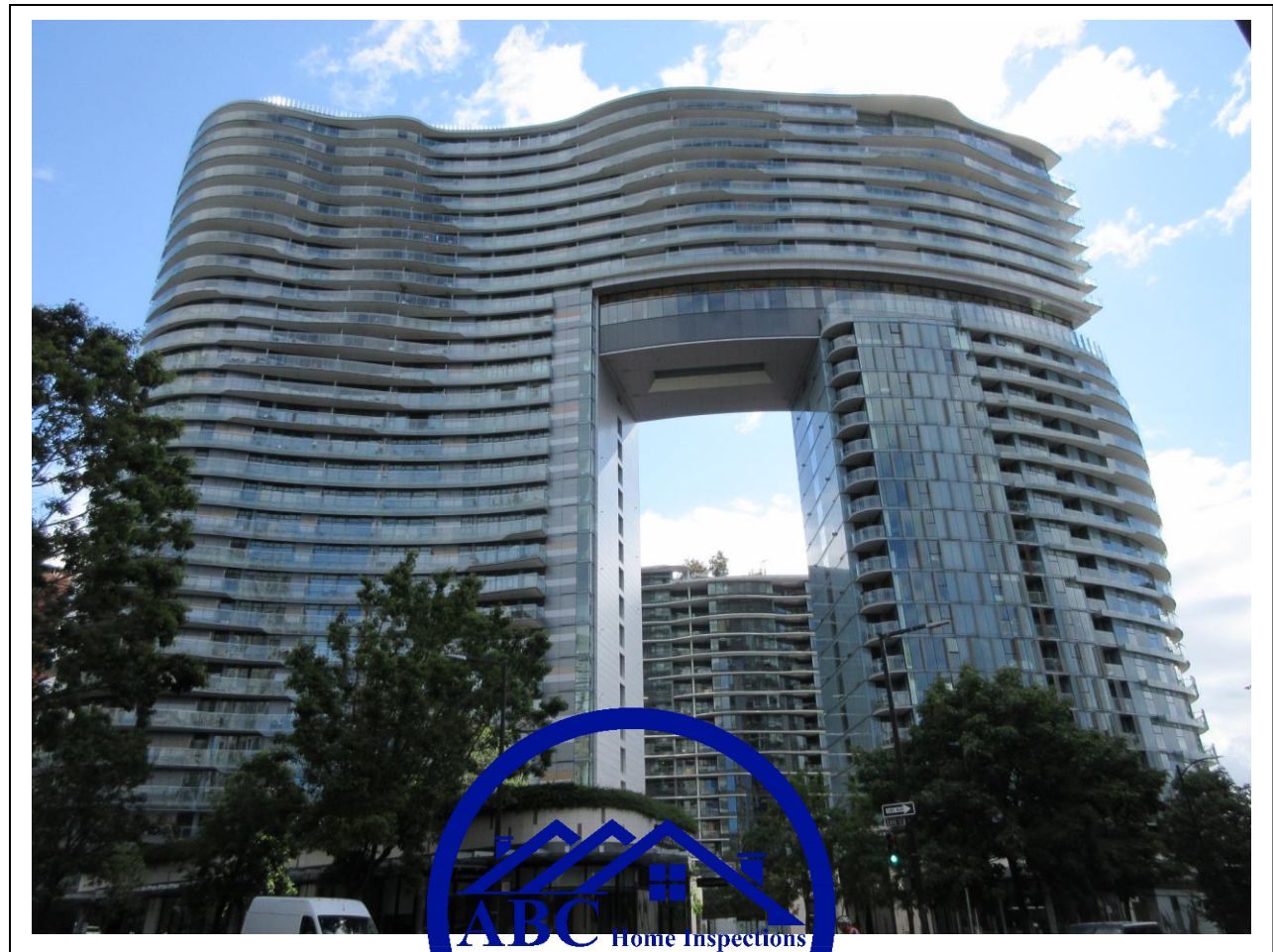


ABC Home Inspections  
**Home Inspection Report**  
**Confidential**

Prepared exclusively for  
87 Nelson St, Vancouver, BC



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**Certified Home Inspector**

**778-708-0520**

*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

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**Type:** Concrete



The house had the concrete floor, dry board ceiling and metal framing walls. The interior walls, ceilings, and floors show no defects or structural deficiencies at the time of this home inspection.

