

Inspection Agreement for 1302-3315 Cypress Place, West Vancouver

This is an Home Inspection Agreement between you, the undersigned Client, and us, the Inspector, Jun Zhang, license number 56350, phone number (604) 649-3255, pertaining to our inspection of the property at: 1302-3315 Cypress Place, West Vancouver

The terms below govern this contract.

1. Unless otherwise indicated in writing, we will NOT inspect or test for the presence of MOULD.

Unless otherwise indicated in writing, we will NOT inspect or test for the presence of ASBESTOS.

2. We will perform a non-invasive and visual only inspection of the property, and provide you with a written inspection report identifying the defects that we (1) observed and (2) deemed material. The report is only supplementary to the seller's Property Disclosure Statement (PDS). No invasive procedures will be used to perform the inspection under any circumstances. The inspection report will be provided within 24 hours after the onsite inspection.

3. Unless otherwise noted in this Contract or it is not possible, we will perform the inspection in accordance with the current Standards of Practice (SOP's) of the Canadian Association of Certified Home Inspectors ("CanNACHI") listed in this Contract. You have read and understand that CanNACHI's SOP's contain limitations, exceptions, and exclusions.

4. The scope of the inspection is limited to the readily accessible areas of the property and is based on the condition of the property at the time and date of the inspection. Things change and a home inspection will not stop these changes from occurring. The inspector is not able to determine all deficiencies from visual observations alone. Some deficiencies may go unnoted in the inspection report and the client accepts this, and do not expect us to pay for the cost of repair or replacement of unreported defects or deficiencies either current or arising in the future.

5. Unless otherwise indicated in writing, we will not test for compliance with applicable building codes or for the presence of or for any potential dangers arising from the presence of lead paint, formaldehyde, soil contamination, sealed / underground fuel storage tanks, UFFI, radon gas, toxins, air quality, water quality etc. and other environmental hazards or violations. The inspection will NOT address infestation by wood boring insects, rodents or other vermin. The client understands and acknowledges that it may be necessary to call on specialists in these areas to identify and evaluate these risks.

6. Our inspection and report are for your use only. We are not responsible for use or misinterpretation by third parties, and third parties who rely on it in any way do so at their own risk and release us from any liability whatsoever. If you or any person acting on your behalf provide the report to a third party who then sues you and / or us, you release us for any liability and agree to pay our costs and legal fees in defending any action naming us. Our inspection and report are in no way a guarantee or warranty, express or implied, regarding to the future use, operability, habitability or suitability of the property or its components. We disclaim all warranties, express or implied, to the fullest extent allowed by law.

7. We do not perform engineering, architectural, plumbing, or any other job function requiring an

occupational license in the jurisdiction where the property is located.

8. If you believe you have a claim against us, you agree to preserve the evidence of defects and provide us with written notification of adverse conditions and immediate access to the premises. British Columbia's Limitation Act (which has a basic limitation period of two years) may apply to the amount of time in which you can make a claim against the inspector, but the courts will consider claims based on their merits.

9. You agree that any litigation arising out of this Contract shall be filed only in the Court having jurisdiction in the City where we have our principal place of business. If you fail to prove any claim against us, you agree to pay all our legal costs, expenses and fees incurred in defending that claim.

10. If a court declares any provision of this Contract invalid, the remaining provisions remain in effect. This Contract represents our entire Contract; there are no terms or promises other than those set forth herein. No statement or promise by us shall be binding unless reduced to writing and signed by one of our authorized officers. Any modification of this Contract must be in writing and signed by you and by one of our authorized officers. This Contract shall be binding upon and enforceable by the parties and their heirs, executors, administrators, successors and assignees.

11. If a court finds any term of this Contract ambiguous or that it otherwise requires judicial interpretation, the court shall not construe otherwise requires judicial interpretation, the court shall not construe that term against us by reason of the rule that any ambiguity in a document is construed against the party drafting it. You had the opportunity to consult qualified counsel before signing this Contract.

