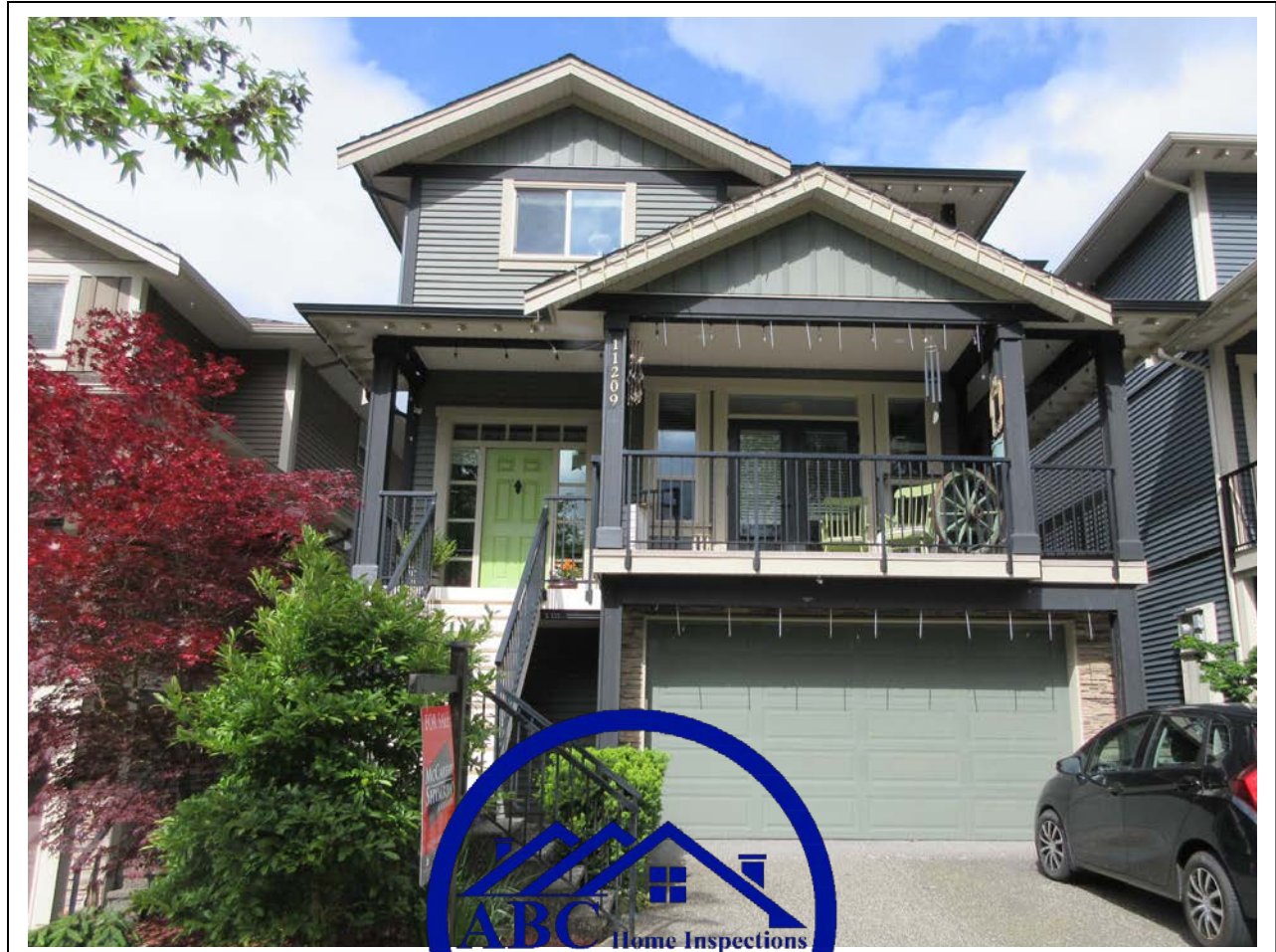


ABC Home Inspections

Home Inspection Report

Confidential

Prepared exclusively for
Maple Ridge, 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

- 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: Maple Ridge, BC
 Date of home inspection: Thursday, May 23, 2024
 Inspection start time: 10:00 AM
 Inspection end time: 1:30 PM
 MLS#: not available
 Year Built: 2011
 Construction: -
 Furnished: Yes
 Occupied: Yes
 Floor Area Total: 2862 sq. Ft.

