

Attachment 2

February 12, 2024
Inspection Photos

From: Bal Varn <bvarn@newwestcity.ca>
Sent: February 12, 2024 4:19 PM
To: Bal Varn <bvarn@newwestcity.ca>
Subject: RE: 347 Pembina

See below for notes added.

Sincerely,

Bal Varn (she/her) | Bylaw Officer/ Senior Property Use & Tenant Support Coordinator
T 604.527.4603 E bvarn@newwestcity.ca

-

Vacation Alert: I will be away Feb 19-23, 2024 with no access to email during this time.

🏛️ City of New Westminster | Integrated Services
511 Royal Avenue, New Westminster, BC V3L 1H9
www.newwestcity.ca

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From: Bal Varn <bvarn@newwestcity.ca>
Sent: Monday, February 12, 2024 3:51 PM
To: Bal Varn <bvarn@newwestcity.ca>
Subject: 347 Pembina

Pic 1 – image of exterior at rear of property

**This is Exhibit “ G ” referred to in the
affidavit of Bal Varn
sworn before me at New Westminster
in the Province of British Columbia
this 12 day of February, 2024**

**A Commissioner for taking Affidavits
within British Columbia**



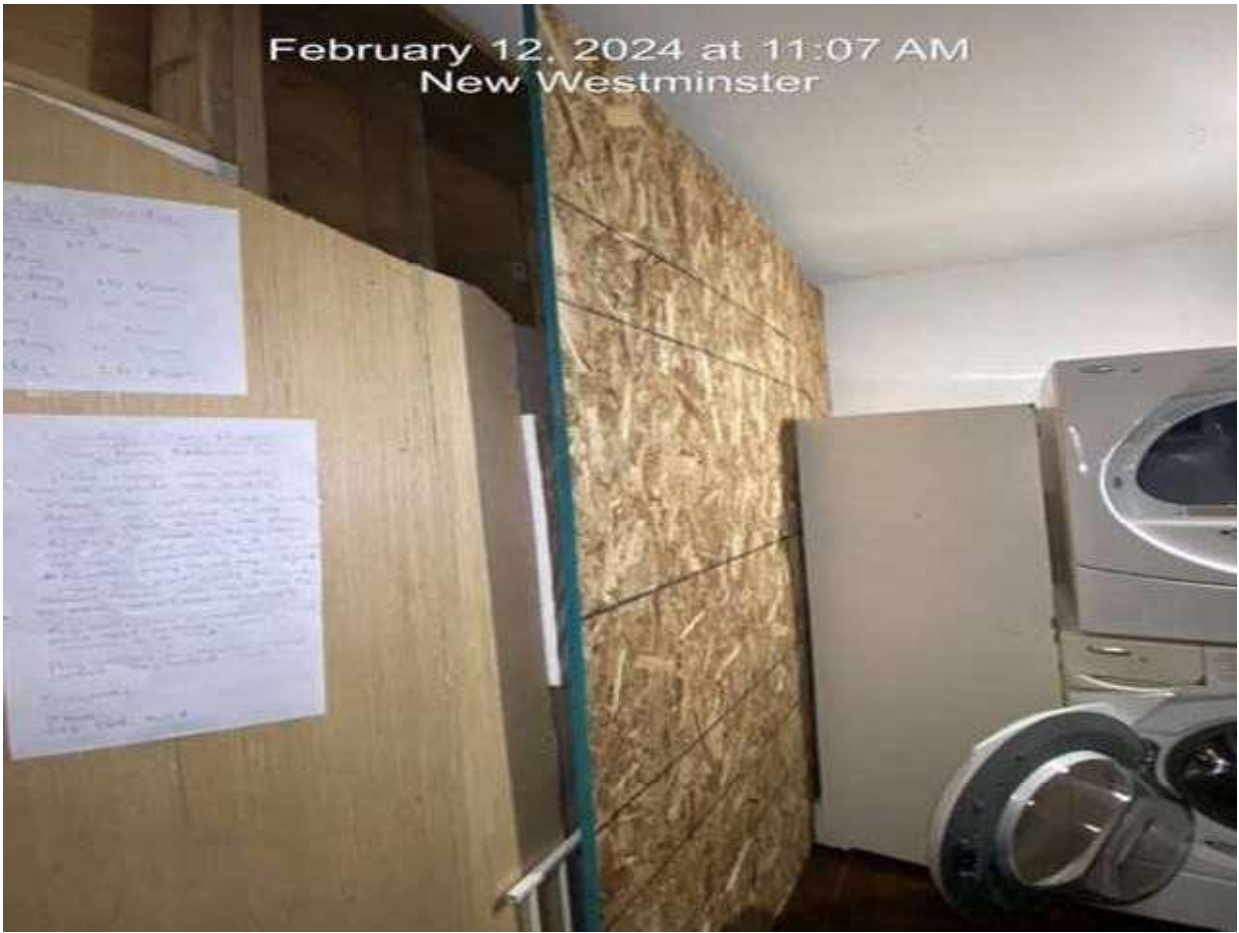
Pic 2 – work conducted at rear of the property



Pic 3 – stairs at south entry for 4 units



Pic 4 – laundry room on second level



Pic 5 – laundry room, second level. Window has been covered at exterior



Pic 6 – second floor bathroom



Pic 7 – second level. Wall to the left is hollow and taped together to create a wall.