# 2 . Exterior

## 2.1 Exterior Door

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**Type:** Wood



The house had wood type main entrance door. The main entrance door of the house seems to functioning with no deficiency at the time of this home inspection. The interior doors, closet doors, and hardware were functioning and likely perfect with no deficiency at the time of this home inspection.



## 2.2 Window

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**Type:** Aluminum



The house had aluminum window type with double pane. It was functional with no deficiency at the time of this home inspection.

## 2.3 Balcony

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**Type:** Epoxy floor



The balcony floor was covered by epoxy floor on the South side of the house. The balcony showed no deficiency concerns and seems to be functioning well at the time of this inspection.

## 2.4 Guard and Handrail

**Type:** Glass / Metal

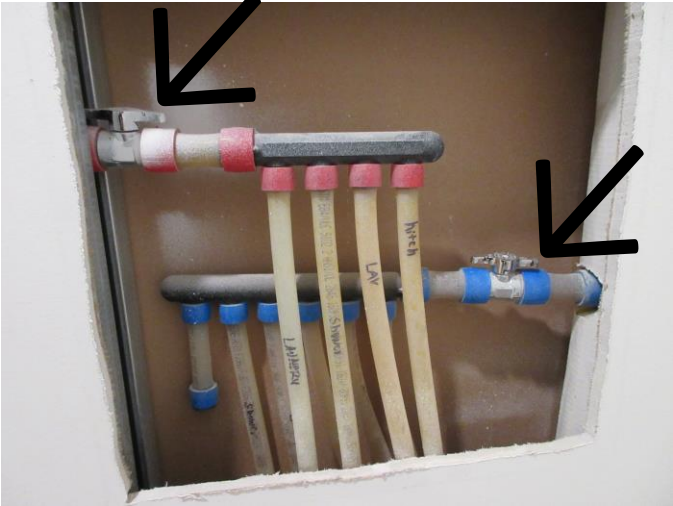


The house had glass / metal guard for the balcony. The handrail and guard of the balcony were functional with no deficiency at the time of this home inspection.

## 3 . Plumbing

### 3.1 Water Supply System

**Type:** Uponor PEX



The house original supply pipes was uponor PEX. It was functional with no deficiency at the time of this home inspection. The life expectancy of PEX piping is 40-50 years. The main water shut off valve is located in the den room of the house.



### 3.2 Bathtub

Type:

