

# INSPECTION REPORT



For the Property at:  
**5759 HORSE LK**  
100 MILE HOUSE, BC

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Prepared for: JOHN DOE  
Inspection Date: Saturday, February 2, 2013  
Prepared by: Daryl Silverton



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"we go that extra mile for you"

# SUMMARY

5759 Horse lk, 100 Mile House, BC February 2, 2013

Report No. 1346, v.6

[www.xminspections.com](http://www.xminspections.com)

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

INSULATION

PLUMBING

INTERIOR

REFERENCE

This Summary outlines potentially significant issues from a cost or safety standpoint. This section is provided as a courtesy and cannot be considered a substitute for reading the entire report. Please read the complete document.

[Priority Maintenance Items](#)

## Exterior

### WALLS \ Soffits and fascia

**Condition:** • [Rot or insect damage](#)

OSB and Plywood

**Implication(s):** Cosmetic defects | Chance of water damage to contents, finishes and/or structure | Material deterioration

**Location:** Through out

**Task:** Replace

**Time:** Less than 2 years

### PORCHES, DECKS, STEPS, PATIOS AND BALCONIES \ Floors

**Condition:** • [Rot or insect damage](#)

Boards

**Implication(s):** Weakened structure | Chance of movement | Material deterioration

**Location:** Raised Deck

**Task:** Replace

**Time:** When necessary

### LANDSCAPING \ Lot grading

**Condition:** • [Improper slope](#)

/Forms on garage have not been removed

**Implication(s):** Chance of water damage to contents, finishes and/or structure

**Location:** Behind house and Garage

**Task:** Improve

**Time:** Discretionary

## Electrical

### SERVICE DROP AND SERVICE ENTRANCE \ Service conductors

**Condition:** • [Wires too close to roof](#)

**Implication(s):** Electric shock | Interruption of electrical service

**Task:** Improve

**Time:** Immediate

### DISTRIBUTION SYSTEM \ Outlets (receptacles)

**Condition:** • [Reversed polarity](#)

**Implication(s):** Electric shock

**Location:** Addition

**Task:** Improve

**Time:** Immediate

# SUMMARY

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SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

INSULATION

PLUMBING

INTERIOR

REFERENCE

## Heating

### GAS FURNACE \ Life expectancy

**Condition:** • [Old](#)

**Implication(s):** Equipment failure | No heat for building

**Task:** Replace

**Time:** When necessary

### OIL FURNACE \ Oil tank

**Condition:** • Was Removed

## Insulation and Ventilation

### FOUNDATION \ Crawlspace floor

**Condition:** • [No vapor barrier](#)

**Implication(s):** Chance of condensation damage to finishes and/or structure

**Task:** Provide

**Time:** Immediate

## Plumbing

### SUPPLY PLUMBING \ Supply piping in building

**Condition:** • [Leak](#)

**Implication(s):** Chance of water damage to contents, finishes and/or structure | System inoperative

**Location:** Crawl Space

**Task:** Repair

**Time:** Immediate

### WATER HEATER \ Life expectancy

**Condition:** • [Old](#)

**Implication(s):** No hot water

**Task:** Replace

**Time:** When necessary

**Condition:** • [High failure probability](#)

**Implication(s):** No hot water

### GAS SUPPLY \ Gas piping

**Condition:** • [Leak](#)

**Implication(s):** Equipment not operating properly | Fire or explosion

**Location:** Crawl space

**Task:** Repair

**Time:** Immediate

This concludes the Summary section.

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SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

INSULATION

PLUMBING

INTERIOR

REFERENCE

The remainder of the report describes each of the home's systems and also details any recommendations we have for improvements. Limitations that restricted our inspection are included as well.

The suggested time frames for completing recommendations are based on the limited information available during a pre-purchase home inspection. These may have to be adjusted based on the findings of specialists.

[Home Improvement - ballpark costs](#)

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SUMMARY

**ROOFING**

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

INSULATION

PLUMBING

INTERIOR

REFERENCE

## Description

### Sloped roofing material:

- [Asphalt shingles](#)



1.



2.



3.

Flat roofing material: • [Modified bitumen](#)

Probability of leakage: • Low

## Limitations

### Roof inspection limited/prevented by:

- Snow/ice/frost



4.



5.



6.

**Inspection performed:** • By walking on roof

## Recommendations

### **SLOPED ROOF FLASHINGS \ Flashings**

**Condition:** • Old

Incomplete

**Implication(s):** Chance of water damage to contents, finishes and/or structure

**Task:** Improve

**Time:** Discretionary

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SUMMARY

**ROOFING**

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

INSULATION

PLUMBING

INTERIOR

REFERENCE



7.



8.

## Description

**General:** • Garage



9.

**General:** • Out buildings



10.



11.

**Gutter & downspout material:** • [Aluminum](#)

**Gutter & downspout type:** • [Eave mounted](#)

**Lot slope:** • [Hillside](#)

**Wall surfaces - wood:** • [Boards](#)

**Soffit and fascia:** • [Wood](#)

**Driveway:**

• Gravel



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SUMMARY

ROOFING

**EXTERIOR**

STRUCTURE

ELECTRICAL

HEATING

INSULATION

PLUMBING

INTERIOR

REFERENCE



12.

### Walkway:

- Interlocking brick



13.

- Pavers

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SUMMARY

ROOFING

**EXTERIOR**

STRUCTURE

ELECTRICAL

HEATING

INSULATION

PLUMBING

INTERIOR

REFERENCE



14.



15.



16.



17.



18.

# EXTERIOR

5759 Horse lk, 100 Mile House, BC February 2, 2013

Report No. 1346, v.6

[www.xminspections.com](http://www.xminspections.com)

SUMMARY

ROOFING

**EXTERIOR**

STRUCTURE

ELECTRICAL

HEATING

INSULATION

PLUMBING

INTERIOR

REFERENCE

## Deck:

- Raised



19.

## Porch:

- Wood



20.

## Exterior steps:

- Concrete

# EXTERIOR

5759 Horse lk, 100 Mile House, BC February 2, 2013

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SUMMARY

ROOFING

**EXTERIOR**

STRUCTURE

ELECTRICAL

HEATING

INSULATION

PLUMBING

INTERIOR

REFERENCE



21.

• Wood



22.

Fence: • Wood

## Limitations

**Inspection limited/prevented by:**

• Car in garage

# EXTERIOR

5759 Horse lk, 100 Mile House, BC February 2, 2013

Report No. 1346, v.6

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SUMMARY

ROOFING

**EXTERIOR**

STRUCTURE

ELECTRICAL

HEATING

INSULATION

PLUMBING

INTERIOR

REFERENCE



23.

- Snow

### Exterior inspected from:

- Ground level



24.



25.

# EXTERIOR

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Report No. 1346, v.6

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SUMMARY

ROOFING

**EXTERIOR**

STRUCTURE

ELECTRICAL

HEATING

INSULATION

PLUMBING

INTERIOR

REFERENCE



26.



27.

## Recommendations

### General

- Cement blocks in wrong configuration for loads

**Task:** Improve

**Time:** When nessisary



28.



29.



30.

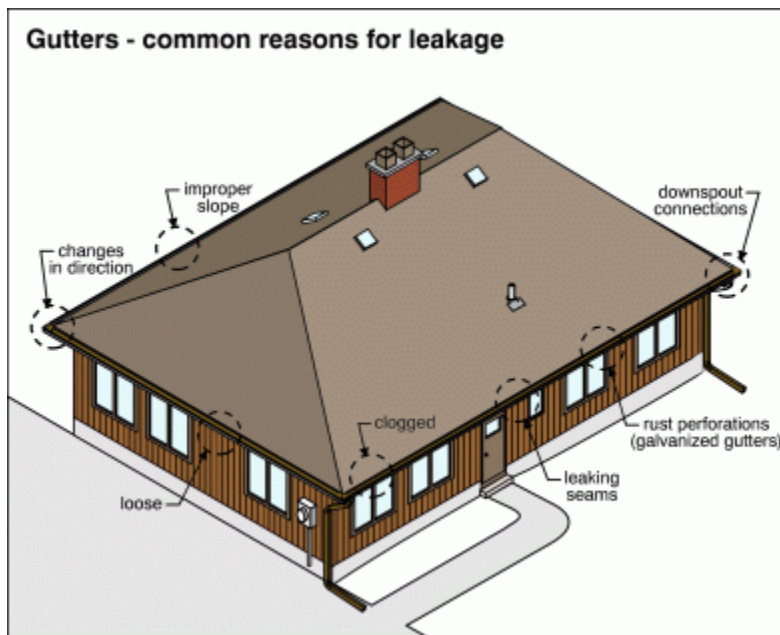
## ROOF DRAINAGE \ Gutters

**Condition:** • [Leak](#)

**Implication(s):** Chance of water damage to contents, finishes and/or structure

**Task:** Repair

**Time:** When remodelling



[Click on image to enlarge.](#)

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SUMMARY

ROOFING

**EXTERIOR**

STRUCTURE

ELECTRICAL

HEATING

INSULATION

PLUMBING

INTERIOR

REFERENCE



31.

**Condition:** • [Loose or damaged](#)

**Implication(s):** Chance of water damage to contents, finishes and/or structure

**Task:** Improve

**Time:** Discretionary



32.