Structure Description

Style: Single_family
 Stories: 3
 Orientation (Front Facing): East
 Registration BC No:
 Manufacture model No (CSA):

Weather

Last rain: The day before yesterday
 Temperature: +9° 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:.....	Yes	Home Owner:.....	No
Seller's Agent:.....	No	Tenants:.....	No

Access limitation

- As there were a lot of furniture, stuff and appliance was full, access to the rooms and appliance was limited and blocked. For this, I was unable to perform a reasonable home inspection. AL103

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 / Wood



The house had wood floor, dry board ceiling and drywalls. The interior walls, ceilings, and floors show no defects or structural deficiency at the time of this home inspection.

1.2 Foundation Wall

Type: Concrete



A crack was observed on the foundation wall on the south side of the house. It was 2 mm wide crack. Every crack or opening in the foundation wall is a potential source for moisture entry. The crack needs to be monitor for any changes contacting a qualified contractor for more action.

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 siding



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

2.2 Exterior Door

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.

2.3 Window

Type: Vinyl



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

2.4 Soffits and Fascia

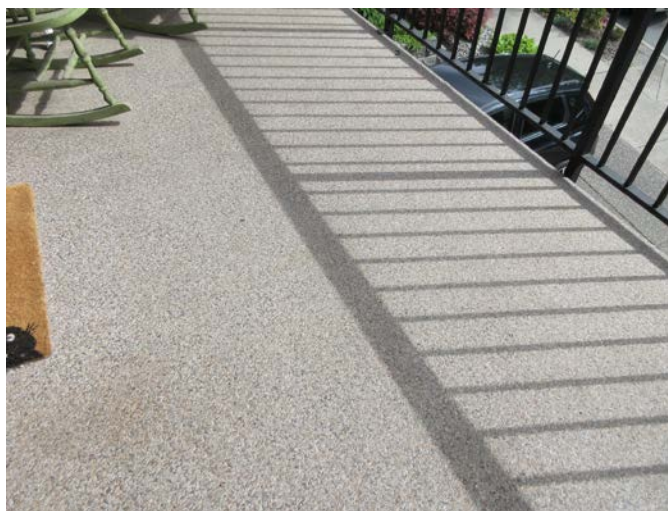
Type: Wood / Aluminum



The house had wood fascia and aluminum soffits type. The fascia and soffits seems to functioning with no deficiency at the time of this home inspection.

2.5 Balcony

Type: Vinyl rolling



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

2.6 Deck, Patio, Porches

Type: Wood



The deck wood floor had an uneven surface at the backyard of the house. Fixing the floor is recommended.

2.7 Guard and Handrail

Type: Metal



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



There was no the handrail and guard for stair at the north side of the house. This a safety concern. I recommend instaling the handrail and guard to make it safe.

2.8 Stair

Type: Wood



The wood stair was noted in front of the house. The exterior wood stair of the house was functional with no deficiency at the time of this home inspection.

2.9 Fence

Type: Wood



A number of the wood boards of fence were rotted and was sagging in the backyard of the house. Fixing the wood fence is recommended.

3 . Roof

3.1 Roof Covering Material

(The roof was viewed from the street.)

Type: Asphalt shingle



The house had asphalt shingle roof coverage material. The roof had no damaged or missing shingle. The roof coverage was functioning well at the time of this inspection. The roof coverage with proper care they should serve the house for many years. Typically, asphalt shingle normal service life is 15-20 years. The asphalt shingle seems to be in the second half of its useful life.

3.2 Attic

With limited access, the attic was not visible and inspected.

Type:



The attic hatch door was above the washer at the laundry room of the house. So I could not reach the attic. Access to the attic was limited; for this I was unable to perform a reasonable home inspection.

4 . Plumbing

4.1 Washing Machine & Dryer

Type: Rubber



The rubber hose was used for the supply water of washing machine. The water pressure can expand the rubber hose in the long time. The expanded hose may cause the hose has water leakage. I recommend changing the rubber hose type with the (Braided Metal) flexible tap connector type.

