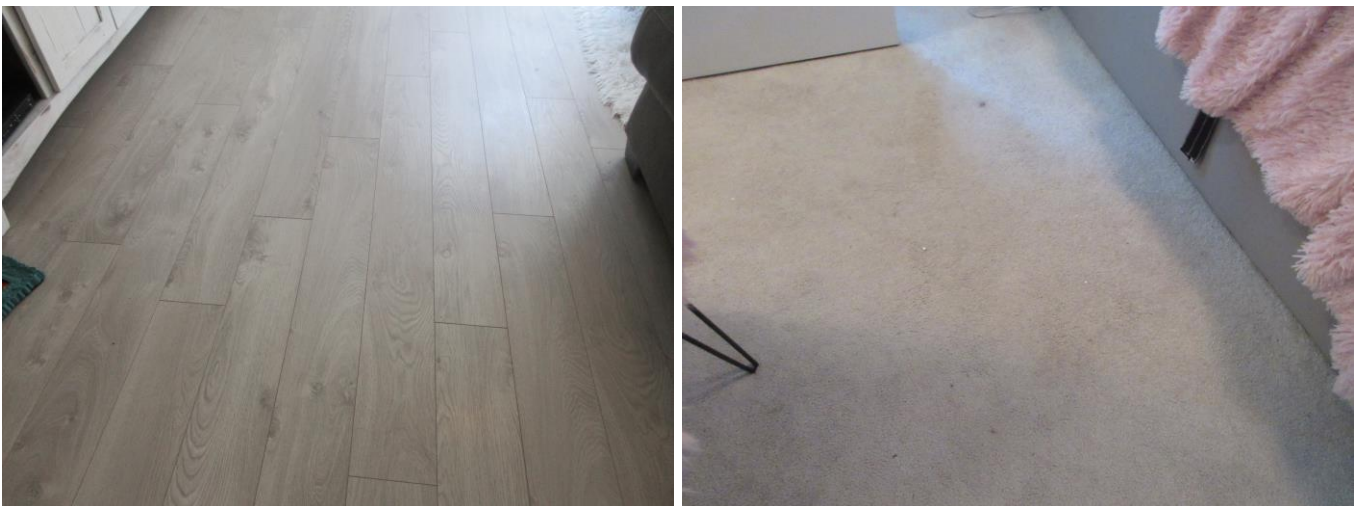
Type:



The washing machine and dryer located in the laundry room were visually inspected and operationally tested. Both units were functioning properly with no water leakage observed from the washing machine at the time of inspection.

7.7 Floor cover

Type: Tile, Carpet, Laminate



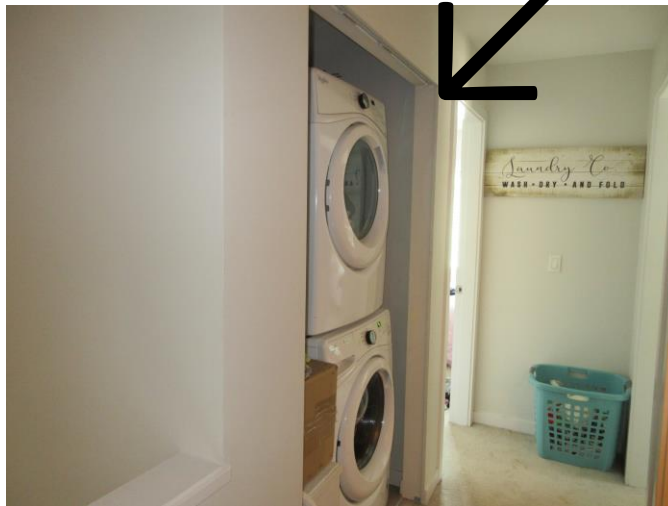
The interior floors throughout the home were finished with tile, carpet, and laminate flooring. The floor coverings were visually inspected and appeared to be in good/functional condition with no major deficiencies observed at the time of inspection.

7.1 Doors & Closet door

Type: Panel / Wood



The master bedroom door handle and lever lock set were observed to be loose. Continued operation without servicing may lead to further hardware loosening, latch misalignment, or failure. Repair or tightening by a qualified handyman or contractor is recommended to restore secure operation.



The top floor laundry room was observed to be missing its panel door. Installing a properly sized interior door panel with complete hardware is recommended to improve sound damping, privacy, and visual finish.