**Condition:** • [Missing](#)

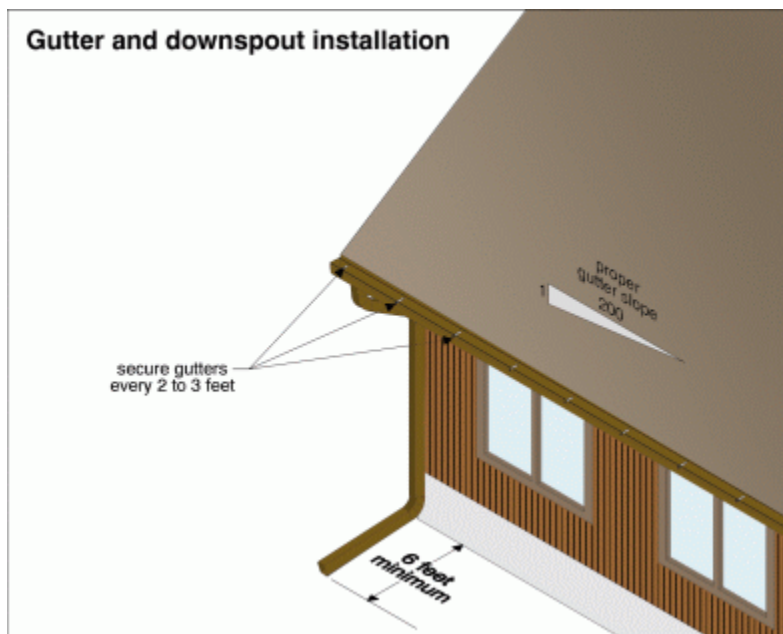
**Implication(s):** Chance of water damage to contents, finishes and/or structure

**Location:** Garage

**Task:** Provide

**Time:** Discretionary





[Click on image to enlarge.](#)



33.

34.

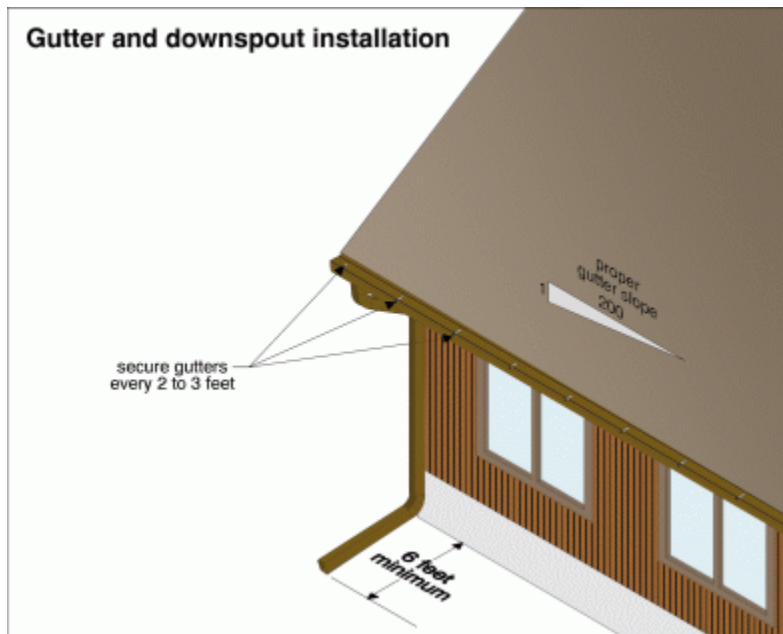
### **ROOF DRAINAGE \ Downspouts**

**Condition:** • [Downspouts end too close to building](#)

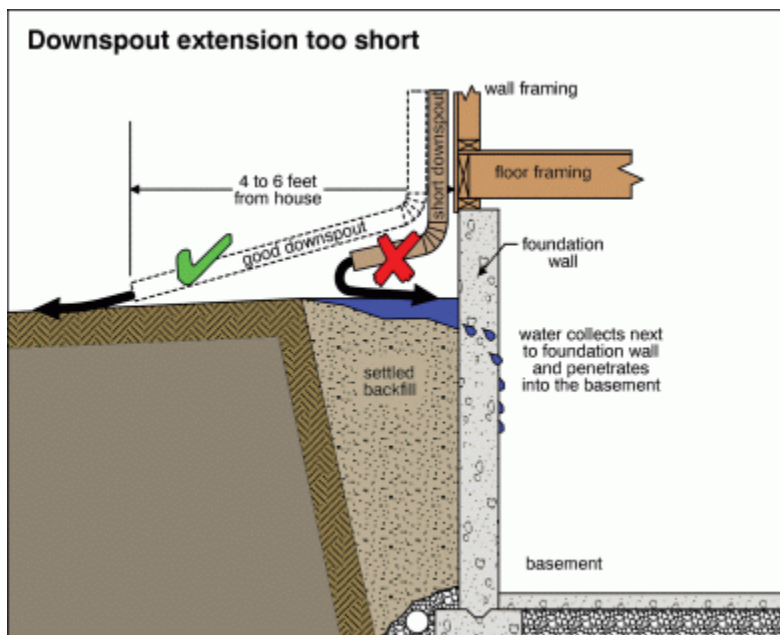
**Implication(s):** Chance of water damage to contents, finishes and/or structure

**Task:** Improve

**Time:** Less than 1 year



[Click on image to enlarge.](#)



[Click on image to enlarge.](#)

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SUMMARY

ROOFING

**EXTERIOR**

STRUCTURE

ELECTRICAL

HEATING

INSULATION

PLUMBING

INTERIOR

REFERENCE



35.

36.

## **WALLS \ Soffits and fascia**

**Condition:** • [Rot or insect damage](#)

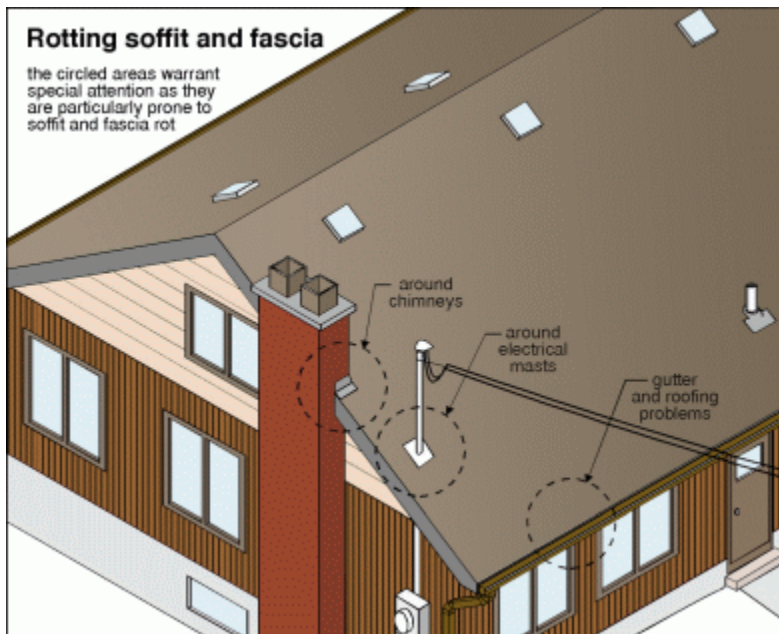
OSB and Plywood

**Implication(s):** Cosmetic defects | Chance of water damage to contents, finishes and/or structure | Material deterioration

**Location:** Through out

**Task:** Replace

**Time:** Less than 2 years



[Click on image to enlarge.](#)

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SUMMARY

ROOFING

**EXTERIOR**

STRUCTURE

ELECTRICAL

HEATING

INSULATION

PLUMBING

INTERIOR

REFERENCE



37.



38.



39.



40.



41.



42.

# EXTERIOR

5759 Horse lk, 100 Mile House, BC February 2, 2013

Report No. 1346, v.6

[www.xminspections.com](http://www.xminspections.com)

SUMMARY

ROOFING

**EXTERIOR**

STRUCTURE

ELECTRICAL

HEATING

INSULATION

PLUMBING

INTERIOR

REFERENCE

## WALLS \ Wood siding

**Condition:** • [Rot or insect damage](#)

**Implication(s):** Cosmetic defects | Chance of water damage to contents, finishes and/or structure | Material deterioration

**Task:** Replace

**Time:** When necessary



43.



44.



45.

## PORCHES, DECKS, STEPS, PATIOS AND BALCONIES \ Floors

**Condition:** • [Rot or insect damage](#)

Boards

**Implication(s):** Weakened structure | Chance of movement | Material deterioration

**Location:** Raised Deck

**Task:** Replace

**Time:** When necessary

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[www.xminspections.com](http://www.xminspections.com)

SUMMARY

ROOFING

**EXTERIOR**

STRUCTURE

ELECTRICAL

HEATING

INSULATION

PLUMBING

INTERIOR

REFERENCE



46.



