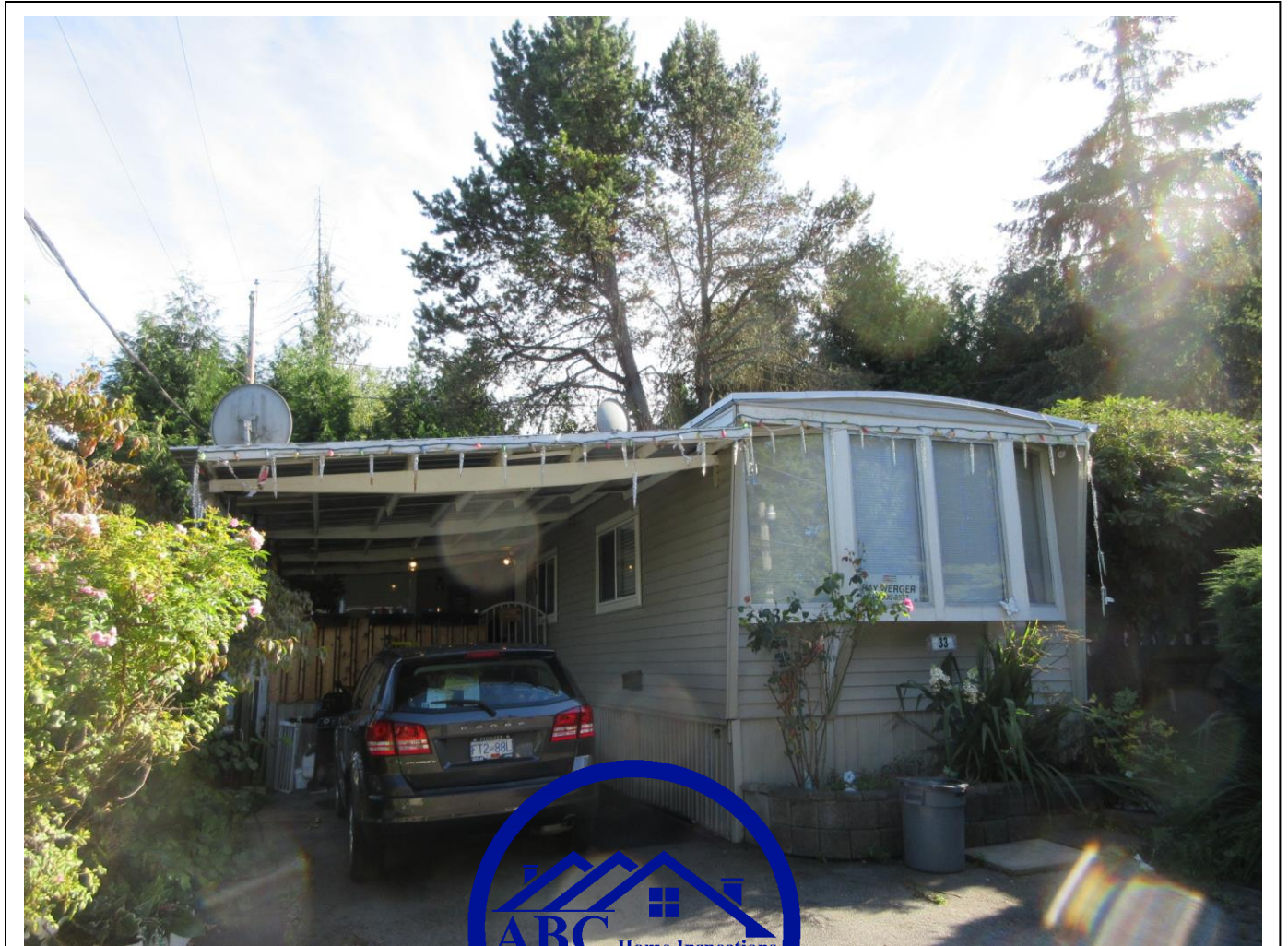


ABC Home Inspections  
**Home Inspection Report**  
**Confidential**

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

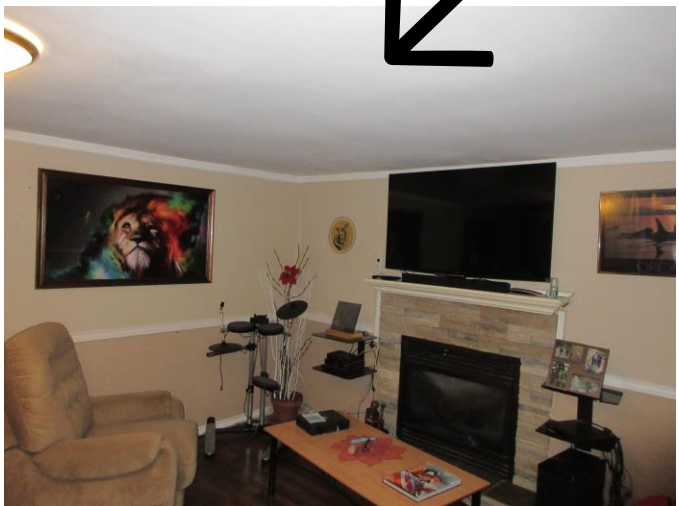
Type: Concrete



The mobile house had base concrete foundation. The mobile house was not fasten to the ground. This is significant structure deficiency. I recommend contact a qualified contractor for further evaluation and fixing the issue.

## 1.2 Ceiling

Type:



The ceiling sagged in the living room of the house. The ceiling sagging needs to be monitored for any changes, contacting a qualified contractor for more action.

### 1.3 Retaining wall

Type: Concrete



The house had masonry stone retaining wall on the north side of the house. The uneven surfaces and moving blocks were founded on the retaining wall. Fixing the retaining wall is recommended.

### 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 house exterior wall had vinyl siding. The vinyl wall covering was missed at south and west side of house. Installing the vinyl panel to block entering rodents is recommended.

### 2.2 Window

**Type:** Vinyl / Wood / Aluminum



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



## 2.3 Added space

**Type:**



The added space was noted at the backyard of the house. I don't know to what extent the permission was obtained from the city hall offices. I recommend the client check on the permission required for the added space.