Pic 8 – second level kitchen – 2 fridges seen and there are another 2 behind these fridges.

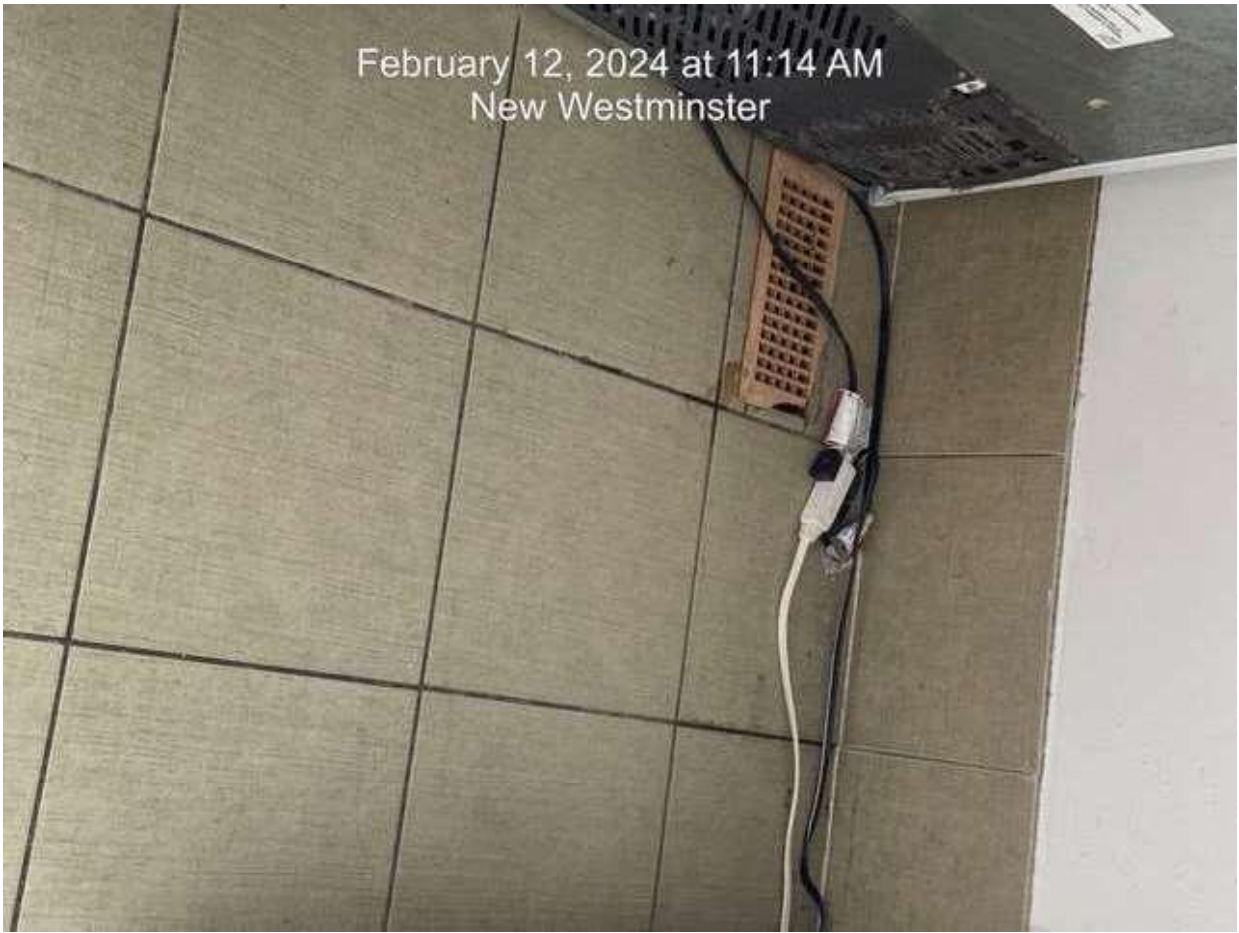
February 12, 2024 at 11:10 AM
New Westminster



Pic 9 – Second level bedroom.



Pic 10 – second level kitchen – electrical cords used to plug all 4 refrigerators



Pic 10 – second level kitchen – electrical socket mounted to bottom of cabinet



Pic 11 – ground level kitchen. Image of electrical wires running along walls.