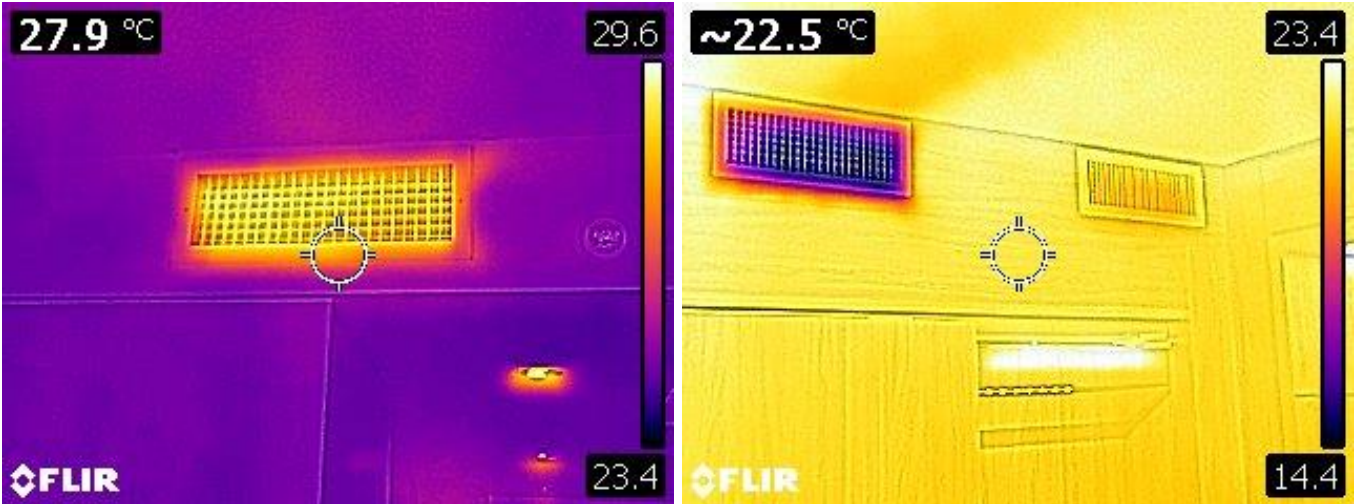


The water leakage was noted on the shower head of master bathroom. Fixing the shower head water leakage is recommended.

## 4 . Heating and Cooling

### 4.1 Fan coil

Type: Electrical



The house had fan coil unit connected to central heating system. The fan coil unit was tested. The fan coil unit was functional with no deficiency at the time of this home inspection.

## 5 . Electrical

### 5.1 Main Electrical Panel

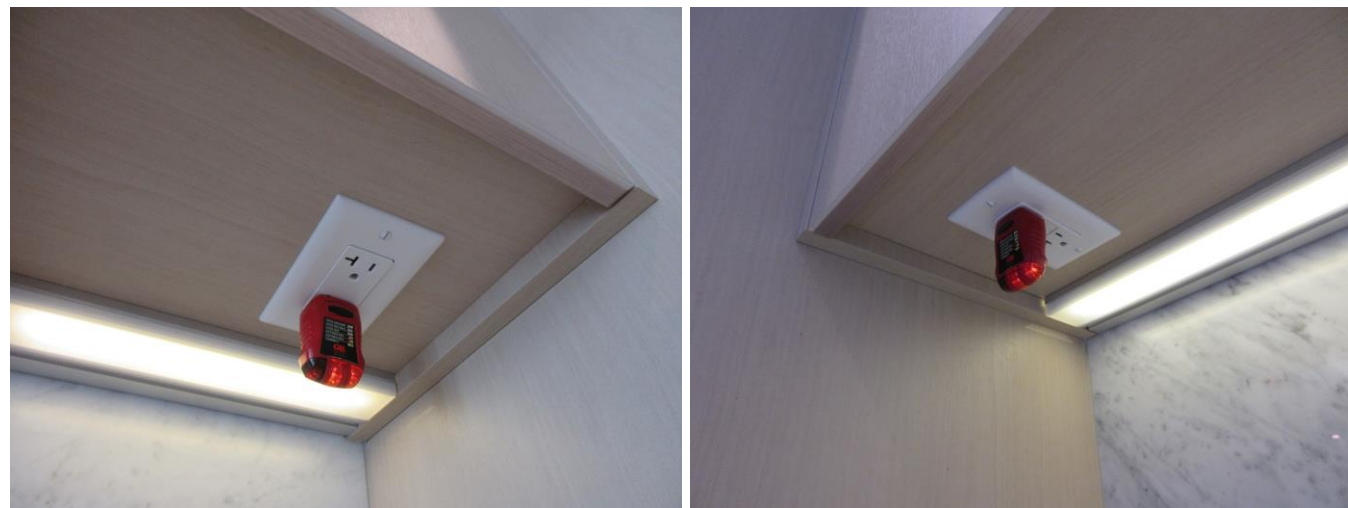
#### Type:



The main electrical panel was located in the den room and professionally was installed. The electrical panel main breaker was 100 Amp. The wire type of the house was copper. It shows no burnt, damaged, or corroded wires. Breakers were labelled. Appropriate circuit breakers and sized wires were used for specific circuits (i.e. 30 amp for the dryer, and 15 amp for general circuitry).

### 5.2 Outlet and Switch

#### Type:



There were GFCI-type outlets in the house kitchen. GFCI outlets were tested and appeared to be in serviceable condition on this home inspection day.