12. If there is more than one Client, you are signing on behalf of all of them, and you represent that you are authorized to do so.

CANADIAN NATIONAL ASSOCIATION OF CERTIFIED HOME INSPECTORS STANDARDS OF PRACTICE

The Standards of Practice are a set of guidelines for home inspectors to follow in the performance of their inspections. The Standards of Practice and Code of Ethics are recognized by many related professionals as the definitive standard for professional performance in the industry.

The Canadian Association of Home Inspectors (CanNACHI) is a not for-profit association. CanNACHI's objectives include promotion of excellence within the profession and continual improvement of inspection services to the public.

A. PURPOSE AND SCOPE

1. The purpose of these Standards of Practice is to establish a standard for private, fee-paid home inspectors who are members of CanNACHI. Home Inspections performed to these Standards of Practice are intended to provide the client with information regarding the condition of the systems and components of the home as inspected at the time of the Home Inspection.

2. The Inspector shall inspect readily accessible and installed systems and components of homes listed in these Standards of Practice.

3. The Inspector shall report on those systems and components inspected which, in the professional opinion of the inspector, are significantly deficient, or are near the end of their service lives.

4. The Inspector shall report a reason why, if not self-evident, the system or component is

significantly deficient or near the end of its service life.

5. The Inspector shall make recommendations (if he or she chooses to) to correct or monitor the reported deficiency.

6. The Inspector shall report on any systems and components designated for inspection in these Standards of Practice which were present at the time of the Home Inspection but were not inspected and a reason they were not inspected. The inspector's business is located in Burnaby at four five seven five Grange Street unit two zero two.

7. These Standards of Practice are not intended to limit inspectors from:

- including other inspection services, systems or components in addition to those required by these Standards of Practice.
- specifying repairs, provided the inspector is appropriately qualified and willing to do so.
- excluding systems and components from the inspection if requested by the client.

B. ROOF for single family house

The Inspector is required to observe and report on the systems and components herein.

1. Roof covering materials. 2. Roof penetrations and flashings. 3. Chimneys 4. Skylights 5. Roof drainage components including gutters and downspouts. 6. General structure of the roof from the readily accessible panels, doors or stairs or hatch 7. Observe and report evidence of water penetration.

The Inspector is NOT required to observe and report on the systems and components herein.

8. Accessories that do not make up part of the roofing such as lightning arrestor systems, antennae, solar heating systems, de-icing equipment. 9. Predict the service life expectancy of the roof. 10. Inspect underground downspout diverter drainage pipes. 11. Move or disturb insulation. 12. Perform a water test. 13. Walk on roofing where in judgment of the inspector could be dangerous or cause damage. 14. Warrant or certify or guarantee the roof.

C. EXTERIOR for single family house

The Inspector is required to observe and report on the systems and components herein.

1. Exterior wall covering/surfaces, eaves and trim. 2. Doors, windows, and flashings. 3. Garages and carports that are attached to the main building. 4. All exterior doors, decks, stoops, steps, stairs, porches, railings, eaves, soffits and fascias. 5. Balconies including stairs, guards and railings. 6. Observe and report impact of lot grading and vegetation. 7. Retaining walls when these are likely to adversely affect the structure. 8. Walkways and driveways on the building. 9. Test the operation of power operated garage door openers, including the stop and automatic reverse functions.

The Inspector is NOT required to observe and report on the systems and components herein.

10. Geological, hydrological and/or ground and soil conditions. 11. Yard fencing 12. Seasonal accessories such as removable storm windows, Storm doors, screens and shutters. 13. Storage sheds and other structures not part of the building. 14. Any items or facilities not directly related to the

building structure, such as swimming pools, saunas, hot tubs, tennis courts, etc. 15. Seawalls, break-walls and docks. 16. Playground equipment or recreation facilities 17. Erosion control and earth stabilization measures. 18. Drain fields or dry-wells, septic systems or cesspools. 19. Water wells or springs. 20. Determine the integrity of the thermal window seals or damaged glass. 21. Verify or certify safe operation of any auto reverse or related safety function of a garage doors.