4.2 Kitchen faucet & Sink

Type: Steel



The kitchen of the house had steel sink type. The faucets and sink were functioning with no leaks at the time of this home inspection. The water fixture seem to be in satisfactory condition. The water pressure and drainage seem adequate for the kitchen sink.

4.3 Toilet and Basin Sewage

Type:



All toilets were tested at the house. The toilets and flushing of the house were functional at the time of this home inspection. No cracks or leaks to the flush tanks or toilets. No movement of toilet. The bowl was secure and was functioning with no deficiency at the time of this home inspection.



The water clogged was noted on the left basin sewage pipe at the master bathroom of the second floor and basement bathroom as well. The water was discharging slowly. Fixing the water clogged and the sewage pipe is recommended.

4.4 Bathtub

Type:



The main bath room tub faucet was tested at the second floor of the house. The water leakage was observed on the faucet's spout at the second floor main bathroom. Fixing the water leakage is recommended.

4.5 Hot Water Tank

Type: Electrical



The hot water tank was manufactured dated Oct 2012. The hot water tank is 12 years old. The water tank life expectancy is 7-12 years. The hot water tank useful life was over and need to be replaced with the brand new. It had no leaks and was functioning well at the time of this home inspection.

5 . Heating and Cooling

5.1 Furnace & A/C

Type: Gas & electrical (Combination of Furnace & A/C)



The house had combination of furnace and A/C. The furnace manufactured in dated 2012. The Furnace is 12 years old. The furnace life expectancy is 15-20 years. The furnace was functional with no deficiency at the time of this inspection.



The house had combination of furnace and A/C. The cool mode was not tested due to exterior temperature being below 18°C degrees. Running the unit in this condition can damage the compressor. If concerned about the condition of the unit, request bill of service from homeowner. Both the furnace and AC should be serviced annually.

5.2 Heating grill and register

Type: Plastic



Grills of distributing heating system were tested and functional at the ground and second floor of the house. As the ceiling heating ducts were small at the basement of the house, the heating didn't disturbed enough to the basement unit space. Fixing the heating duct by qualified contractor is recommended.

5.3 Fireplace

Type: Gas



The house had gas fireplace type. There was no protective safety screen / glass in front of the fireplace. The fireplace had the smoke glass and the dust under the setting switches. Cleaning the fireplace glass is recommended.

6 . Electrical

6.1 Main Electrical Panel

Type:



The electrical panel was 125 Amp and the main breaker was 125 Amp. The main panel was located in the north side of garage and professionally was installed. 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. 40 amp for the range, 30 amp for the dryer, and 15 amp for general circuitry).



- The smoke and carbon monoxide detectors were observed in the house. The smoke and carbon monoxide detector need to be replaced after 10 years, and the battery needs to be checked annually. Replacing the smoke detector and carbon monoxide detector when moving into a new residence is recommended. T6008
- 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
- There were GFCI outlets 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 were GFCI outlets type in the washroom & bathroom of the house. 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: Electrical



There were electrical exhaust fans in the bathroom at the basement and second floor of the house. The exhaust fan in the master bathroom and main bathroom were functional with no deficiency at the time of this home inspection. The main bathroom electrical exhaust fans grill was dirty and clogged with dust at the second floor of the house. I recommend cleaning the grill of the fan for better functionality.