- There were AFCI outlets type in bedrooms of the house. The bedrooms AFCI outlets were tested and appeared to be in serviceable condition on the day of this home inspection. T6017
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## 6 . Insulation and Ventilation

### 6.1 Bathroom & Washroom

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**Type:** Electrical



There was electrical exhaust fans in the bathroom of the house. The exhaust fan in the bathroom was tested and functional with no deficiency at the time of this home inspection.

## 6.2 Rang Hood

Type: Electrical



The house had electrical range hood. The range hood electrical exhaust fan was tested and was functional at the time of this home inspection.

## 7 . Interior

### 7.1 Wall and Material

Type: Gypsum wallboard



The wall paint was damaged, and missed, on the living room wall. It is likely to be cosmetic issue. I recommend re-painting the wall.



## 7.2 Counter and Cabinet

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**Type:** MDF / Quartz



The house had quartz countertop type with MDF type for cabinet door. The cabinet and counter of the kitchen were functional with no deficiency in the house at this home inspection.

## 7.3 Door & Closet door

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**Type:** MDF



The house had MDF door type for rooms and closet door. The interior doors, closet doors, and hardware were functioning and likely perfect with no deficiency at the time of this home inspection.





The balcony had the aluminum door type. The door handle was loose. Fixing the handle door is recommended.

## 7.4 Bathroom

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**Type:**



The bathroom shower wall tiles and grout looks prefect with no deficiency at the time of this home inspection.

## 7.5 Washroom

### Type:



The toilets was tested in the house. It was functional and appropriately installed with no deficiency at the time of this home inspection. No movement, cracks or leaks to the flush tanks or toilets.



The basin and faucet was tested in the bathroom of the house. The basin bowl was secure and faucet was functioning with no deficiency and at the time of this home inspection. The faucet seemed to be in satisfactory condition at the time of this home inspection. The water pressure and drainage seem adequate.

## 7.6 Washing machine & Dryer

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**Type:**



The washing machine and dryer were tested in the laundry room. There was no water leakage for washing machine. The washer and dryer were both functioning at the time of this home inspection.

## 7.7 Floor cover

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**Type:** Laminate / Stone

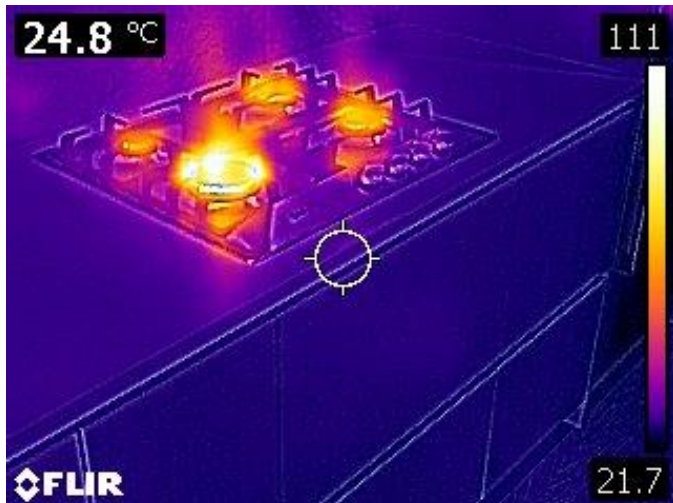


The house floor was covered by laminate, and stone. It was likely perfect with no deficiency at the time of this home inspection.



## 7.8 Range & Oven

Type: Gas



The house had gas burning range type. The gas range was tested. The range was functional without deficiency at the time of this home inspection.



The microwave door was not even and match with the round panel. The door showed minor drop down. It is likely to be cosmetic issue.

7.9 Wall oven

Type: Electrical



The house had electrical gas oven type. The oven was tested and was functional at the time of this home inspection.

7.10 Fridge

Type: Electrical



The door of fridge and freezer was not even with the left cabinet panel. It is likely to be cosmetic issue.





- The dishwasher was tested in the kitchen of the house. It was likely perfect with no deficiency at the time of this home inspection. T8067
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