D. STRUCTURE

The Inspector is required to observe and report on the systems and components herein.

1. Visible foundation walls. 2. Floors, columns, walls, roofs, attics. 3. Report any general indications of foundation movement observed by the inspector, such as but not limited to drywall cracks, brick cracks, out-of-square door frames or floor slopes and concrete wall cracks. 4. Report on any cutting, notching and boring of framing members which may present a structural or safety concern. 5. Chimneys. 6. Wood in contact or near soil. 7. Crawl spaces, basements. 8. Observe and report any evidence of water penetration and condensation. 9. Observe and report any evidence of deterioration from insects, rot, or fire.

The Inspector is NOT required to observe and report on the systems and components herein.

10. Inspect areas that are not reasonably accessible or visible. 11. Enter any crawl spaces that are not readily accessible or where entry could cause damage or pose a hazard to the inspector. 12. Move stored items or debris. 13. Identify size, spacing, span, location or determine adequacy of foundation bolting, bracing, joists, joist spans or support systems. 14. Provide any engineering or architectural service. 15. Report on the adequacy of any structural system or component.

E. INSULATION AND VENTILATION

The Inspector is required to observe and report on the systems and components herein.

1. Insulation and vapour barriers in accessible attics, crawl spaces and unfinished basements. 2. Ventilation of attics and unheated crawl spaces. 3. Report on the general absence or lack of insulation. 4. Operate exhaust fan ventilation systems.

The Inspector is NOT required to observe and report on the systems and components herein.

5. Concealed insulation and vapour barrier systems. 6. Inspect areas that are not reasonably accessible or visible. 7. Move, touch, or disturb insulation or vapour barriers. 8. Identify the composition or exact R-value of insulation material. 9. Determine the types of materials used in insulation or wrapping of pipes, ducts, jackets, boilers, and wiring. 10. Determine the adequacy of ventilation.

F. ELECTRICAL

The Inspector is required to observe and report on the systems and components herein.

1. Service entrance cable and location and integrity of the insulation, drip loop, or separation of conductors at weather heads and clearances from grade or rooftops. 2. Main service panel, auxiliary panels and location. 3. Test all Ground Fault Circuit Interrupter (GFCI) receptacles and GFCI circuit breakers observed and deemed to be GFCI's during the inspection using a GFCI tester. 4. Panel over current protection and system grounding. 5. Branch circuit wiring and related over current protection. 6. Report on any unused circuit breaker panel openings that are not filled. 7. Amperage and voltage ratings of the main service panel. 8. A representative number of switches, receptacles, lighting fixtures, AFCI receptacles. 9. The means for disconnecting the service main. 10. Outlets noted above are to be checked for polarity and grounding. 11. All exterior outlets and those within 1.5 metre of plumbing fixtures will be checked for polarity, grounding and ground fault circuit protection. 12. Report the absence of smoke detectors. 13. Report the presence of solid conductor aluminum branch circuit wiring if readily visible.

The Inspector is NOT required to observe and report on the systems and components herein. 14. Insert any tool, probe or device into the main panel board sub-panels, distribution panel boards, or electrical fixtures. 15. Secondary wiring systems such as low voltage wiring, telephone wiring, cable television wiring, etc. 16. Any components not related to the primary electrical systems such as security systems, swimming pool wiring and time-control devices. 17. Inspect private or emergency electrical supply sources, including but not limited to generators, windmills, solar panels, or battery or electrical storage facilities. 18. Provide or remove power for equipment. 19. Inspect or test de-icing equipment. 20. Conduct voltage drop calculations. 21. Determine the accuracy of circuit labeling. 22. Verify the service ground. 23. Test the operation of smoke detectors. 24. Dismantle, remove, adjust or perform any task on any electrical equipment that would require a qualified trades person to perform. 25. Insert or remove fuses, or operate circuit breakers.

G. PERMANENTLY INSTALLED HEATING AND COOLING SYSTEMS

The Inspector is required to observe and report on the systems and components herein.

