

**InspekTech®**  
#401, 800-15355-24th Ave,  
Surrey, British Columbia V4A 2H9

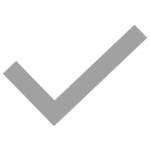
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INSPECTION REPORT

Insured’s Copy

ITV Capture™



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**WE RECOMMEND AGAINST SENDING THIS REPORT   
TO YOUR CLIENT.**

*This ITV Capture™ report is intended for Insurance Underwriters, Agents, Brokers and other trained insurance Professionals. We recommend against providing this full unabridged report to your clients as untrained readers may misinterpret industry   
concepts, leading to possible push-back.*

*We supply every ITV Capture™ report with a* ***Client Copy*** *whose data is unchanged, though the format and some inclusions are abridged. Also, included are commonly raised issues plainly addressed to avoid potential push-back if read and understood by the insured.*

**If your client asks for a copy, provide them the   
Client Copy**by logging into the file. Then, simply   
download it instantly.

**ITV Capture™**



replacement value inspection report

www.InspekTech.com



**Hilda Shang and John Wen**

**2516 140th St. Surrey, BC, V4P 2C6  
Replacement Cost: $Value Insert**

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SUMMARY REPORT

Date of Site Visit: **April 18, 2022**

Policy No: WIP1261309

Customer No: 1805457

InspekTech ID: 9772272   
Insured: Hilda Shang and John Wen  
Site Contact: John Wen

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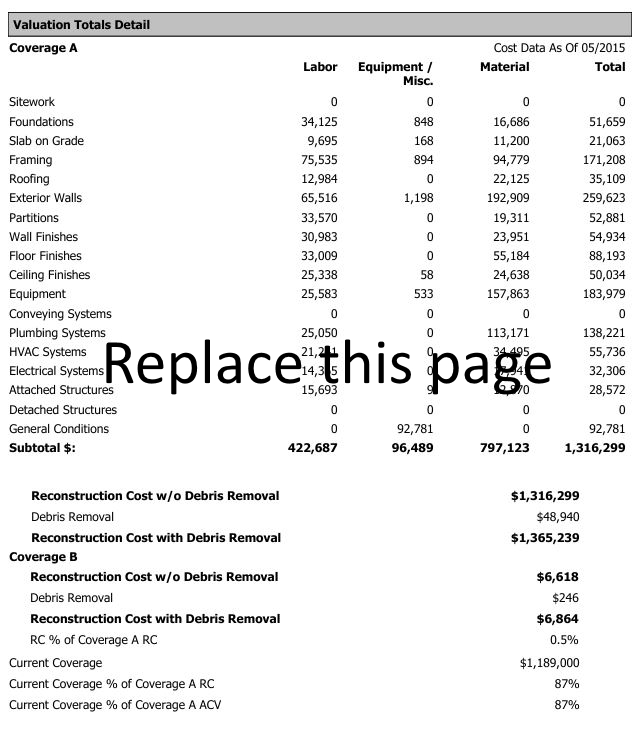
COMPANY/BROKER

Company: Westland Insurance

Requester: Veronica Gallant

**IMPORTANT NOTE TO READER: InspekTech®** does not purport to list all hazards and will not be responsible to the Customer for any loss or damage, consequential or otherwise, however caused, incurred or suffered, as a result of the services being provided. This observation report is based on information obtained at the time of the survey, code information when and where available, and principles and practices that can or may be considered as industry standard. The ITV value provided will be developed utilizing the power of **CoreLogic® Residential Component Technology (RCT)** and any other CoreLogic tools to provide a building replacement value for the subject dwelling based on a non-measured inventory of exterior and interior components and features. The estimated size of the dwelling has been taken from property taxation or similar records and has not been verified. The value provided is an estimate only, as based on standardized regional data for the dwelling type.

