

INSPECTION REPORT



For the Property at:
6414 IMPERIAL RD
100 MILE HOUSE, BC

Prepared for: JOHN DOE
Inspection Date: Friday, May 29, 2009
Prepared by: Daryl Silverton

Extra Mile Home Inspection Services INC
6414 Imperial Rd.
100 Mile House, BC V0K 2E0
250 395-1122
250-395-1913
xminspections.com
dlsilverton@msn.com

"we go that extra mile for you"

June 1, 2009

Dear John Doe,

RE: Report No. 1001
6414 Imperial Rd
100 Mile House, BC
V0K2E0

Thanks very much for choosing us to perform your home inspection. The inspection itself and the attached report comply with the requirements of the Standards of Practice of our national Association. This document, which is included at the end of the report for your perusal, defines the scope of a home inspection.

Clients sometimes assume that a home inspection will include many things that are beyond the scope. We encourage you to read the Standards of Practice so that you clearly understand what things are included in the home inspection and report.

The report has been prepared for the exclusive use of our client. No use by third parties is intended. We will not be responsible to any parties for the contents of the report, other than the party named herein .

The report is effectively a snapshot of the house, recording the conditions on a given date and time. Home inspectors cannot predict future behavior, and as such, we cannot be responsible for things that occur after the inspection. If conditions change, we are available to revisit the property and update our report.

The report itself is copyrighted, and may not be used in whole or in part without our express written permission.

Again, thanks very much for choosing us to perform your home inspection. We offer a full satisfaction guarantee, and will return your fee in full if you are not satisfied at any time.

Sincerely,

Daryl Silverton
on behalf of
Extra Mile Home Inspection Services INC

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INC
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INVOICE

June 1, 2009

Client: John Doe

Report No. 1001

For inspection at:

6414 Imperial Rd

100 Mile House, BC

V0K2E0

on: Friday, May 29, 2009

Home inspection

\$400.00

GST

\$20.00

Total

\$420.00

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INSPECTION AGREEMENT

6414 Imperial Rd, 100 Mile House, BC May 29, 2009

Report No. 1001

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PARTIES TO THE AGREEMENT

Company

Extra Mile Home Inspection
Services INC
6414 Imperial Rd.
100 Mile House, BC V0K 2E0

Client

John Doe
100 Mile House, BC V0K2E0

This is an agreement between John Doe and Extra Mile Home Inspection Services INC.

PLEASE READ CAREFULLY BEFORE SIGNING.

The Inspection of this property is subject to the Limitations and Conditions set out in this Agreement. It is based on a visual examination of the readily accessible features of the building. The Inspection is performed in accordance with the Standards of Practice of our national association. A copy of these Standards is available at [click here](#)
The Home Inspector's report is an opinion of the present condition of the property. The Inspection and report are not a guarantee, warranty or an insurance policy with regards to the property.
The inspection report is for the exclusive use of the client named above. No use of the information by any other party is intended.

LIMITATIONS AND CONDITIONS OF THE HOME INSPECTION

These Limitations and Conditions explain the scope of your Home Inspection.
Please read them carefully before signing this Agreement.

The purpose of your Home Inspection is to evaluate the general condition of a property. This includes determining whether systems are still performing their intended functions.

There are limitations to the scope of this Inspection. It provides a general overview of the more obvious repairs that may be needed. It is not intended to be an exhaustive list. The ultimate decision of what to repair or replace is yours. One homeowner may decide that certain conditions require repair or replacement, while another will not.

1. The Home Inspection provides you with a basic overview of the condition of the property. Because your Home Inspector has only a limited amount of time to go through the property, the Inspection is not technically exhaustive. If you have concerns about any of the conditions noted, please consult the text that is referenced in the report.
Some conditions noted, such as foundation cracks or other signs of settling in a house, may either be cosmetic or may indicate a potential structural problem that is beyond the scope of the Home Inspection.
If you are concerned about any conditions noted in the report, we strongly recommend that you consult a qualified licensed contractor or engineering specialist. These professionals can provide a more detailed analysis of any conditions noted in the report at an additional cost.

2. A Home Inspection does not include identifying defects that are hidden behind walls, floors or ceilings. This includes wiring, structure, plumbing and insulation that is hidden or inaccessible.
Some intermittent conditions may not be obvious on a Home Inspection because they only happen under certain circumstances. As an example, your Home Inspector may not discover leaks that occur only during certain weather conditions or when a specific tap or appliance is being used in everyday life.

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Home Inspectors will not find conditions that may only be visible when storage or furniture is moved. Inspectors do not remove wall coverings, including wallpaper, or lift flooring, including carpet to look underneath.