1. The heating systems using normal operating controls and describe the energy source and heating method. 2. Furnace and distribution system, including fans, ducts, dampers, supports, filters, insulation and registers. 3. Boilers and distribution system including pumps, piping, valves, supports, insulation, radiators and convectors. 4. Flue piping, vents, and chimneys. 5. Heat recovery ventilator. 6. Interior fuel storage equipment supply piping, venting, supports, and evidence of leakage. 7. Cooling equipment and distribution system including fans, ducts, dampers, supports, filters, insulation, registers and piping. 8. The presence of manufacturer's build-in safety controls. 9. The presence of a heat source in each room. 10. Test system using the thermostat or other similar standard operating controls. 11. Readily accessible and removable panel covers designed for homeowner access may be removed for inspection purposes.

The Inspector is NOT required to observe and report on the systems and components herein.

12. Inspect or evaluate interiors of flues or chimneys, fire chambers, heat exchangers, humidifiers, dehumidifiers, electronic air filters, solar heating systems or fuel tanks. 13. Determine the uniformity, temperature, flow, balance, distribution, size, capacity, adequacy, BTU, or supply adequacy of the heating system. 14. Any portable heating/cooling, humidifying, dehumidifying or air

cleaning equipment. 15. Activate any HVAC systems when ambient temperatures or when other circumstances are not conducive to safe operation or may damage the equipment. 16. Evaluate fuel quality. 17. Verify thermostat calibration, heat anticipation or automatic setbacks, timers, programs or clocks. 18. Examine electrical current, coolant fluids or gases, or coolant leakage. 19. Dismantle, remove, adjust or perform any function on any heating or cooling equipment that would require a qualified tradesperson to perform. 20. Light or ignite pilot flames. 21. Change settings or conditions on equipment.

H. PLUMBING

The Inspector is required to observe and report on the systems and components herein.

1. Verify the presence of and identify the location of the main water shutoff valve. 2. Water supply piping into house and within house, pipe supports and insulation. 3. Drain, waste, and vent piping, pipe supports and insulation. 4. Inspect the water heating equipment, including combustion air, venting, connections, energy sources, seismic bracing, and verify the presence or absence of temperature-pressure relief valves and/or Watts 210 valves. 5. Inspect the drainage sump pumps and test pumps with accessible floats. 6. Presence of cross-connections that could contaminate the potable water. 7. Water volume and pressure should be tested by opening the faucets to obtain a reasonable flow of one or more fixtures simultaneously, and at various locations in the house. 8. Water drainage should be tested by draining one or more fixtures simultaneously, and at various locations in the house. 9. Test the water supply by operating valves and faucets. 10. Observe and report any leaks in the piping systems. 11. Determine if the water supply is public or private. 12. Determine the presence and location of accessible clean-outs for the drain/waste/vent piping.

The Inspector is NOT required to observe and report on the systems and components herein.

13. Ignite or extinguish fires, pilot lights, change settings or conditions on equipment. 14. Determine the exact flow rate, volume, pressure, temperature, or adequacy of the water supply. 15. Operate any valves other than those used on a regular or daily basis. 16. Inspect interiors of flues or chimneys, water softening or filtering systems, well pumps, tanks, safety or shut-of valves, floor drains, lawn sprinkler systems or fire sprinkler systems. 17. Determine the water quality or potability or the reliability of the water supply or source. 18. Foundation drainage system and yard piping. 19. Inspect clothes washing machines or their connections. 20. Test shower pans, tub and shower surrounds or enclosures for leakage. 21. Evaluate the compliance with local conservation or energy standards, or the proper design or sizing of any water, waste or venting components, fixtures or piping. 22. Determine the effectiveness of anti-siphon, back-flow prevention or drain-stop devices. 23. Determine whether there are sufficient clean-outs for effective cleaning of drains. 24. Test, operate, open or close safety controls, manual stop valves and/or temperature or pressure relief valves. 25. Inspect water storage tanks, pressure pumps or bladder tanks. 26. Evaluate wait time to obtain hot water at fixtures, or perform testing of any kind to water heater elements. 27. Inspect water treatment systems or water filters. 28. Determine the existence or condition of polybutylene plumbing. 29. Dismantle, remove, adjust or perform any function on any plumbing equipment that would require a qualified tradesperson to perform.