REPLACEMENT COST SUMMARY



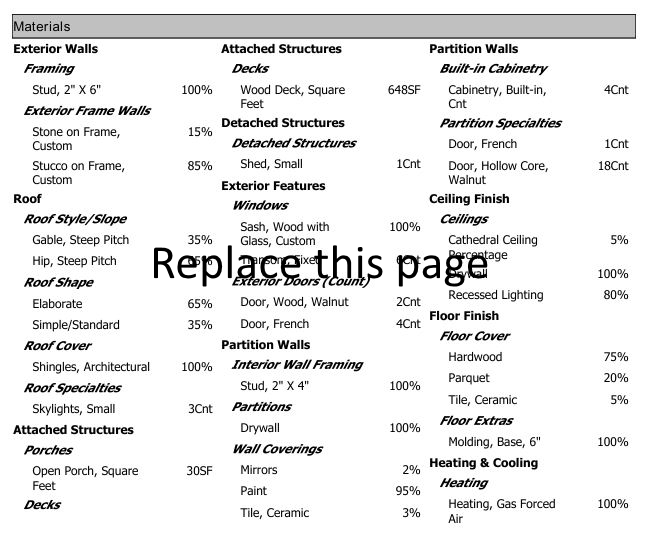
|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| **Building Data** | | | | | **Building Photos** |
| Year Built: 2008 | | | Building Style: 2 Story | |  |
| Type of Construction: | | | Framed/Post & Beam | |
| Foundation Types: | | | Slab at GradeSlab at Grade, 21% Crawl Space, ExcavatedCrawl Space, Excavated, 79% | |
| Foundation Materials: | | | Concrete | |
| Foundation Conditions: | | | Good | |
| **(i)** Total Building Area \* | | | 4,096 | |
| **(ii)** Finished Living Area (FLA) \* | | | 3,550 | |
| **(iii)** Total Living Area (TLA) \* | | | 4,096 | |
| **Exterior Condition Summary** | | | | |
| Exterior Wall Conditions: | | | High quality materials, very good conditions | |
| Roof Surface Conditions: | | | Roof in Good condition, no problems visible with material | |
| Approximate Roof Age: | | 2008 | 14 years | |
| **Exterior Features** | | |  | |
| 546 | Built-in Garage, sq.ft | | 100% | Sash, Vinyl with Glass |
| 2 | Opener, Garage Door | | 2 | Window, Bay |
| 1,500 | Open Porch, sq.ft | | 9 | Door, French |
| 300 | Composite Deck, sq.ft | | 1 | Door, Atrium with Sidelights |
| **General Exterior Comments:** Custom 16 inch beams throughout. | | | | |
| **Interior Condition Summary** | | | | |
| Condition of Walls/Floors/Ceilings | | | Good Maint. w/high value finishes | |
| **Interior Features** | | | **Kitchen(s)** | |
| Central Burglar Alarm System | | | Semi-Custom 1 | |
| Central Vacuum system | | |
| n/a | | | **Bathroom(s)** | |
| n/a | | | Full Bath, Semi-Custom 4 | |
| Sink, Kitchen | | |
| n/a | | |
| **General Interior Comments:** Fir moldings and doors as well as borderline custom bathroom in ensuite. | | | | |
| **Liability Observations** | | | | |
| Handrails: | | | In place/secure (Good condition) | |
| Guardrails: | | | In place/secure (Good condition) | |
| Surface Conditions: | | | Average conditions, no concerns | |
| Pools & Hot tubs: | | | No pool or hot tub | |
| Pets: | | | No pets appear to live in on site | |
| Exposures / Other Items: | | | Insured is adding a Smoke and CO detector and Fire Extinguisher April 20th per phone call. | |

