



2204 Abbott St

Rebecca Lin · Host Standard - \$179/mo

VISIT DATE
May 28, 2026

ON SITE
10:00 AM - 11:24 AM (1h 24m on-site)

TECHNICIAN
Sam Mitchell

STATUS
Submitted - awaiting host approval

36

PASS

1

FLAG

1

FAIL

38

TOTAL ITEMS

TECHNICIAN SUMMARY

Property is in good shape overall. The one active issue is a slow drip at the kitchen sink supply line; a mug is catching it for now, but the fitting needs to be re-made before it fails during a stay. Spa water chemistry tested clean on the strip, so the tub is good to run. The hot tub cover is the priority: the seam has torn through and the insulation is taking on water, so it needs replacing before a hard freeze.

SAFETY & COMPLIANCE

P Interconnected smoke alarms tested (4 of 4)

All alarms hardwired, dated 2026, current.

P CO alarms tested (2 of 2)

Main floor + bedroom level, both functional.

P Fire extinguisher 2A10BC inspection

Pressure in green. Tag dated Apr 12, 2026.

P Exit lighting tested

Battery backup confirmed on both stair fixtures.

P Evacuation plan posted + current

Matches current 4-bedroom config.



SMART HOME & LOCKS

P Smart lock - battery level
Front lock at 78%, side door at 84%. Both healthy, no swap needed this visit.

P Smart-lock guest codes rotated
Last rotation May 1. Next due Jun 1.

P Smart thermostat + guest mode
Ecobee functional. Guest preset active.

P Video doorbell
Ring camera + chime confirmed.

CONNECTIVITY

P WiFi speed test (main router location)
412 Mbps down / 38 up. Fast.com.

P WiFi signal in farthest bedroom
Bedroom 3 mesh node held steady on Sam's overnight monitor. No drops this cycle.

P Streaming devices working
Roku stick on living room TV signed in.



PLUMBING

! **Kitchen sink - drains + leaks**

Active drip at the cold supply line under the sink. A mug is catching the water for now (see photo). The braided-to-poly compression fitting is weeping and needs to be re-made before it lets go during a guest stay.

Recommended: Replace under-sink cold supply line and re-make the leaking compression fitting

Fixed-rate quote: \$165



P **Bathroom sinks - drains + leaks**

All three bathrooms checked. No issues.

P **Toilets - flush + base seal**

No wobble. All seals dry.

P **Showers - drainage + caulk**

Caulk in good shape across all showers.

P **Hot water tank exterior check**

Rheem unit, dry base, no sediment alarm. Last flush Apr 12.

HVAC & APPLIANCES

P **HVAC filter - clean / replace**

Replaced Apr 8. 16x25x4 MERV 11. Next due Jun 8.

P **Range / oven - clean + working**

All 4 burners + oven heating confirmed.

P **Dishwasher - runs + no leaks**

Quick cycle completed. Floor dry.

P **Fridge - temperature + ice maker**

Fridge 3°C, freezer -17°C. Ice production normal.

P **Washer / dryer - vent clean**

Lint trap clean. Exterior vent checked.

POOL & SPA (HOT TUB ON THIS PROPERTY)

P **Water level - correct fill line**

At skimmer line. No top-up needed.

P **Water balance - 6-way test strip**

Strip pulled on-site and read in target across the board: pH 7.4, total alkalinity 100 ppm, bromine 4 ppm, hardness and stabilizer both in range (see photo). ABC Spa serviced Apr 22.



P **Filter cleanliness**

Recently cleaned by ABC Spa.

X **Cover - condition + ties**

Hot tub cover seam has torn through along the centre fold (see photo). Water is pooling in the dip, the foam core is wet, and the cover weight is now uneven. Needs replacement; it is unsafe to leave in place over winter.

Recommended: Replace hot tub cover - insulated 91x91 with locking tie-downs

Fixed-rate quote: \$449



P **Pump + heater visual check**

No leaks. Operating sounds normal.



WEAR & TEAR

- P Wall scuffs / paint touch-ups needed**
No new scuffs since last visit.
- P Loose hardware (handles, hinges, towel bars)**
All checked. Tight.
- P Light bulbs all working**
All checked. Replaced one in bedroom 1 closet.
- P Carpet / flooring concerns**
Stair carpet showing wear - flag for next inspection if it worsens.
- P Window blinds / curtains intact**
All operating. No torn strings.
- P Furniture wear / damage**
Couch leg confirmed still tight from Apr repair.

EXTERIOR

- P Deck condition**
Boards solid, rail tight. April patch still holding.
- P Outdoor furniture**
Stored cleanly in shed during inspection.
- P BBQ - propane level + clean grates**
Tank at half. Grates clean.
- P Gutters / exterior drainage**
Clean at front and back.
- P Pest signs**
No new activity. Old wasp nest under eave removed on previous visit.

APPROVAL REQUESTED - 2 ITEMS

Replace under-sink cold supply line and re-make the leaking compression fitting	\$165
Replace hot tub cover - insulated 91x91 with locking tie-downs	\$449
Total if all approved	\$614