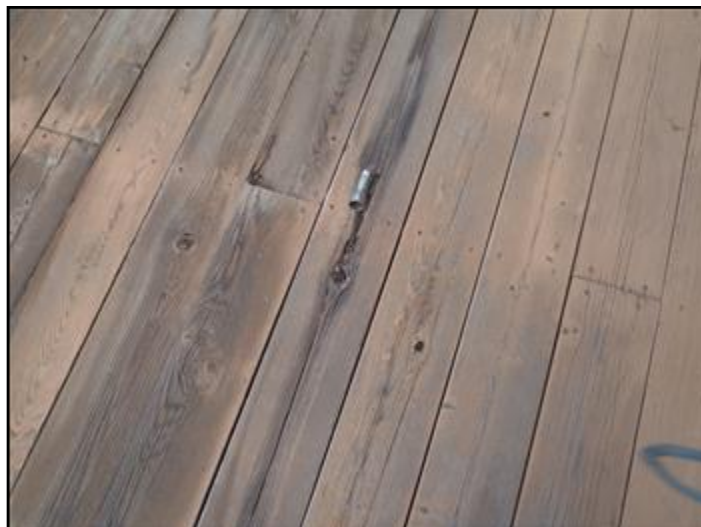
47.



48.



49.



50.

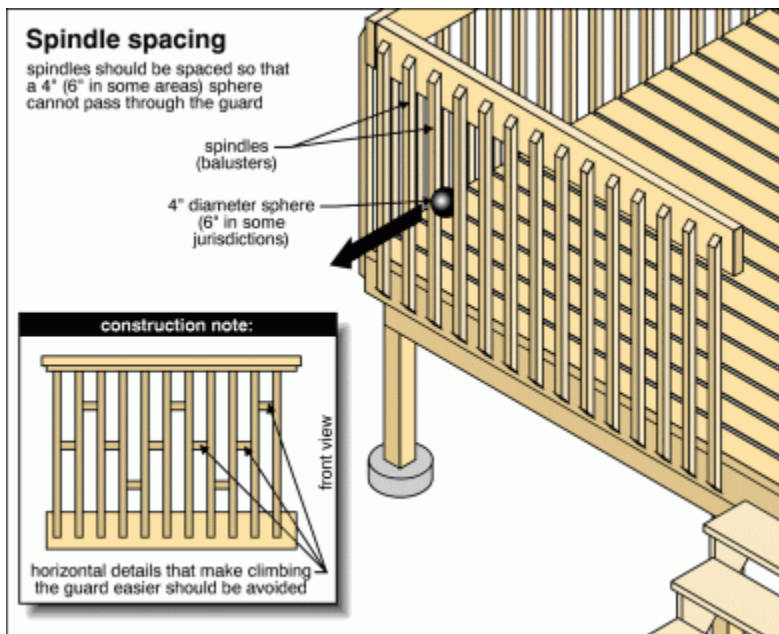
**PORCHES, DECKS, STEPS, PATIOS AND BALCONIES \ Handrails and guards**

**Condition:** • [Spindles climbable](#)

**Implication(s):** Fall hazard

**Task:** Correct

**Time:** Discretionary



[Click on image to enlarge.](#)



51.

**PORCHES, DECKS, STEPS, PATIOS AND BALCONIES \ General**

**Condition:** • Paint/ Or Stain

**Location:** Under Deck

**Task:** Provide

**Time:** Less Than 2 yrs



52.

## LANDSCAPING \ Lot grading

**Condition:** • [Improper slope](#)

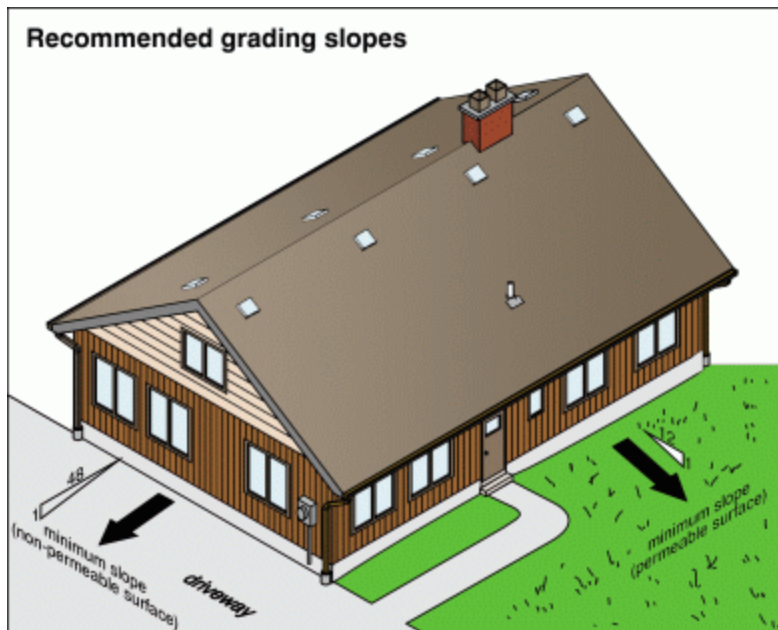
/Forms on garage have not been removed

**Implication(s):** Chance of water damage to contents, finishes and/or structure

**Location:** Behind house and Garage

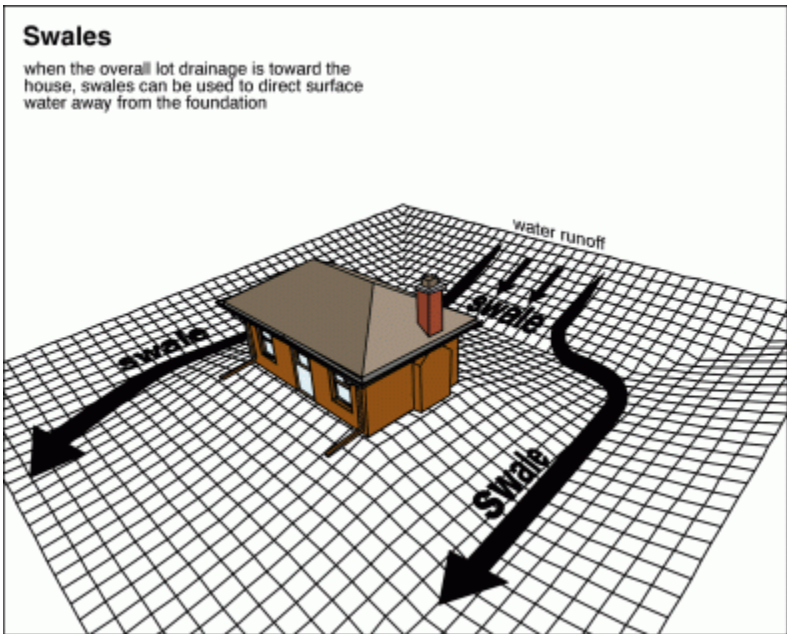
**Task:** Improve

**Time:** Discretionary



[Click on image to enlarge.](#)





[Click on image to enlarge.](#)



53.



54.

# EXTERIOR

5759 Horse lk, 100 Mile House, BC February 2, 2013

Report No. 1346, v.6

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SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

INSULATION

PLUMBING

INTERIOR

REFERENCE



55.



56.



57.

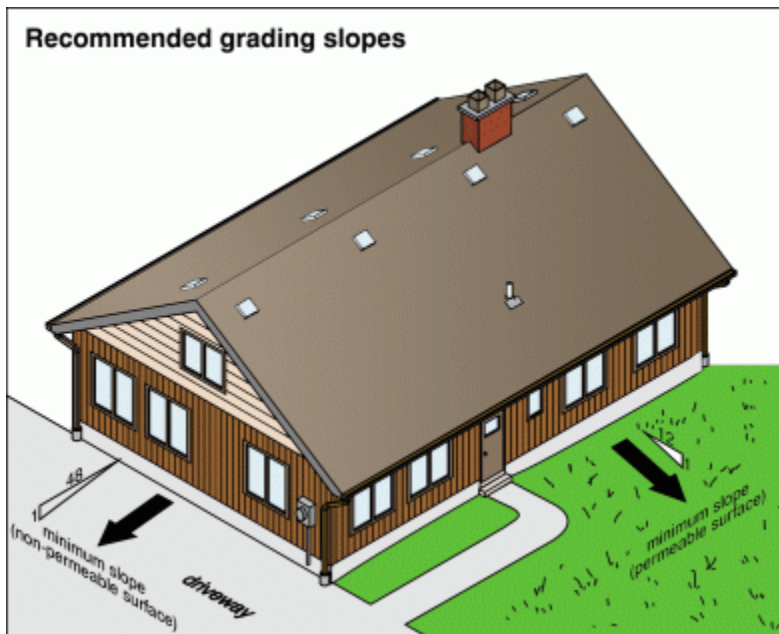
## LANDSCAPING \ Walkway

**Condition:** • [Improper slope or drainage](#)

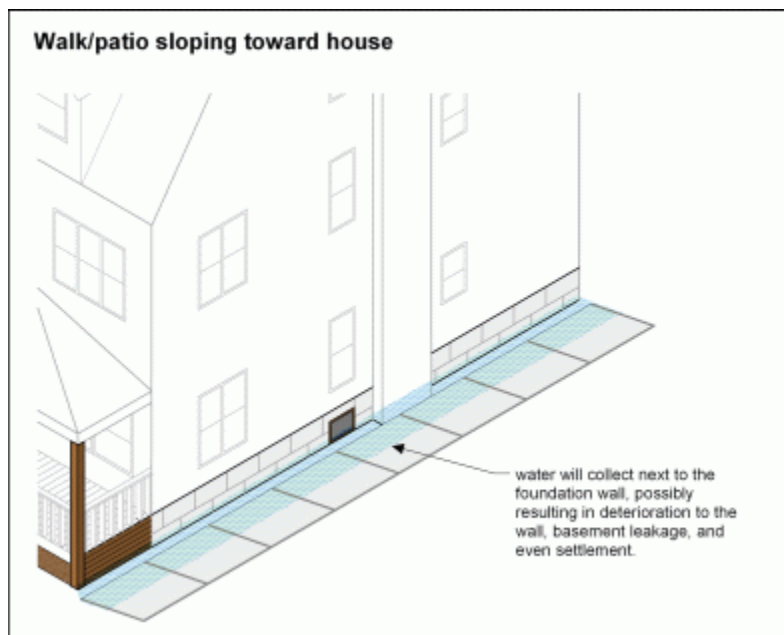
**Implication(s):** Chance of water damage to contents, finishes and/or structure