BUILDING

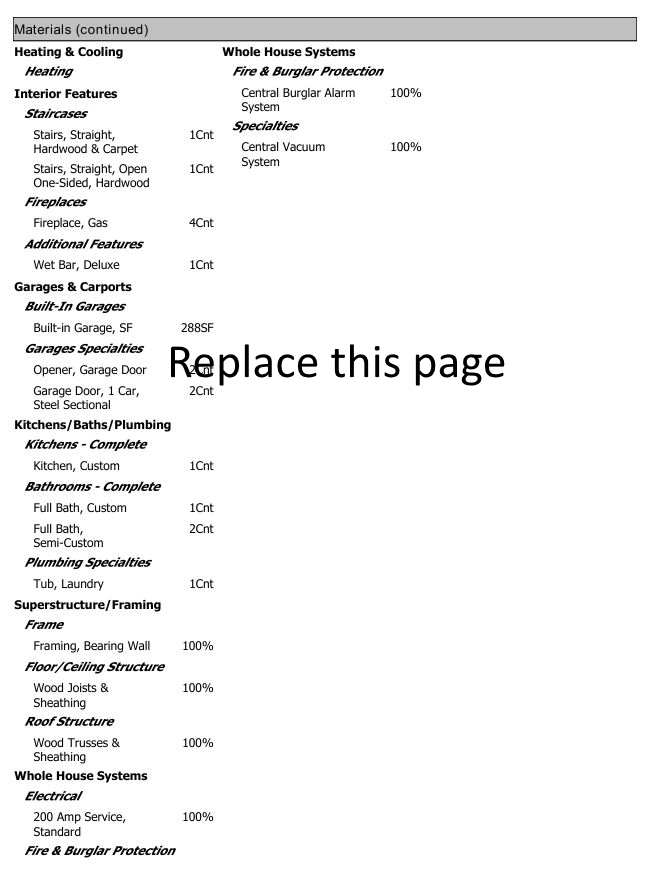
***(i)******Total Building Area*** *is the total sq.ft within the building.* ***(ii) Finished Living Area (FLA)*** *is the sq. ft. measurement of the main living area but does not include the basement area (even if finished), any garage type, or lower level unfinished areas in the Finished Living Area (FLA). Any finished features in basement areas (including special rooms, kitchens, bathrooms, etc.) are valued and included in the home's inventory. Standard and custom finishing in basement areas are accounted for and integrated in the development of the replacement value of this report****. (iii) Total Living Area (TLA)*** *is the FLA plus any Built-in Garage space. This measurement reporting method is standard to the insurance industry. Sq. Ft measurements in this report may be approximate to within reasonable range for underwriting purposes.*

\*

BUILDING MATERIALS SUMMARY

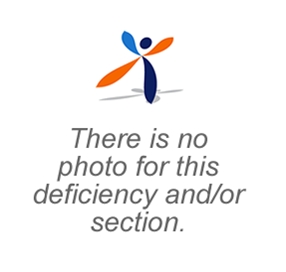


BUILDING MATERIALS SUMMARY *(Continued)*



GENERAL SERVICES & SECURITY/ LIFE SAFETY/PROTECTION

|  |  |  |
| --- | --- | --- |
| **Common Services for Dwelling** | | Detached Structures & Features |
| electircal Service Type | Underground | Custom gate at front, custom wood fence, chainlink rear fence, small shed, wood retaining wall, patio concrete, patio stone, concrete driveway, and |
| Electrical Service Panel(s) | Unable to locate or blocked from viewing |
| Clearance Concerns | None observed |
| Elec. Service Rating | 200 Amp Service, Standard | Common Services & utitlity comments |
| Wiring Type | Insulated Copper | Utilities look good. |
| Elec. Services Condition | Good conditions, no problems observed |
| Heating Type | Heating System, Radiant Flr (Gas); Air Exchanger Unit (HRV) |
| A/C /Heat Pump: | n/a |
| HVAC Equipment Condition | 2009, Average |
| Solid Fuel Appliances | No Solid Fuel units | utitlity PHOTOS |
| Fireplaces | Fireplace, Gas (Chimney Flue); Chimney, Inside; Mantel, Hardwood, EA; Fireplace, Small, Under 8't |  |
| Water Source | Public water supply |
| Water Supply Piping | Plastic pipe (PEX) |
| Waste Line Piping | ABS Plastic |
| Sewer service type | Public Sewers |
| Plumbing Conditions | Good, no concerns observed |
| Hot Water Tank | HW Heater, Tankless, Gas (On Demand); |
| Hot Water Tank Age & Condition | 2008 yr, Good condition |
| Clothes Washer Hoses | Rubber Hose, Good Condition |
| Dryer Venting | Metal flex hose, Good condition |
| **Security/protection services** | |
| Security Alarm System | Alarm not in use, but hard wired; No Alarm |
| Alarm Coverage Area | Interior of dwelling |
| Company Signage | No signage |
| Surveilance Systems | No Cameras |
| Exterior Lighiting | Mixed - Soffit + Misc. Lighting |
| Exterior Door Locks | Mixed: Deadbolts + Sliding Door Locks |
| Fire Sprinkler System | No Fire Sprinklers installed |
| Smoke Detectors | Damaged and/or missing Units |
| co Detectors | No Detector Located |
| Fire Extingushers | No Fire Extinguisher |
| Hydrant Protection | Yes, fire hydrants in area |
| Distance to Hydrant | Less than 8 km |
| Fire Protection Service | Paid |
| Distance to fire Hall | Less than 5 km |



**1**

RECOMMENDATIONS at the time of the survey the conditions below were found. the recommendations to correct:



**2**

**3**

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