

ABC Home Inspections
Home Inspection Report
Confidential

Prepared exclusively for
Coquitlam, 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: Coquitlam, BC
 Date of home inspection: Saturday, June 22, 2024
 Inspection start time: 10:00 AM
 Inspection end time: 12:15 AM
 MLS#: not available
 Year Built: 1994
 Construction: Concrete / Wood
 Furnished: Yes
 Occupied: Yes
 Floor Area Total: 1201 sq. Ft.

Structure Description

Style: Condo
 Stories: 2
 Orientation (Front Facing): North-west
 Registration BC No:
 Manufacture model No (CSA):

Weather

Last rain: The day before yesterday
 Temperature: +18° Centigrade
 Soil Condition: Dry

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

People present at the inspection

Children.....	No	Buyer's Agent:.....	No
Neighbor:.....	No	Family.....	No
Purchaser:.....	Yes	Home Owner:.....	No
Seller's Agent:.....	Yes	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 / Wood



The house had concrete 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.

2 . Exterior

2.1 Window

Type: Aluminum

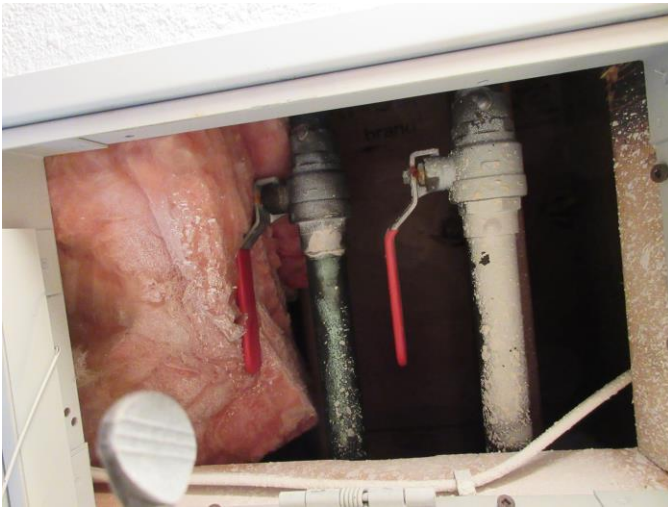


The house had aluminum with double pane. It was functional with no deficiency at the time of this home inspection.

3 . Plumbing

3.1 Water Supply System

Type: Copper



The house original supply pipes was copper. It was functional with no deficiency at the time of this home inspection. The copper life expectancy is 20-50 years and dependent on water condition, it may fail within 20 years. The main water shut off valve was located in the ceiling of the laundry room. There was no corrosion or rusted pipe or condensation at the time of this home inspection.

3.2 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.

3.3 Kitchen sink & Faucet

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.

3.4 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.

3.5 Bathtub

Type:



The minor water clog was noted in the tub. The water was discharging slowly from bathtub at the master bathroom. Fixing water clogging is recommended.



The water pressure looks low for the shower. The water leakage was observed on the faucet's spout at the master bathroom. The water leakage was noted on the shower head of master bathroom. Fixing the shower water leakage is recommended.