**Task:** Improve

**Time:** Less than 1 year



[Click on image to enlarge.](#)



[Click on image to enlarge.](#)

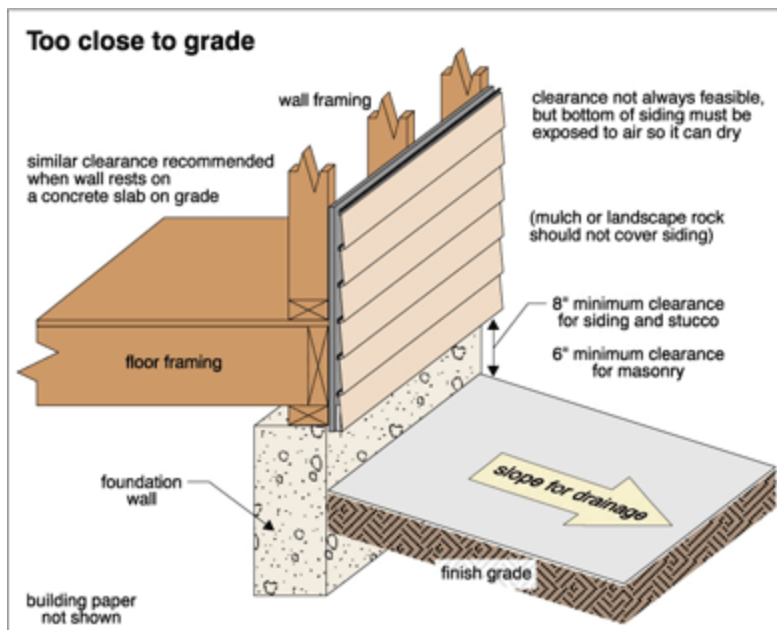


58.

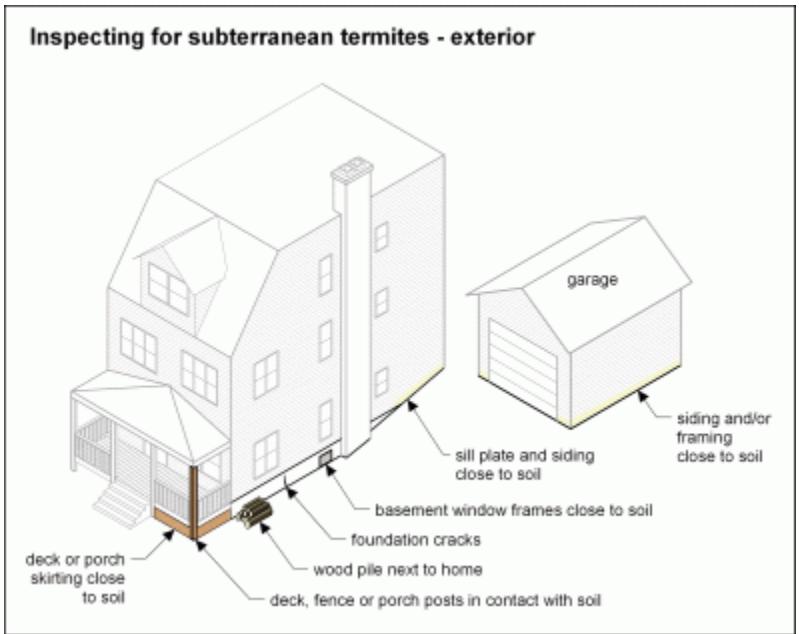
### LANDSCAPING \ General

Condition: • [Too close to grade or wood/soil contact](#)

Implication(s): Chance of water entering building | Weakened structure | Rot | Insect damage



[Click on image to enlarge.](#)



[Click on image to enlarge.](#)

## Description

**Configuration:** • [Crawl space](#)

**Foundation material:**

- [Poured concrete](#)
- [Stone](#)



59.

**Floor construction:** • [Joists](#) • Wood columns • Wood beams • Subfloor - plywood

**Exterior wall construction:** • [Wood frame](#)

**Roof and ceiling framing:**

- [Rafters/roof joists](#)

House

- [Trusses](#)

Garage



60.



61.



62.

- [Plywood sheathing](#)  
Garage

## Limitations

### Attic/roof space:

- Inspected from access hatch  
Garage
- No access  
House

### Crawl space:

- Inspected from access hatch



63.



64.

# STRUCTURE

5759 Horse lk, 100 Mile House, BC February 2, 2013

Report No. 1346, v.6

[www.xminspections.com](http://www.xminspections.com)

SUMMARY

ROOFING

EXTERIOR

**STRUCTURE**

ELECTRICAL

HEATING

INSULATION

PLUMBING

INTERIOR

REFERENCE



65.



66.



67.

## Recommendations

### FLOORS \ Columns or piers

**Condition:** • [No footing](#)

**Implication(s):** Chance of structural movement

**Task:** Improve

**Time:** If necessary





68.

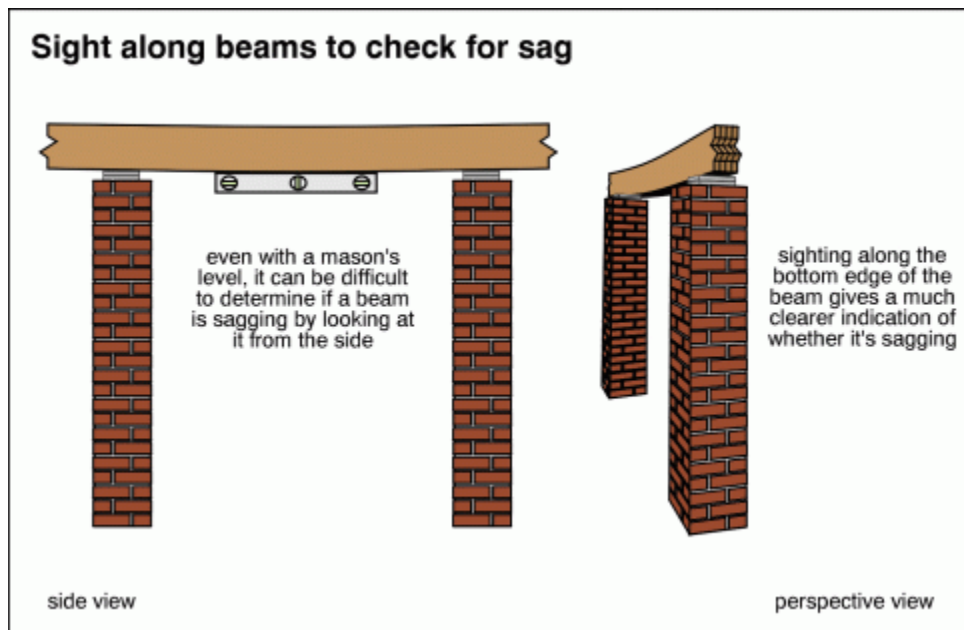
### FLOORS \ Beams

Condition: • [Sag](#)

Appears to have Settled

Implication(s): Weakened structure | Chance of structural movement

Task: Further evaluation



[Click on image to enlarge.](#)

# STRUCTURE

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SUMMARY

ROOFING

EXTERIOR

**STRUCTURE**

ELECTRICAL

HEATING

INSULATION

PLUMBING

INTERIOR

REFERENCE



69.

## Description

**Service entrance cable and location:** • [Overhead copper](#)

**Service size:** • [100 Amps \(240 Volts\)](#)

**Main disconnect/service box rating:** • [100 Amps](#)

**Main disconnect/service box type and location:**

- [Breakers -exterior wall](#)



70.

**Number of circuits installed:** • 20

**System grounding material and type:** • [Copper - water pipe and ground rod](#)

**Auxiliary panel (subpanel) rating:** • [100 Amps](#)

**Auxiliary panel (subpanel) type and location:**

- [Breakers - garage](#)



71.

Distribution wire material and type: • [Copper - non-metallic sheathed](#) • [Copper - metallic sheathed](#)

Type and number of outlets (receptacles): • [Grounded - typical](#)

Circuit interrupters: Ground Fault (GFCI) & Arc Fault (AFCI): • No GFCI

Smoke detectors:

- [Present](#)



72.