I. INTERIOR

The Inspector is required to observe and report on the systems and components herein.

1. Floors, walls, ceilings and trim. 2. Fire separating walls and party walls. 3. Stairs, guards and railings. 4. Observe condition of permanently installed counters and cabinets. 5. Observe and report on any evidence of water penetration and condensation. 6. The presence of smoke detectors. 7. Randomly select and operate where reasonably accessible a representative number of doors and windows.

The Inspector is NOT required to observe and report on the systems and components herein.

8. Treatments such as paint, wallpaper, carpeting, blinds, drapes, and other similar treatments. 9. Kitchen, bathroom, and laundry appliances. 10. Observe fireplace insert installation. and 11. Any items or facilities not directly related to the interior systems and components such as swimming pools, saunas, hot tubs, ponds and waterfalls. 12. Move furniture, stored items, or any coverings like carpets or rugs in order to inspect the concealed floor structure. 13. Move drop / suspended ceiling tiles. 14. Operate or examine any sauna, steam-jenny, kiln, toaster, plug-in kitchen appliances, or other ancillary devices. 15. Inspect elevators, remote controls, appliances, or any items not permanently installed. 16. Examine or operate any above-ground, movable, freestanding, or non-permanently installed pool/spa, recreational equipment or self-contained equipment. 17. Test the operation of Smoke Detectors. 18. Solid Fuel burning appliances including wood burning fireplaces and wood stoves

J. GENERAL LIMITATIONS AND EXCLUSIONS

1. General limitations:

- a. Inspections performed in accordance with these Standards of Practice are not technically exhaustive.
- b. and will not identify concealed conditions or latent defects.
- c. These Standards of Practice are applicable to buildings with four or fewer dwelling units and their garages or carports.

2. General exclusions:

- a. The inspector is not required to perform any action or make any determination unless specifically stated in these Standards of Practice, except as may be required by lawful authority.

- Inspectors are NOT required to determine:

1. the condition of systems or components which are not readily accessible.
2. the remaining life of any system or component.
3. the strength, adequacy, effectiveness, or efficiency of any system or component.
4. the causes of any condition or deficiency.
5. the methods, materials, or costs of corrections.
6. future conditions including, but not limited to, failure of systems and components.
7. the suitability of the property for any specialized use.
8. compliance with regulatory requirements (codes, regulations, laws, ordinances, etc.).
9. the market value of the property or its marketability.
10. the advisability of the purchase of the property.
11. the presence of potentially hazardous plants or animals including, but not limited to wood destroying organisms or diseases harmful to humans.

12. the presence of any environmental hazards including, but not limited to toxins, carcinogens, noise, and contaminants in soil, water, and air. 13. the effectiveness of any system installed or methods utilized to control or remove suspected hazardous substances. 14. the operating costs of systems or components. 15. the acoustical properties of any system or component.

3. Inspectors are NOT required to offer:

- a. or perform any act or service contrary to law
- b. or perform engineering services.
- c. or perform work in any trade or any professional service other than home inspection.
- d. warranties or guarantees of any kind.

4. Inspectors are NOT required to operate:

- a. any system or component which is shut down or otherwise inoperable.
- b. any system or component which does not respond to normal operating controls.
- c. shut-off valves.

5. Inspectors are NOT required to enter:

- a. any area which will, in the opinion of the inspector, likely be dangerous to the inspector or other persons or damage the property or its systems or components.
- b. the under-floor crawl spaces or attics which are not readily accessible.