4 . Heating and Cooling

4.1 Fireplace

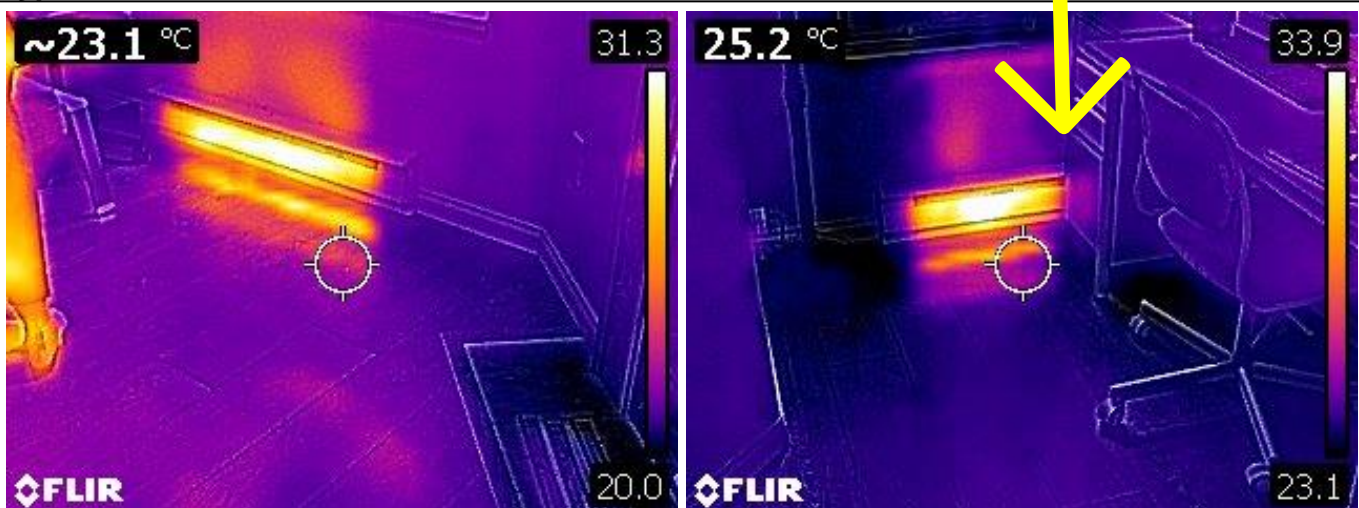
Type: Gas



The house had gas fireplace type. The safe note was observed on the fireplace. I was not able to turn on the fireplace for this, I could not perform a reasonable inspection. The fireplace had the smoke glass. Cleaning the fireplace glass and remove the smoke is recommended.

4.2 Electrical baseboard heater

Type: Electrical



All electrical baseboard heaters were tested and were functioning well at the time of this home inspection. I recommend keeping furniture and textiles, like drapes, sofa away from the unit to avoid fire hazards and ensure your system runs efficiently.

5 . Electrical

5.1 Main Electrical Panel

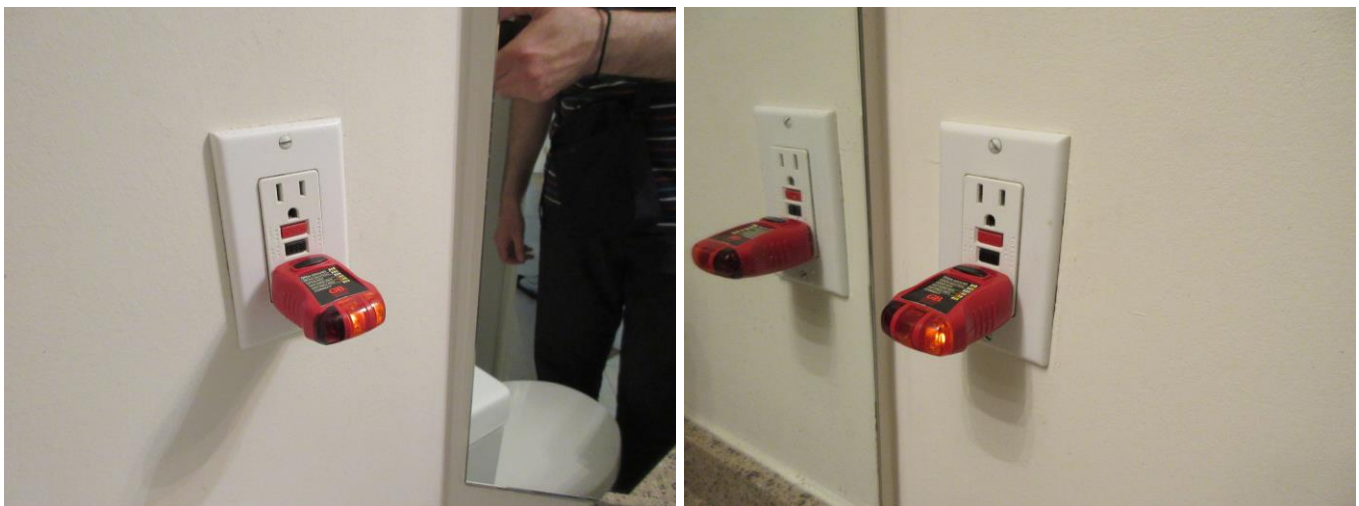
Type:



The main panel was located in the northeast corner bedroom 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).