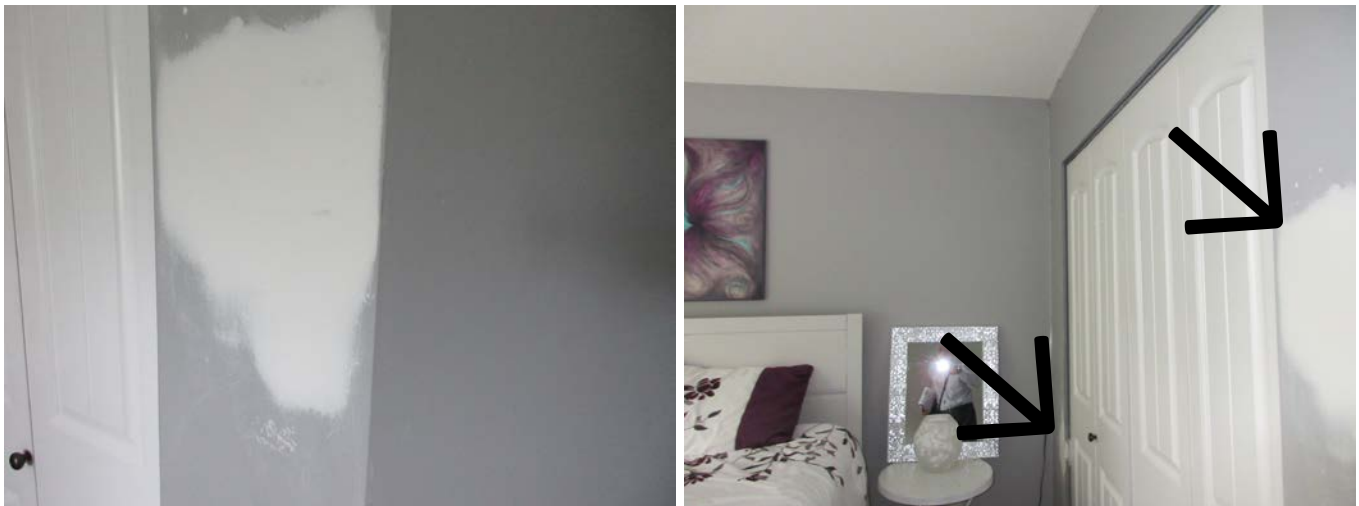


I was not able to turn on the exhaust fan of the washroom at the ground floor of the house. Fixing the exhaust fan is recommended.

8 . Interior

8.1 Wall and Material

Type: Gypsum wallboard



Two points of bedroom dry wall was fixed with no painting at the second floor of the house. It is likely to be cosmetic issue. The fixed points on the wall need to re-painting as recommended.

8.2 Garage

Type:



The garage door was functioning and mechanically smooth. The sensors were in place for the garage door and reversed the door at the time of this home inspection.

8.3 Counter and Cabinet

Type: Stone & Quartz



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

8.4 Door & Closet door

Type: Vinyl



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

8.5 Stair, Railing and Guard

Type: Wood



The interior stair was covered by carpet. The stair was functional and the handrail was installed properly with no deficiency at the time of this home inspection.

8.6 Bathtub

Type:



The master bathroom and main bathroom shower wall tiles and grout looks perfect with no deficiency at the time of this home inspection. The grout serving the shower tiles showed no deficiency at the time of this home inspection. Periodic sealing the connection point of the tile and the tub is necessary to prevent water penetration.

8.7 Shower stall

Type:



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

8.8 Washing machine and 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.

8.9 Dishwasher

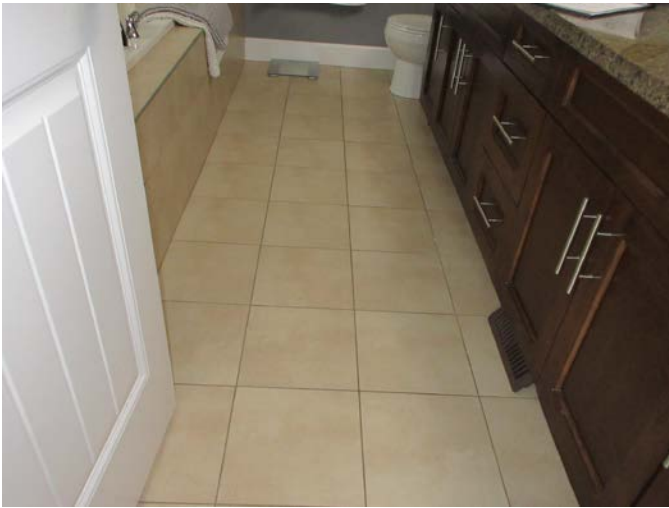
Type:



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

8.10 Floor cover

Type:



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



The floor coverage was laminate in the front of kitchen at the basement of the house. Minor bubbling laminate flooring was noted. Fixing the floor laminate is recommended.

8.11 Stove & Oven

Type: Electrical