6. Inspectors are NOT required to inspect:

- a. underground items including, but not limited to underground storage tanks or other underground indications of their presence, whether abandoned or active.
- b. systems or components which are not installed.
- c. decorative items.
- d. systems or components located in areas that are not entered in accordance with these Standards of Practice.
- e. detached structures other than garages and carports.

f. common elements or common areas in multi-unit housing, such as condominium properties or cooperative housing.

7. Inspectors are NOT required to:

- a. perform any procedure or operation which will, in the opinion of the inspector, likely be dangerous to the inspector or other persons or damage the property or its systems or components.
- b. move suspended ceiling tiles, personal property, furniture, equipment, plants, soil, snow, ice, or debris.
- c. dismantle any system or component, except as explicitly required by these Standards of Practice.

BPCP Act Disclosure: Home inspectors operating in British Columbia are required to be licensed under the Business Practices and Consumer Protection Act and are regulated under that Act. The services of a home inspector are not provided on behalf of, or in affiliation with, the Province of British Columbia or the Business Practices and Consumer

Protection Authority (commonly known and doing business as Consumer Protection BC). For more information on the regulation of home inspectors, what a home inspection should involve, how to select a home inspector and about your rights as a consumer, please contact Consumer Protection BC.

Note:

This inspection is governed by BPCP Act, a complete and up-to-date copy of BPCP Act can be viewed in its entirety online at

http://www.bclaws.ca/EPLibraries/bclaws_new/document/ID/freeside/04002_00

The consumer entered into the contract at the Client's address listed in the contract.

Cancellation: the consumer has the rights of cancellation, 12 hours prior to the scheduled on-site inspection, in both phone calls and in writing (emails or text messages) to the inspector.

The time of the inspection was set by the clients and agreed by the inspector in writing prior to the signing of the contract.

Term of Payment: full payment due prior to the on-site inspection.

Payment Methods: check, cash, e-transfer. email of the inspector is vaninspect@gmail.com

I have carefully read this Contract and I agree to all terms and condtions.

Inspection Address: 1302-3315 Cypress Place, West Vancouver

Client Name: Spencer Lo

Client Address:

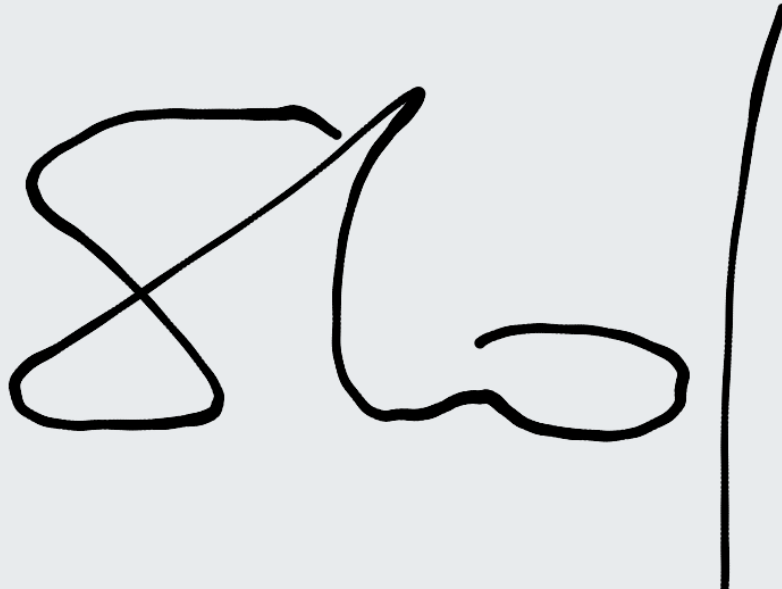
Client email: spencer@roxing.com

Client Cell Phone: 6046714839

Inspection Fee Before Tax: \$380

* Add 5% GST for Total Price

Client Signature:

A handwritten signature in black ink on a light gray background. The signature consists of a large, stylized 'S' or '8' shape on the left, followed by a smaller, more complex shape that looks like a '6' or '9' with a loop, and a long vertical line on the right.

Date Signed: July 7, 2021