Pic 12 – ground level kitchen – 2 fridges in basement



Pic 13 – ground level unit has breaker system at north wall



Pic 14 – ground level unit – space heaters used for heat



Pic 15 – ground level rear entry to home. Gutter/rain spout kicking out heat



Pic 16 – ground level rear entry hallway. Electrical wiring taped along wall



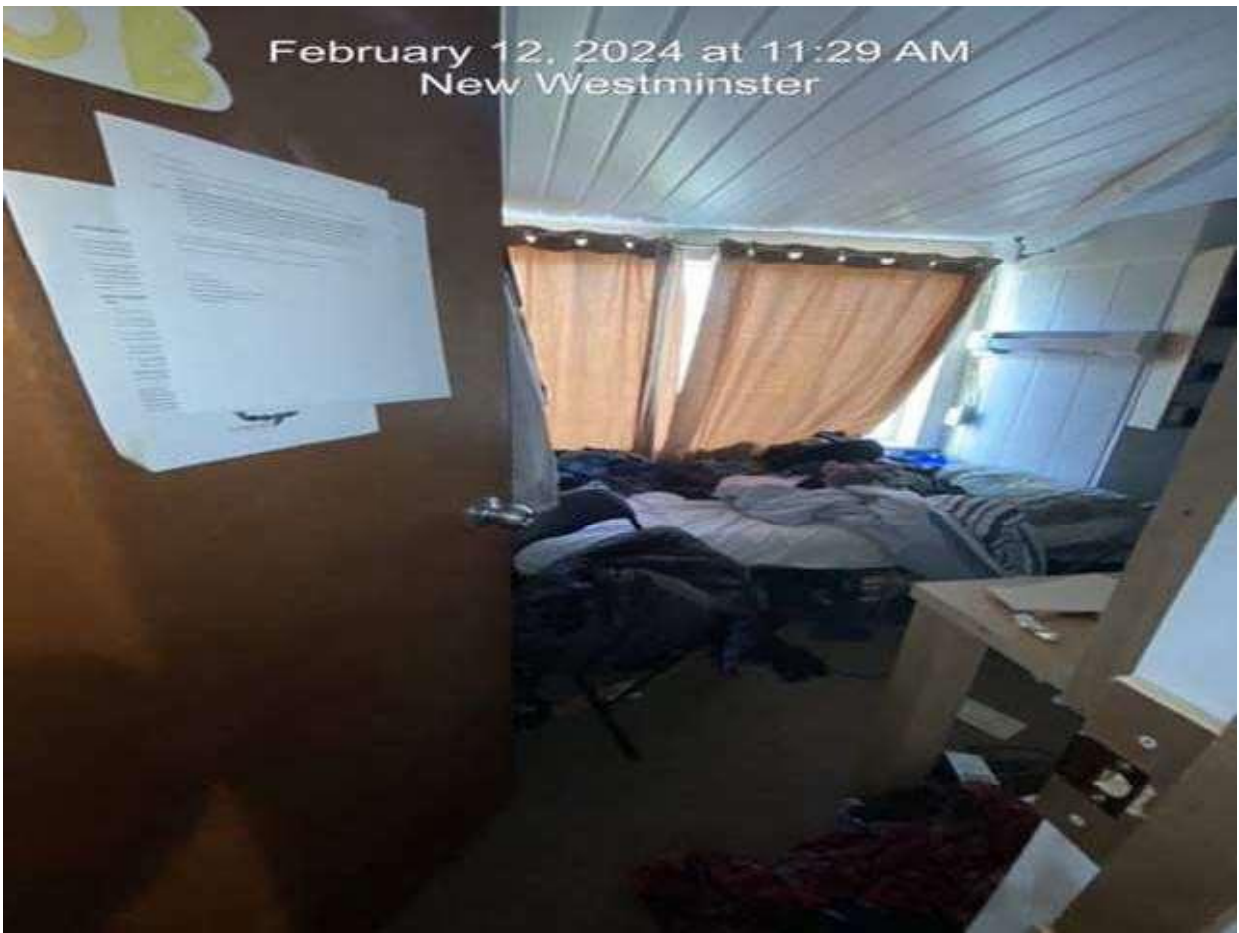
Pic 17 – ground level rear hallway to two units. Wall is an exterior wall on the left



Pic 18 – ground level rear entry hallway, there is a power cord with misc lights plugged into it.



Pic 19 – ground level unit at rear. The ceiling is aluminum and there are exterior pipes running through the room



Pic 20 – ground level rear entry unit has vents running along the ceiling.