## 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 combination of the torch-on (asphalt rolling) and aluminum sheet were the coverage of roof. The cavity was noted on the connection point of asphalt rolling and aluminum sheet. Any cavity had the potential of the moisture entering to the house. It appears the best tradesman practice was not applied to the roof covering.



The tree leaves covered the roof surface of the house. Debris and tree leave cleaning around the roof is recommended.

### 3.3 Gutter and Downspout

**Type:** Aluminum



The debris and tree leaves were noted inside of the roof gutter. I recommend clean the gutter to prevent any water leakage to the house. Gutters that drain poorly or clogged can lead to many costly roof edge. It can also cause gutters to pull loose and lead to possible water intrusion.



## 4 . Plumbing

### 4.1 Water Supply System

**Type:** PEX



The house original supply pipes was 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 laundry room of the house.

### 4.2 Kitchen and laundry sink & faucet

**Type:** Steel



The water leakage was noted under the kitchen sink sewage pipe. I recommend fixing the water leakage.



## 4.3 Hot Water Tank

**Type:** Gas

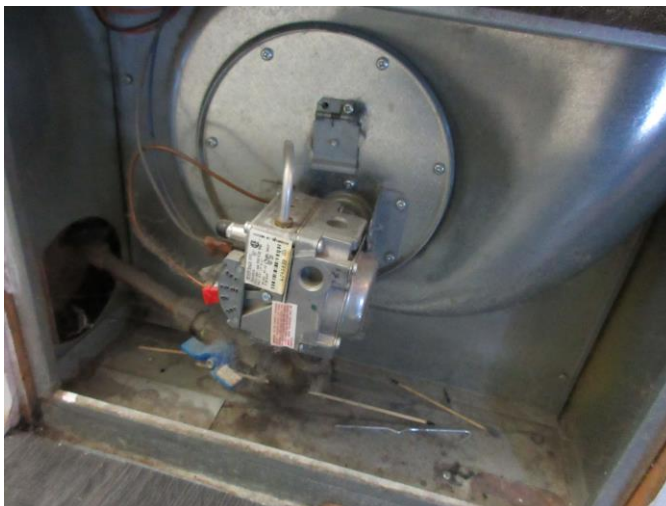
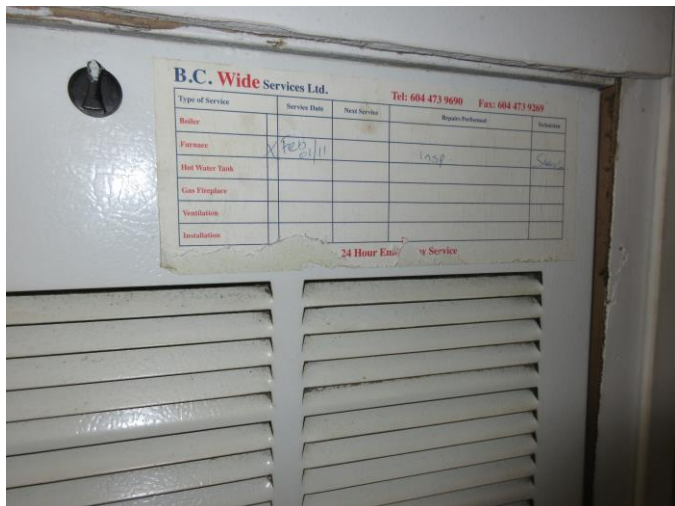