73.



74.

**Carbon monoxide (CO) detectors:**

- Present



75.

## Limitations

- System ground:** • Quality of ground not determined

**Recommendations**

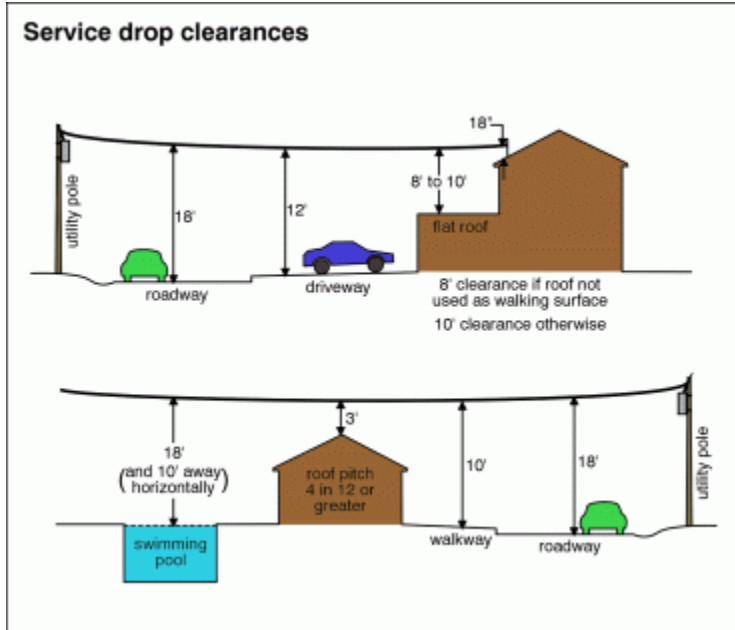
**SERVICE DROP AND SERVICE ENTRANCE \ Service conductors**

**Condition:** • [Wires too close to roof](#)

**Implication(s):** Electric shock | Interruption of electrical service

**Task:** Improve

**Time:** Immediate



[Click on image to enlarge.](#)



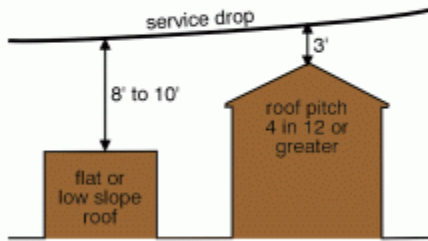
[Click on image to enlarge.](#)

## Inadequate wire clearance over roofs



UNITED STATES

check to ensure that the clearances indicated below have been provided



CANADA

installing wires over roofs is not generally allowed except by special permission



[Click on image to enlarge.](#)



76.



77.



78.

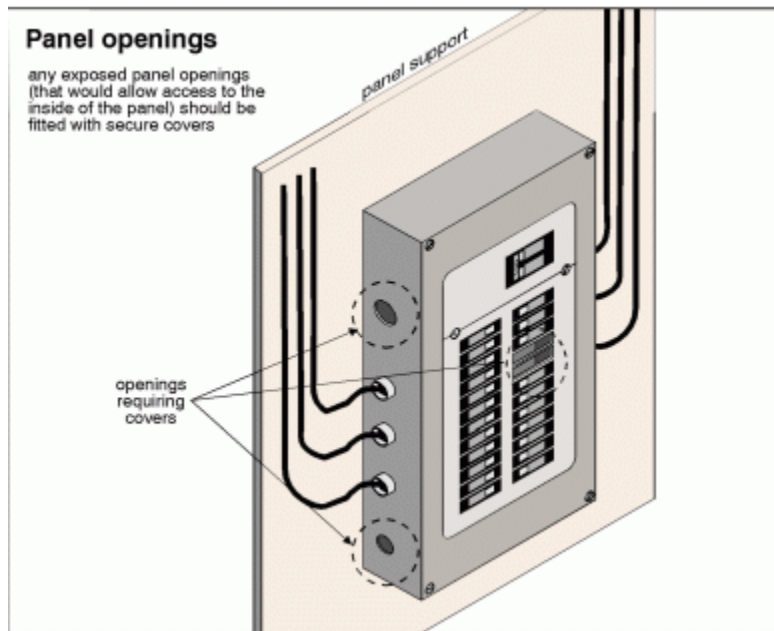
**SERVICE BOX, GROUNDING AND PANEL \ Distribution panel**

**Condition:** • [Openings in panel](#)

**Implication(s):** Electric shock | Fire hazard

**Task:** Improve

**Time:** Immediate



[Click on image to enlarge.](#)





79.

**DISTRIBUTION SYSTEM \ Wiring - installation**

**Condition:** • [Flexible conduit needed](#)

**Implication(s):** Electric shock

**Task:** Provide



80.

**DISTRIBUTION SYSTEM \ Outlets (receptacles)**

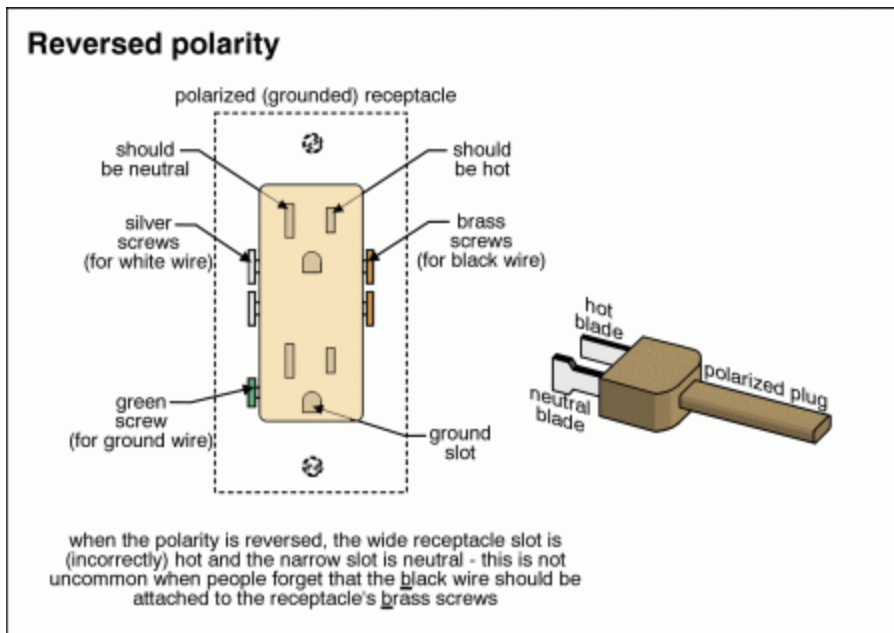
**Condition:** • [Reversed polarity](#)

**Implication(s):** Electric shock

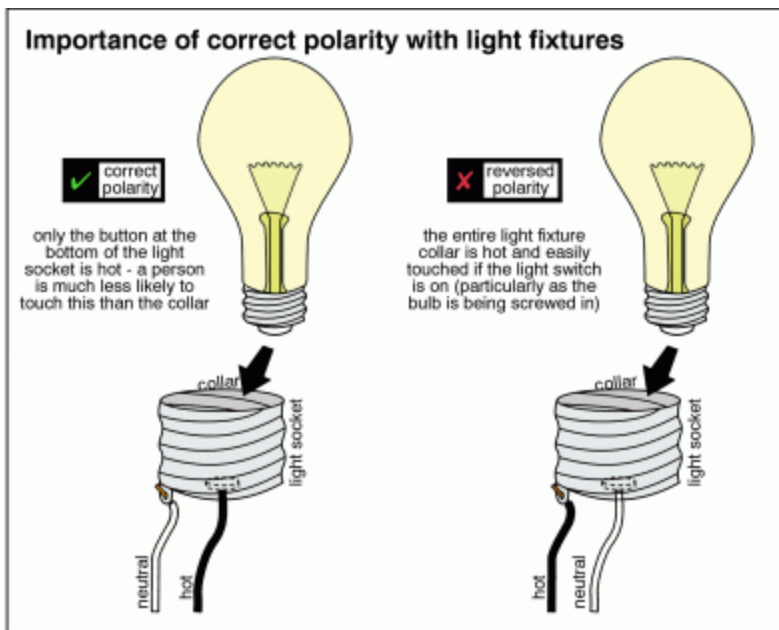
**Location:** Addition

**Task:** Improve

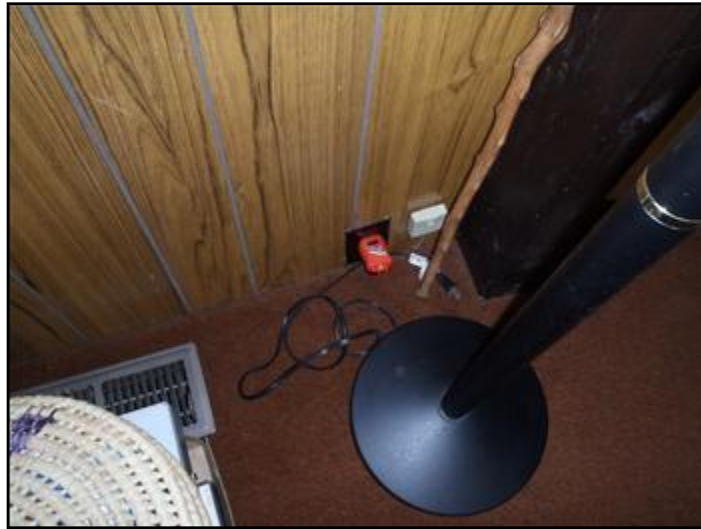
Time: Immediate



[Click on image to enlarge.](#)



[Click on image to enlarge.](#)



81.