5.2 Outlet and Switch

Type: GFCI



There were GFCI type outlet in bathrooms and in the washroom of the house. GFCI outlets were tested and appeared to be in serviceable condition on the day of this home inspection.



There were no GFCI type outlet in kitchen of the house. The regular outlet was installed in the kitchen of the house. It is safety concern. The outlet needs to be GFCI type in the kitchen to protect users from any electrical shock and unsafe situation. Ground Fault Circuit Interrupter (GFCI) outlets are recommended for installation at kitchen outlets.



- There was no AFCI type outlet in bedrooms. It is a safety concern. The outlet needs to be AFCI type in the bedroom to protect users from any unsafe situation. Arc-Fault Circuit Interrupter (AFCI) outlets are recommended for bedrooms. T6003

6 . Insulation and Ventilation

6.1 Bathroom & Washroom

Type: Electrical



There were electrical exhaust fans in the bathroom and the washroom of the house. The exhaust fan in the master bathroom and main bathroom were functional at the time of this home inspection. The electrical exhaust fans grill was dirty and clogged with dust in the house. I recommend cleaning the grill of the fan for better functionality. The exhaust fan grill was loose in the master bathroom. Fixing the grill is recommended.

6.2 Laundry duct

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.

6.3 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 Ceiling

Type: Dry board



The old water leakage stain and damaged point was observed on the ceiling of the bedroom and corridor. The moisture stain and damage point was dry at the time of this home inspection. The moisture stain need to be monitored for any changes contacting a qualified contractor for more action as recommended.