The tank less water heater was manufactured dated 2019. The tankless water heater life expectancy is more than 20 years. It has no leaks and is functioning well at the time of this home inspection.

## 5 . Heating and Cooling

### 5.1 Furnace

**Type:** Natural gas burning



The furnace was a mid-efficiency type with input 40000 BTU. The furnace manufactured in dated 2003. The furnace life expectancy is 15-20 years. The Furnace is 19 years old and has passed its expected service life. Expect to replace the furnace. However, the furnace was functional with no deficiency at the time of this inspection.

## 5.2 Fireplace

**Type:** Gas



The house had gas fireplace type. The fireplace had the smoke glass. Cleaning the fireplace is recommended.

## 5.3 Natural Gas

**Type:** Meter



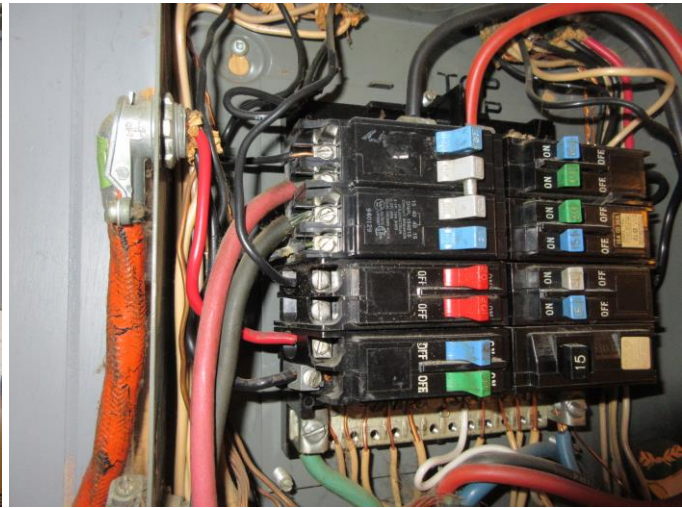
The natural gas meter was located on the west side of the house. The natural gas meter pipe was rusted. I recommend fixing and repainting the gas meter pipe.



## 6 . Electrical

### 6.1 Main Electrical Panel

**Type:**



The electrical panel was 100 Amp and was located in laundry room and professionally was installed. The wire type of the house was copper. It shows no burnt, damaged, or corroded wires. Appropriate circuit breakers and sized wires were used for specific circuits (i.e. 40 amp for the range, 30 amp for the dryer, and 15 amp for general circuitry). The incomplete breaker label was noted. Sticking the full breaker label is recommended.

### 6.2 Smoke Detector & Carbon monoxide

**Type:** Electrical



The smoke detectors and monoxide carbon detector were observed in the house. The smoke detector needs to be replaced after 10 years and the battery needs to be checked annually. Replacing the smoke detector when moving into a new residence is recommended.