**Condition:** • [Loose](#)

**Implication(s):** Electric shock | Fire hazard

**Location:** Near electrical box

**Task:** Improve

**Time:** Immediate



82.

**Condition:** • [No GFI \(Ground Fault Interrupter\)](#)

**Implication(s):** Electric shock

**Location:** Outside, Kitchen, Bathrooms

**Task:** Upgrade

**Time:** Discretionary

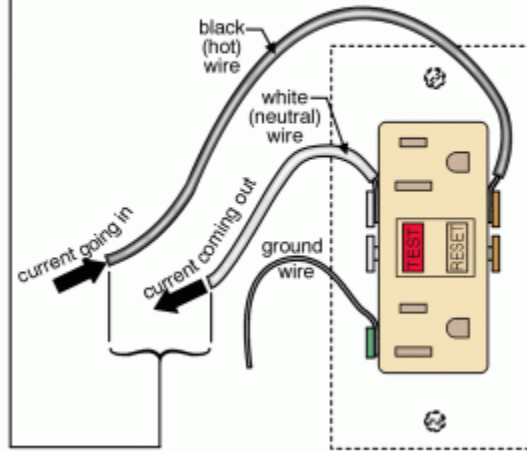
### Ground fault interrupter

the GFI circuitry within the outlet checks constantly for a difference between the current in the black and white wires

if there is a difference (even as little as 5 milliamps), there is a current leak (possibly through your body) and the GFI shuts down the receptacle and other receptacles downstream

**note:**

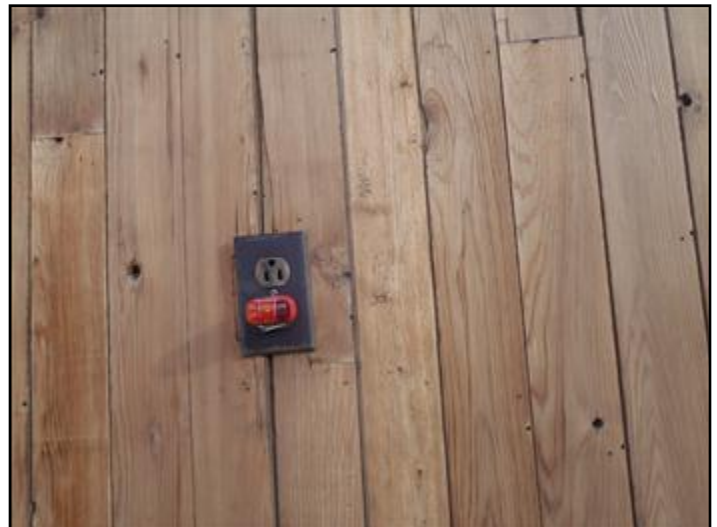
if the GFI is in the panel, the entire circuit will be shut down



[Click on image to enlarge.](#)



83.



84.

# ELECTRICAL

5759 Horse lk, 100 Mile House, BC February 2, 2013

Report No. 1346, v.6

[www.xmnspections.com](http://www.xmnspections.com)

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

**ELECTRICAL**

HEATING

INSULATION

PLUMBING

INTERIOR

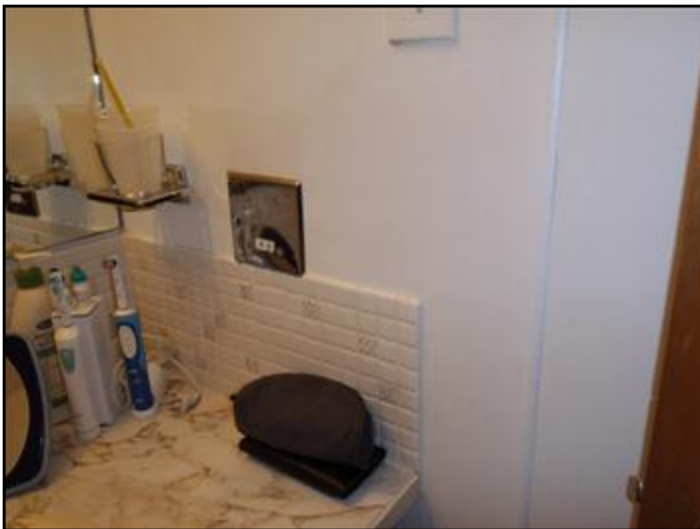
REFERENCE



85.



86.



87.



88.

# HEATING

5759 Horse lk, 100 Mile House, BC February 2, 2013

Report No. 1346, v.6

[www.xminspections.com](http://www.xminspections.com)

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

INSULATION

PLUMBING

INTERIOR

REFERENCE

## Description

Fuel/energy source: • [Gas](#)

System type: • [Furnace](#)

Furnace manufacturer: • Olsen

Note: Garage



89.

Furnace manufacturer: • Olsen

Note: House



90.



91.

# HEATING

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Report No. 1346, v.6

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SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

INSULATION

PLUMBING

INTERIOR

REFERENCE



92.



93.



94.

Heat distribution: • [Ducts and registers](#)

Approximate capacity: • 120,000 BTU/hr

Efficiency: • [Conventional](#)

Approximate age: • [30 years](#) • [Old](#)

Typical life expectancy: • Furnace (conventional or mid-efficiency) 18 to 25 years

Main fuel shut off at: • Meter

Failure probability: • [High](#)

Oil tank type/age: • Removed

# HEATING

5759 Horse lk, 100 Mile House, BC February 2, 2013

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SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

INSULATION

PLUMBING

INTERIOR

REFERENCE



95.



96.



97.



98.

## Auxiliary heat:

- Gas space heater



# HEATING

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ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

INSULATION

PLUMBING

INTERIOR

REFERENCE



99.

- [Electric baseboard heater](#)

100.

## Limitations

**Safety devices:** • Not tested as part of a building inspection

**Heat loss calculations:** • Not done as part of a building inspection

**Heat exchanger:** • Not visible

## Recommendations

### GAS FURNACE \ Life expectancy

**Condition:** • [Old](#)

**Implication(s):** Equipment failure | No heat for building

**Task:** Replace

**Time:** When necessary

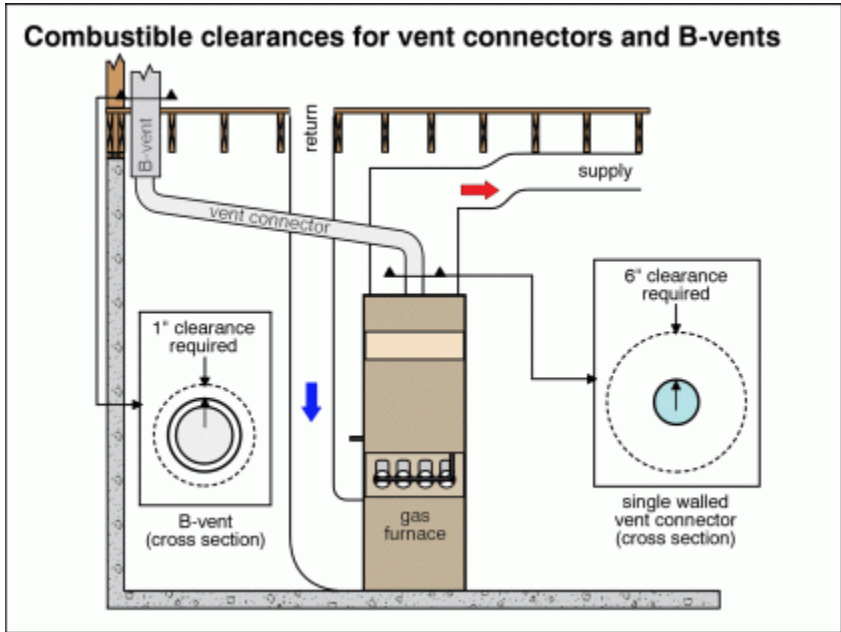
### GAS FURNACE \ Venting system

**Condition:** • [Combustible clearance](#)

**Implication(s):** Fire hazard

**Task:** Improve

**Time:** When remodelling



Click on image to enlarge.



101.

**OIL FURNACE \ Oil tank**

**Condition:** • Was Removed

# HEATING

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SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

**HEATING**

INSULATION

PLUMBING

INTERIOR

REFERENCE



102.



103.



104.

## Description

### Attic/roof insulation material:

- [Glass fiber](#)

Garage



105.



106.