Pic 21 – ground level rear entry unit bedroom has aluminum ceiling and heater mid-wall



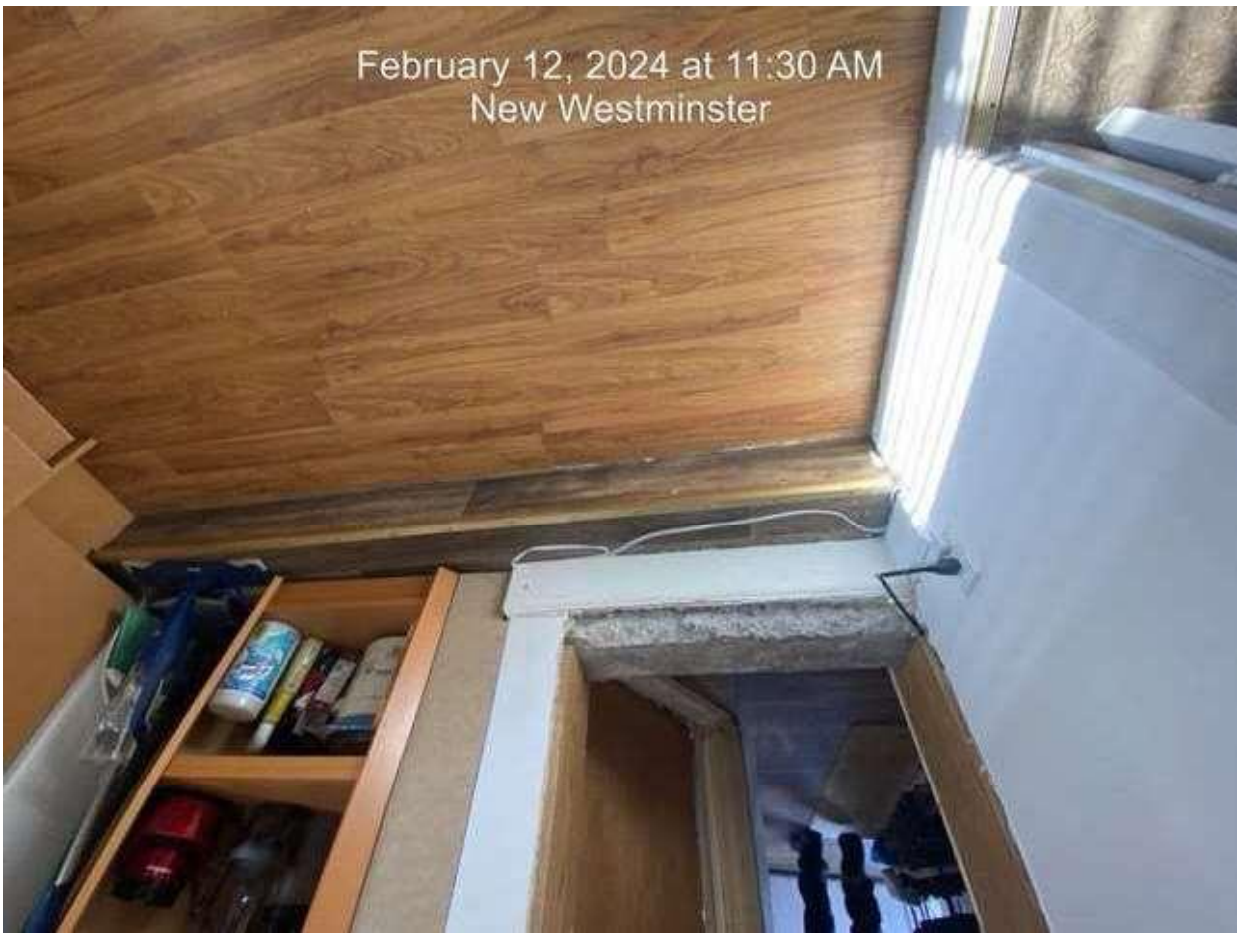
Pic 22 – ground level rear entry bathroom has plug in ventilation fans



Pic 23 – ground level rear entry kitchen – blocking door to another unit that is located at the front of the house.



Pic 24 – ground level rear entry kitchen foundation is exposed and flooring uneven



Pic 25 – ground level rear entry bedroom has a small narrow door opening. The left wall is not drywalled.



Pic 26 – ground level rear entry unit bedroom



Pic 27 – second level north entry bachelor suite with kitchen and bathroom



Pic 28 – second level north entry bachelor unit kitchen



Pic 29 – second level north entry bachelor unit bathroom



Pic 30 – second level north entry unit has a dryer in the bathroom



Pic 31 – second floor north entry bathroom bachelor unit



Sincerely,

Bal Varn (she/her) | Bylaw Officer/Tenant Support Coordinator
T [604.527.4603](tel:604.527.4603) E bvarn@newwestcity.ca

□ City of New Westminster | Intergrated Services
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