- There was GFCI outlets type in the kitchen. The kitchen GFCI outlets was tested and appeared to be in serviceable condition on the day of this home inspection. T6020
- There were GFCI outlets type in the washroom & bathroom. The GFCI outlets were tested and appeared to be in serviceable condition on the day of this home inspection. T6021

## 7 . Insulation and Ventilation

### 7.1 Bathroom & Washroom

**Type:** Exhaust fan



There were electrical exhaust fans in the bathroom and the washroom of the house. The exhaust fan in the master washroom and main bathroom were functional with no deficiency at the time of this home inspection.

## 7.2 Laundry Vent

**Type:** Foil Duct



The dryer had foil duct which is not recommended for the dryer. This is a safety concern. It is a potential fire hazard. The hard metal or aluminum type duct only is accepted and recommended for dryer. I recommend installing the hard metal or aluminum duct for the dryer.

## 8 . Interior

### 8.1 Counter and Cabinet

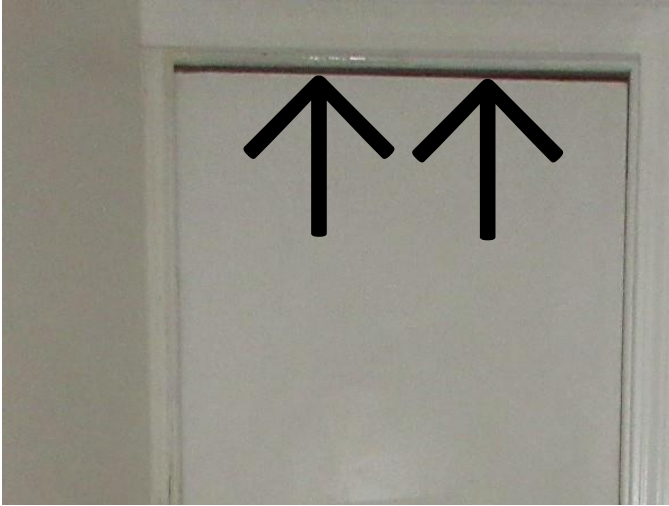
**Type:** Wood / Panel



The house has MDF 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.

## 8.2 Door & Closet door

**Type:** Panel / Wood



The cavity was noted on the top of the master bedroom door. Fixing the door is recommended. The house had vinyl door type for the closets. The closet doors, and hardware were functioning and likely perfect with no deficiency at the time of this home inspection.

## 8.3 Bathtub

**Type:**



The bathtub, faucet, and shower were functional. It seemed well with no deficiency at the time of this home inspection.



## 8.4 Washroom

Type:



The water leakage was observed at the back of the toilet in the bathroom of the house. I recommend fixing the water leakage by a qualified contractor.



All basins and faucets were tested in the master washroom and main bathroom of the house. The basin bowl was secure and faucet was functioning with no deficiency and at the time of this home inspection. Water fixture seemed to be in satisfactory condition at the time of this home inspection.

## 8.5 Washing machine & Dryer

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. The supply water for the fridge had water leakage in the back of washing machine. Fixing the water leakage is recommended.

## 8.6 Dishwasher

Type:



The dishwasher was tested. It was likely perfect with no water leakage at the time of this home inspection.

## 8.7 Floor cover

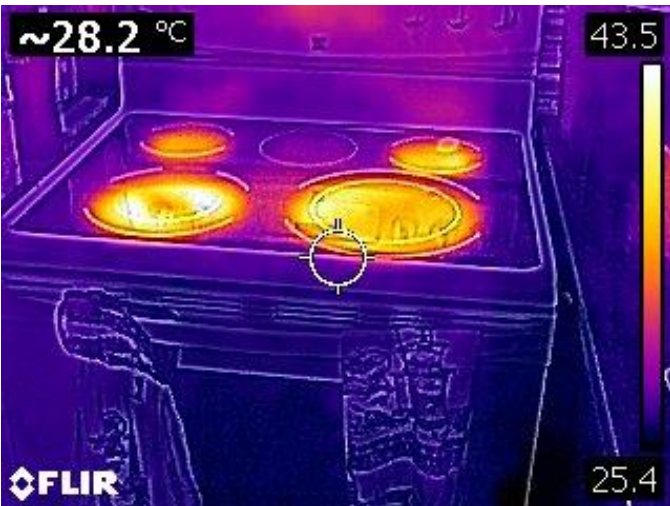
Type:



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

## 8.8 Stove & Oven

Type: Electrical



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