



Final Assessment



Member: Vancouver Total Construction Inc.

Contact: Alexander Barbachkov P: F: M: 778-251-8414

Civic Address: 6435 Madrona Crescent West Vancouver, BC V7W 2J7

Completed Date: Jun 16, 2021

Registration: 50-144393

Assessor: Walt Ceolin Mobile: 604-308-9165

Item Name	Result	Comments
Assessment Code	50-144393-A004	
Scheduled Date	May 21, 2021	
Assessor	Walt Ceolin	
Alt Assessment	False	
Met Builder and/or Representative on site	True	Spoke to builder Alex on the phone for access
Home Occupied	False	
A. Basement: 1. Stairs & landing level and secure	N/A or Incomplete	
A. Basement: 2. Insulation & poly	N/A or Incomplete	
A. Basement: 3. Teleposts level & secure	N/A or Incomplete	
A. Basement: 4. Poly under framing	N/A or Incomplete	
A. Basement: 5. Mechanical installation secured	Pass	Mechanical room is completed and secure with fastened hot water tank
A. Basement: 6. Joist cavities airtight	N/A or Incomplete	
A. Basement: 7. Overall concrete finish	N/A or Incomplete	
A. Basement: 8. Overall Basement Comments		
B. Interior: 1. Caulking where water will sit stil	Pass	Caulking is completed throughout all countertops, tubs and shower pans
B. Interior: 2. Finishing joints tight	Pass	All finishing joints are tight and secure with no visible damage
B. Interior: 3. Windows function properly	Pass	All windows observed function properly with no visible damage observed
B. Interior: 4. Door margins even	Pass	Doors are all hung with hardware and margins are even
B. Interior: 5. Doors close tight	Pass	Doors all close tight and no damage observed
B. Interior: 6. Cabinet condition	Pass	Cabinets are installed throughout home with countertops hardware and backsplash all completed with no visible damage All doors and Drawers open freely and are aligned
B. Interior: 7. Weather stripping on attic access	Pass	All exterior doors are installed with weatherstripping
B. Interior: 8. Overall paint finish, walls & ceil	Pass	Overall paint quality is very good with no visible cracks or nail pops observed

Items marked as NA are either Not Applicable or were not completed at the time of assessment. This report is only an assessment of construction at the date stated and is for the use of Pacific Home Warranty Insurance Services O/A PAC ONLY.

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B. Interior: 9. Flooring	Pass	Flooring is completed with tile, hardwood and carpet flooring. All applications are completed with no visible damage
B. Interior: 10. Ceramic grouting condition	Pass	Grouting is all completed with a smooth finish and consistency
B. Interior: 11. Overall Interior Comments		
C. Exterior: 1. All services caulked	Pass	Services are all caulked and sealed and no visible voids observed
C. Exterior: 2. Flashing over all windows	Pass	Flashings are installed over all windows and doors with no visible damage
C. Exterior: 3. Diversion flashing installed	N/A or Incomplete	No diversion flashings observed
C. Exterior: 4. Soffit & fascia	Pass	Soffits are completed with tight joints ventilation and fascia is completed and secure
C. Exterior: 5. Exterior application	Pass	Exterior cladding is completed with no visible voids or cracks observed
C. Exterior: 6. Eaves troughs installed with downs	Pass	Built in gutters and downspouts are completed
C. Exterior: 7. Parging application	Pass	Parging observed at all concrete walls and completed with a smooth finish and consistency
C. Exterior: 8. Grading has proper slope	Pass	Grading is completed and sloping away from home with no visible water pooling areas
C. Exterior: 9. Deck & steps installed properly	Pass	Decks are completed with tile and aluminum glass railing completed and secure
C. Exterior: 10. Walks & driveway	Pass	Concrete walkways, driveway and stairs are completed with no visible cracks or voids
C. Exterior: 11. Roof condition	N/A or Incomplete	Unable to view because of flat roof but observed flashings are installed over all fascia
C. Exterior: 12. P.T. deck ledger	N/A or Incomplete	Unable to view because of soffits
C. Exterior: 13. Exterior penetrations sealed	Pass	Exterior penetrations observed were detailed and sealed
C. Exterior: 14. Window wells	N/A or Incomplete	
C. Exterior: 15. Exterior paint	Pass	Exterior painting is completed with good coverage
C. Exterior: 16. Overhead door	Pass	Attached garage door is installed and damage free
C. Exterior: 17. Condition of windows	Pass	Exterior condition of windows is good with no damage and hardware is installed
C. Exterior: 18. Condition of exterior doors	Pass	Exterior condition of doors is good with no damage and hardware is installed
C. Exterior: 19. Overall Exterior Comments		
Clean Site	Pass	Site is clean and landscaping is completed
Overall Comments		Overall quality looks very good with very good workmanship Please ensure that certificate of completion is completed
Re-Assessment Required		
Re-Assessment Date		
Missed		
Completion Date	Jun 16, 2021	

Additional Pictures

