A Home Inspection is a sampling exercise with respect to house components that are numerous, such as bricks, windows and electrical receptacles. As a result, some conditions that are visible may go un-reported.

3. The Inspection does not include hazardous materials that may be in or behind the walls, floors or ceilings of the property.

This includes building materials that are now suspected of posing a risk to health such as phenol-formaldehyde and urea-formaldehyde based products, fiberglass insulation and vermiculite insulation. The Inspector does not identify asbestos roofing, siding, wall, ceiling or floor finishes, insulation or fire proofing. We do not look for lead or other toxic metals in such things as pipes, paint or window coverings.

The Inspection does not deal with environmental hazards such as the past use of insecticides, fungicides, herbicides or pesticides. The Inspector does not look for, or comment on, the past use of including chemical termite treatments in or around the property.

4. We are not responsible for, and do not comment on, the quality of air in a building. The Inspector does not try to determine if there are irritants, pollutants, contaminants, or toxic materials in or around the building. The Inspection does not include spores, fungus, mold or mildew including that which may be concealed behind walls or under floors, for example. You should note that whenever there is water damage, there is a possibility that visible or concealed mold or mildew may be present unseen behind a wall, floor or ceiling.

If anyone in the home suffers from allergies or heightened sensitivity to quality of air, we strongly recommend that you consult a qualified Environmental Consultant who can test for toxic materials, mold and allergens.

5. Your Home Inspector does not look for and is not responsible for, fuel oil, septic or gasoline tanks that may be buried on the property.

If fuel oil or other storage tanks remain on the property, you may be responsible for their removal and the safe disposal of any contaminated soil. If you suspect there is a buried tank, we strongly recommend that you retain a qualified Environmental Consultant to determine whether this is a potential problem.

6. We will have no liability for any claim or complaint if conditions have been disturbed, altered, repaired, replaced, or otherwise changed before we have had a reasonable period of time to investigate.

I have read, understood, and accepted the above Limitations and Conditions of this Home Inspection.

I, John Doe (Signature) _____, (Date) _____, have read, understood and accepted the terms of this agreement.

SUMMARY

6414 Imperial Rd, 100 Mile House, BC May 29, 2009

Report No. 1001

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SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

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](#)

Roofing

Sloped roofing \ Wood shingles and shakes

Condition: • [Old, worn out](#)

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

Location: Throughout

Task: Replace

Time: Less than 1 year

Cost: Major

This concludes the Summary section.

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](#)

ROOFING

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SUMMARY

ROOFING

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INTERIOR

Description

Sloped:

- [Asphalt](#)



1.



2.

Probability of leakage: • Low

Limitations

Roof inspection limited/prevented by: • Wet roof surface hides flaws

Inspection performed: • By walking on roof

Recommendations

Sloped roofing \ Wood shingles and shakes

Condition: • [Old, worn out](#)

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

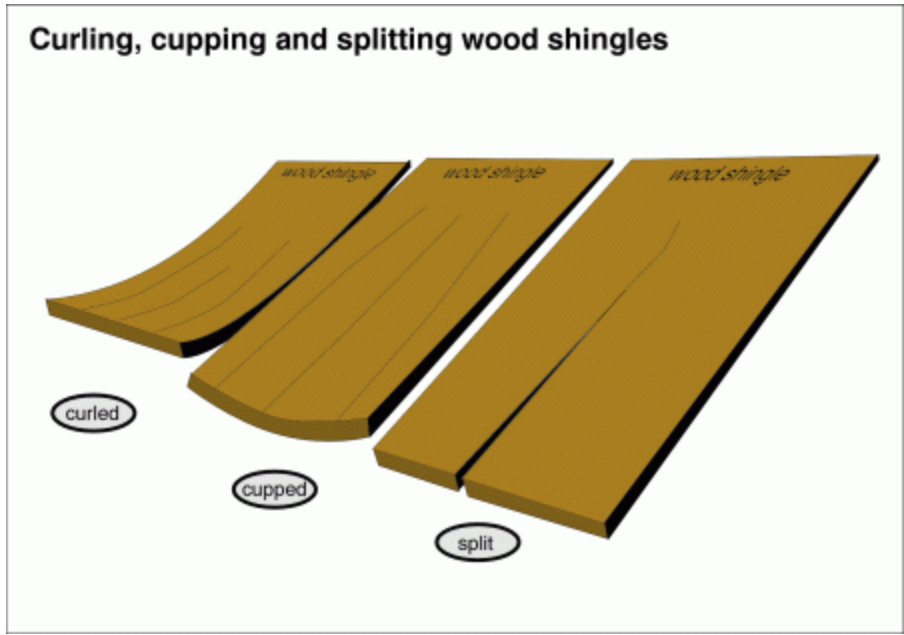
Location: Throughout

Task: Replace

Time: Less than 1 year

Cost: Major

Curling, cupping and splitting wood shingles



[Click on image to enlarge.](#)