7.2 Counter and Cabinet

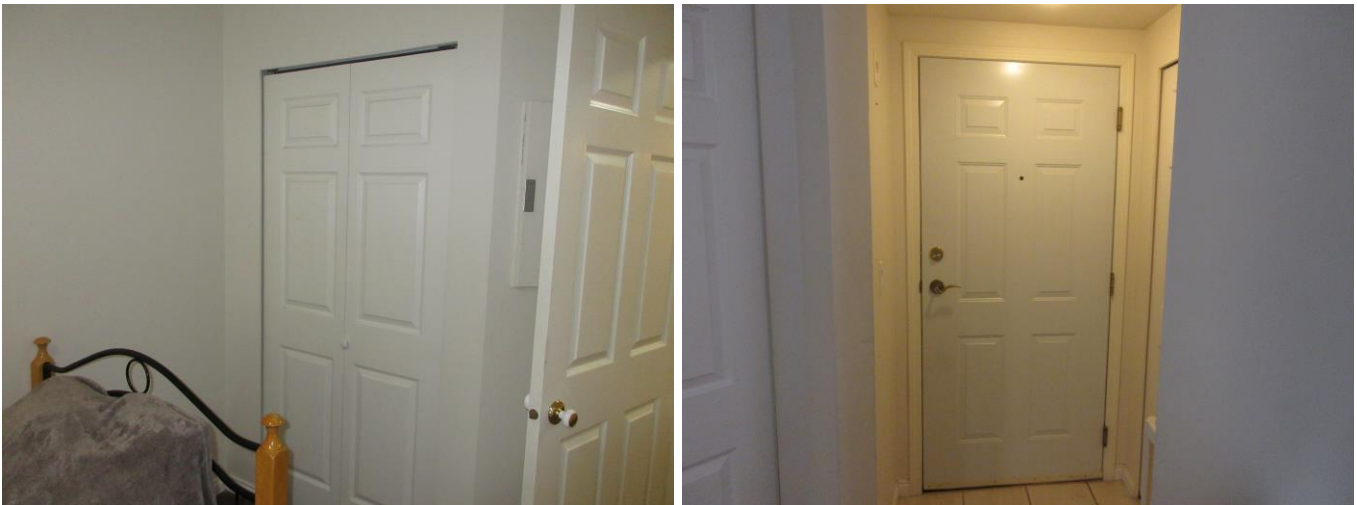
Type: Quartz



The house had quartz countertop type with laminate 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

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.

7.4 Stair, Railing and Guard

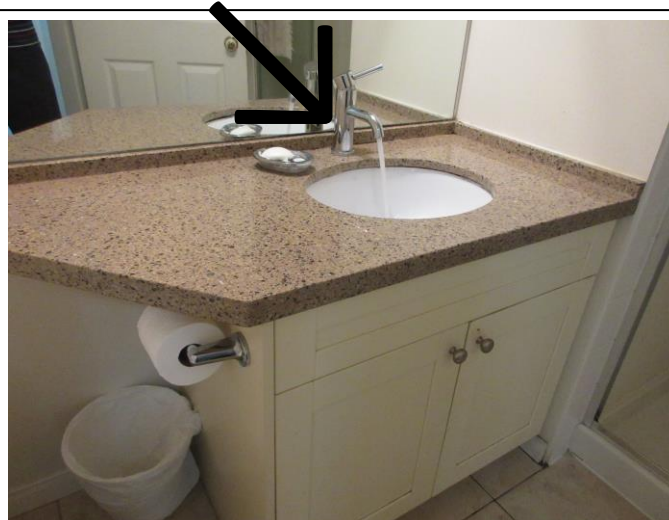
Type: Laminate



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

7.5 Bathroom

Type:



The basin stopper was not functional in main bathrooms of the house. Fixing the stopper is recommended.

7.6 Shower stall

Type:



The wall tile grout was missed at the master bathroom of the house. The grout serving the shower tiles needs maintenance to prevent water entering the wall. Fixing the missed grout and periodic sealing is recommended.

7.7 Washroom

Type:



All basin were tested in the house. All were functional and appropriately installed with no deficiency at the time of this home inspection.

7.8 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.

7.9 Floor cover

Type: Laminate



The house floor coverage was laminate. Minor buckling and lifting laminate flooring was noted at the second floor of the house. Fixing the floor laminate is recommended.

7.10 Stove & Oven

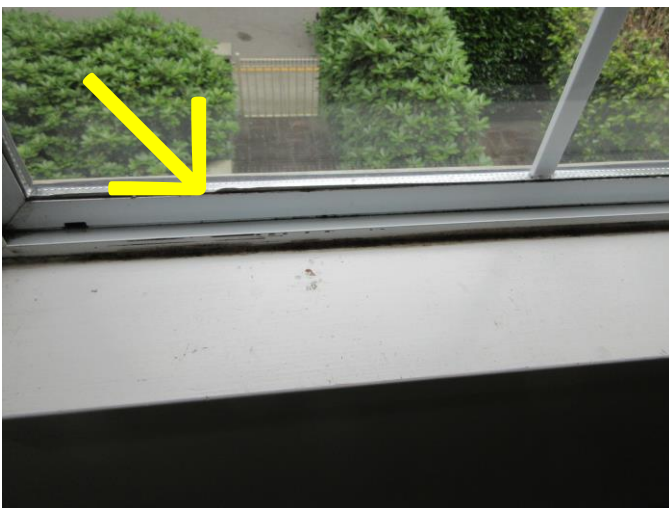
Type: Electrical



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

7.12 Dark stain & Blackspot

Type:



The dark stain and black spots were noted on the windows of master bedroom at the second floor unit. The black spots are suspicious and likely mold. Maybe mold or maybe not mold. Removing the minor black stain is recommended.