### Attic/roof insulation amount/value:

- [R-12](#)

Garage

- [Not visible](#)

House

### Attic/roof ventilation:

- [Soffit vent](#)

House

- [Ridge vent](#)

House

- [None found](#)

Garage

Wall insulation material: • [Glass fiber](#)

Wall insulation amount/value: • [R-12](#)

Wall air/vapor barrier: • Plastic

Foundation wall insulation material: • [Glass fiber](#)

Foundation wall insulation amount/value: • [R-20](#)

Foundation wall air/vapor barrier: • Plastic

Crawlspace ventilation: • [None Found](#)

## Limitations

### Inspection prevented by no access to:

- Roof space
- House

### Attic inspection performed:

- From access hatch
- Garage

### Crawl space inspection performed:

- From access hatch

### Mechanical ventilation effectiveness:

- Not verified

## Recommendations

### ATTIC/ROOF \ Roof vents

#### Condition: • [Missing](#)

**Implication(s):** Chance of condensation damage to finishes and/or structure

**Location:** Garage

**Task:** Provide

**Time:** Less than 1 year

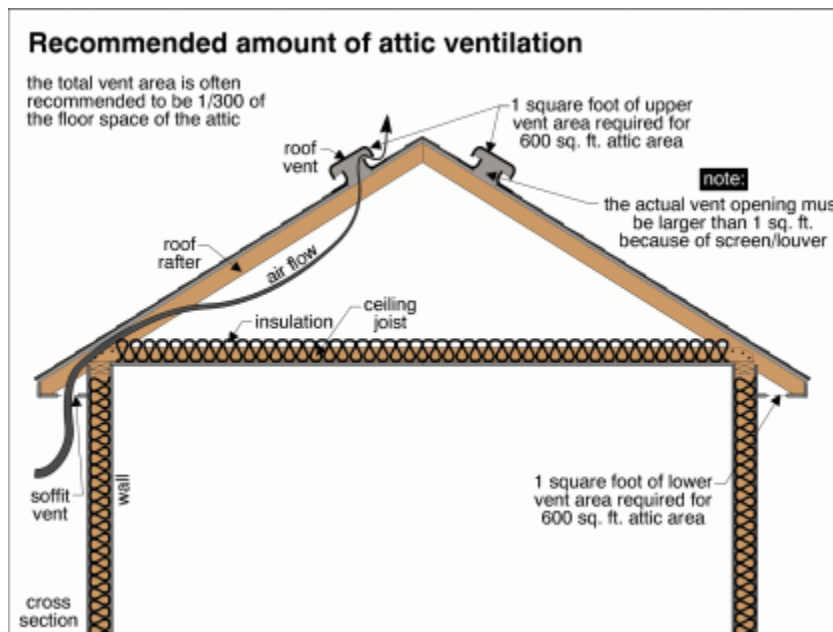
#### Condition: • [Obstructed](#)

**Implication(s):** Chance of condensation damage to finishes and/or structure

**Location:** Garage

**Task:** Improve

**Time:** Less than 1 year



[Click on image to enlarge.](#)



107.

108.

## WALLS \ Air/vapor barrier

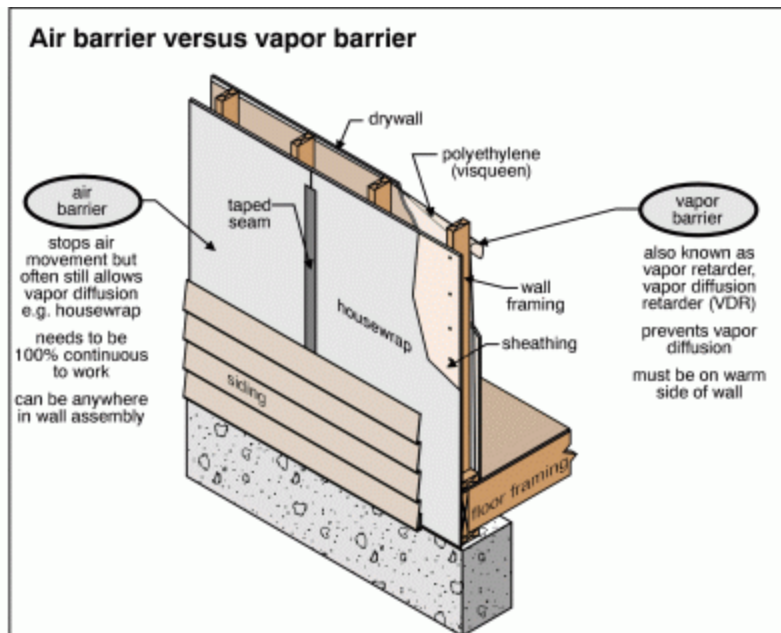
Condition: • [Missing](#)

Implication(s): Chance of condensation damage to finishes and/or structure | Increased heating and cooling costs

Location: Garage

Task: Provide

Time: Discretionary



[Click on image to enlarge.](#)

## FOUNDATION \ Interior insulation

Condition: • [Vapor barrier in wrong location](#)

Implication(s): Chance of condensation damage to finishes and/or structure

Location: Crawlspace

Task: Correct

Time: Immediately

# INSULATION AND VENTILATION

5759 Horse lk, 100 Mile House, BC February 2, 2013

Report No. 1346, v.6

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SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

**INSULATION**

PLUMBING

INTERIOR

REFERENCE



109.

**Condition:** • [None](#)

**Implication(s):** Increased heating costs

**Task:** Provide

**Time:** When remodelling



110.



111.

**FOUNDATION \ Crawlspace floor**

**Condition:** • [No vapor barrier](#)

**Implication(s):** Chance of condensation damage to finishes and/or structure

**Task:** Provide

**Time:** Immediate

# INSULATION AND VENTILATION

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SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

INSULATION

PLUMBING

INTERIOR

REFERENCE



112.



113.



## Description

**Water supply source:** • Private

**Service piping into building:** • [Plastic](#)

**Supply piping in building:** • [Copper](#)

**Main water shut off valve at the:**

• Crawlspace



114.

**Water flow and pressure:** • [Above average](#)

**Water heater fuel/energy source:** • [Electric](#)

**Water heater type:** • [Conventional](#)

**Water heater manufacturer:** • Homart



115.

**Tank capacity:** • [30 gallons](#)

**Water heater approximate age:** • 43 years

**Typical life expectancy:** • 8 to 12 years

**Water heater failure probability:** • [High](#)

**Waste piping in building:** • [ABS plastic](#)

**Water treatment system:**

- Mechanical filter



116.

**Gas piping:** • Steel • Copper

## Limitations

### Fixtures not tested/not in service:

- Exterior hose bibbs shut off for winter



117.

**Items excluded from a building inspection:** • Well • Water quality • Septic system • Isolating/relief valves & main shut-off valve • Concealed plumbing • Tub/sink overflows • Water treatment equipment • Water heater relief valves are not tested

## Recommendations

### SUPPLY PLUMBING \ Supply piping in building

**Condition:** • [Leak](#)

**Implication(s):** Chance of water damage to contents, finishes and/or structure | System inoperative

**Location:** Crawl Space

**Task:** Repair

**Time:** Immediate



118.

119.

**WATER HEATER \ Life expectancy**

**Condition:** • [Old](#)

**Implication(s):** No hot water

**Task:** Replace

**Time:** When necessary



120.

121.

**Condition:** • [High failure probability](#)

**Implication(s):** No hot water

**WASTE PLUMBING \ Drain piping - performance**

**Condition:** • [Leak](#)

**Implication(s):** Sewage entering the building

**Location:** Crawl Space

**Task:** Repair

**Time:** Immediate



122.

## FIXTURES AND FAUCETS \ Toilet

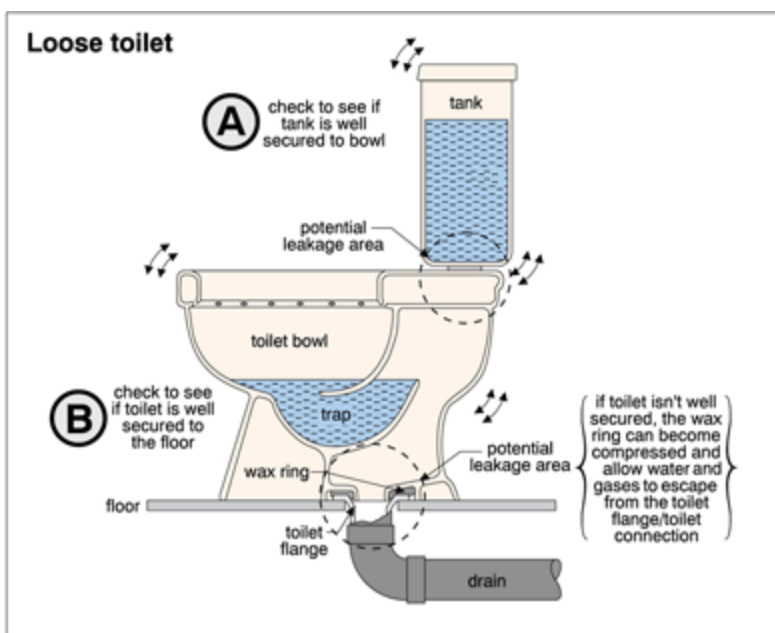
Condition: • [Loose](#)

Implication(s): Chance of water damage to contents, finishes and/or structure | Sewage entering the building

Location: Bathroom in Addition

Task: Repair

Time: Less than 1 year



[Click on image to enlarge.](#)



123.

**GAS SUPPLY \ Gas piping**

**Condition:** • [Leak](#)

**Implication(s):** Equipment not operating properly | Fire or explosion

**Location:** Crawl space

**Task:** Repair

**Time:** Immediate



124.

## Description

### Major floor finishes:

- [Carpet](#)



125.



126.



127.



128.

# INTERIOR

5759 Horse lk, 100 Mile House, BC February 2, 2013

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SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

INSULATION

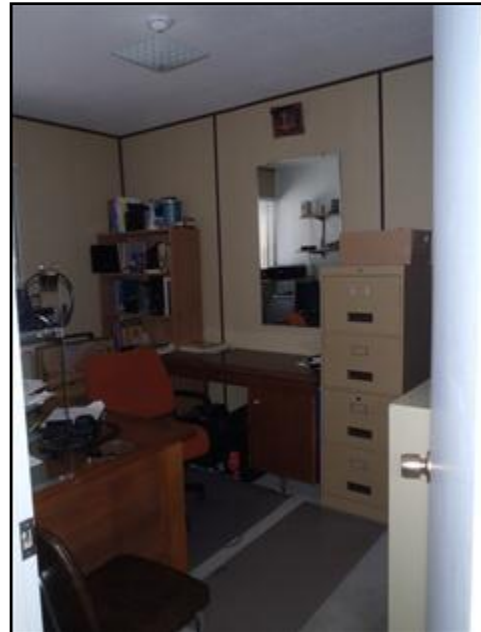
PLUMBING

**INTERIOR**

REFERENCE



129.



130.



131.



132.



# INTERIOR

5759 Horse lk, 100 Mile House, BC February 2, 2013

Report No. 1346, v.6

[www.xmnspections.com](http://www.xmnspections.com)

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

INSULATION

PLUMBING

**INTERIOR**

REFERENCE



133.

• [Resilient](#)



134.



135.



136.

# INTERIOR

5759 Horse lk, 100 Mile House, BC February 2, 2013

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SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

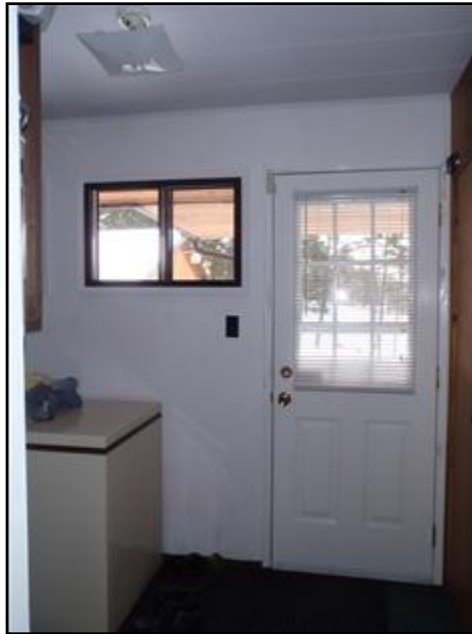
HEATING

INSULATION

PLUMBING

**INTERIOR**

REFERENCE



137.

**Major wall and ceiling finishes:** • Wood Boards, and Paneling

**Windows:** • [Sliders](#) • Metal

**Glazing:** • [Primary plus storm](#)

**Exterior doors - type/material:** • Hinged • [Sliding glass](#) • [Wood](#) • [Metal](#) • Garage door - metal

**Doors:** • Inspected

**Oven type:**

• Conventional



138.

**Oven fuel:** • Electricity

**Range fuel:** • Electricity

**Appliances:**

- Refrigerator
- Range hood



139.

- Dishwasher



140.

- Door bell

**Laundry facilities:**

- Washer
- Hot/cold water supply
- Dryer



141.

- Vented to outside
- 120-Volt outlet
- 240-Volt outlet
- Waste standpipe

**Kitchen ventilation:** • Recirculating type

**Bathroom ventilation:** • None

**Stairs and railings:**

- Inspected



142.

## Recommendations

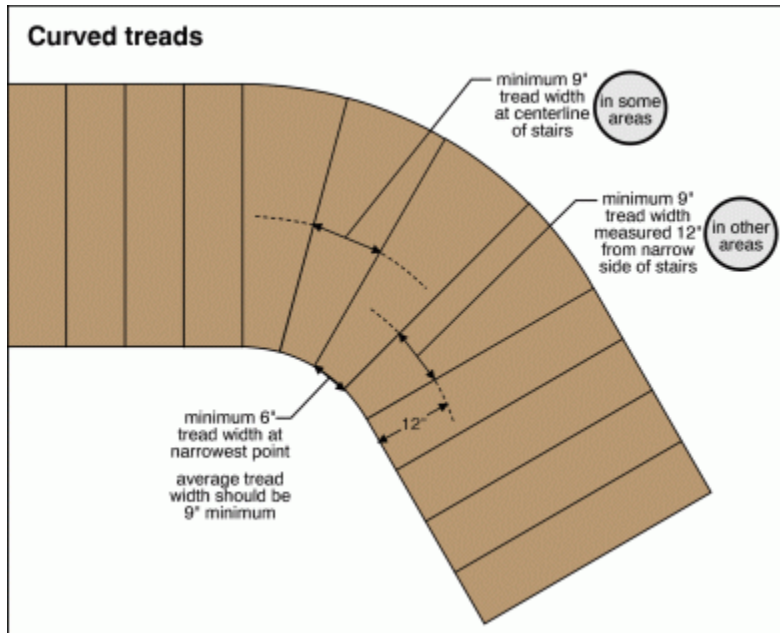
### STAIRS \ Treads

**Condition:** • [Width too small on curved treads](#)

**Implication(s):** Trip or fall hazard

**Task:** Improve

**Time:** Discretionary



Click on image to enlarge.



143.

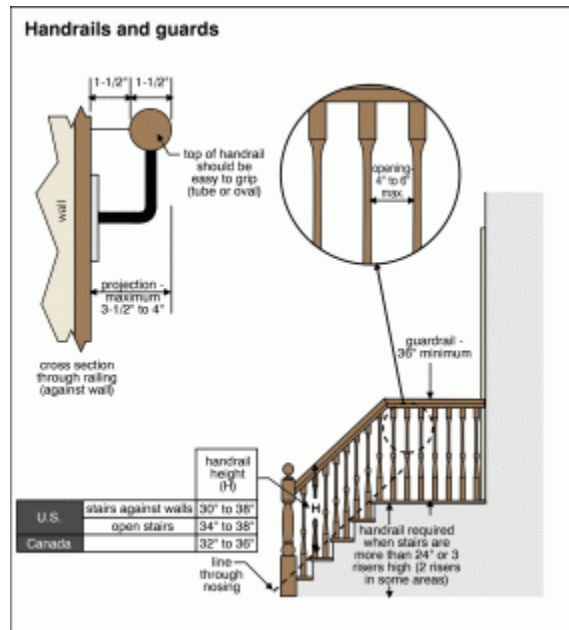
### STAIRS \ Spindles or balusters

**Condition:** • [Too far apart](#)

**Implication(s):** Fall hazard

**Task:** Improve

**Time:** Discretionary



[Click on image to enlarge.](#)



144.

**EXHAUST FANS \ Exhaust fan**

**Condition:** • [Inoperative](#)

Disconnected for winter

**Implication(s):** Chance of condensation damage to finishes and/or structure

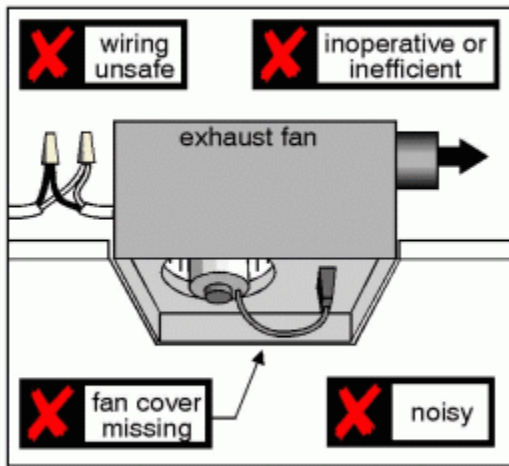
**Location:** Bathroom in Addition

**Task:** Improve



145.

### Exhaust fan conditions



[Click on image to enlarge.](#)



146.

**END OF REPORT**

The links below connect you to a series of documents that will help you understand your home and how it works. These are in addition to links attached to specific items in the report.

Click on any link to read about that system.

» 01. ROOFING, FLASHINGS AND CHIMNEYS

» 02. EXTERIOR

» 03. STRUCTURE

» 04. ELECTRICAL

» 05. HEATING

» 06. COOLING/HEAT PUMPS

» 07. INSULATION

» 08. PLUMBING

» 09. INTERIOR

» 10. APPLIANCES

» 11. LIFE CYCLES AND COSTS

» 12. SUPPLEMENTARY

Asbestos

Radon

Urea Formaldehyde Foam Insulation (UFFI)

Lead

Carbon Monoxide

Mold

Household Pests

Termites and Carpenter Ants

» 13. HOME SET-UP AND MAINTENANCE

» 14. MORE ABOUT HOME INSPECTIONS