Description

Lot slope: • [Away from house](#)

Wall surfaces : • [Vinyl siding](#)

Exterior steps: • Pavers

Deck: • Raised • Wood

Recommendations

Porches, decks, steps, patios and balconies \ Handrails and guards

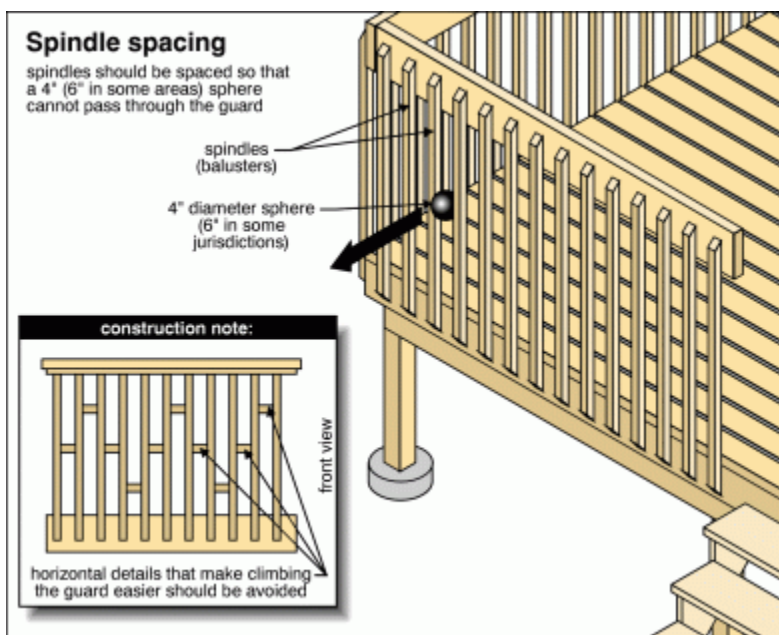
Condition: • [Spindles missing](#)

Implication(s): Fall hazard

Location: Third Floor Deck

Task: Improve

Time: Immediate



[Click on image to enlarge.](#)

STRUCTURE

6414 Imperial Rd, 100 Mile House, BC May 29, 2009

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SUMMARY

ROOFING

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INTERIOR

Description

Configuration: • [Crawl space](#)

Foundation material: • [Wood](#)

Floor construction: • [Joists](#)

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

Roof and ceiling framing: • [Trusses](#) • Plywood sheathing

Limitations

Inspection limited/prevented by: • Carpet/furnishings

Attic/roof space: • Entered but access was limited

Percent of foundation not visible: • 30 %

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 - first floor](#)

System grounding material and type: • [Aluminum - ground rods](#)

Distribution panel rating: • [100 Amps](#)

Distribution panel type and location: • [Breakers](#)

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

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

Circuit interrupters: Ground Fault (GFCI) & Arc Fault (AFCI): • None

Smoke detectors: • [Present](#)

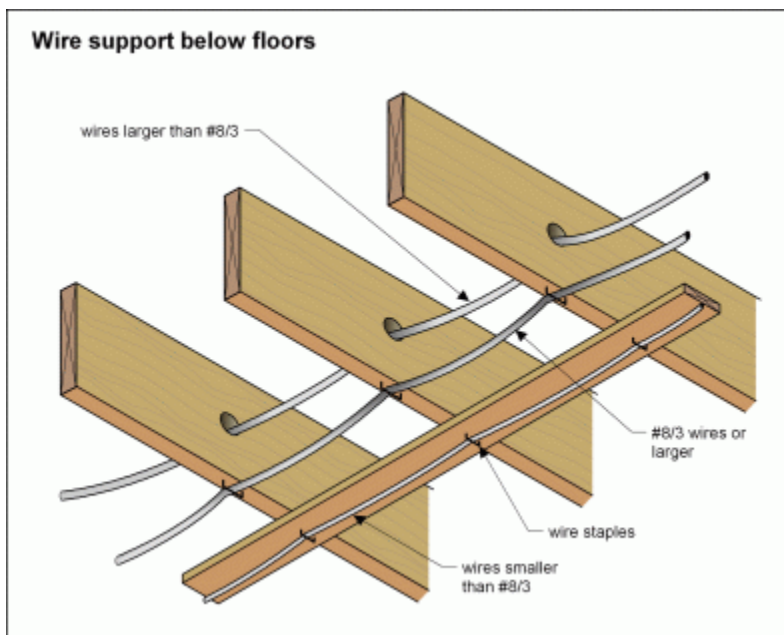
Recommendations

Distribution system \ Wiring - damaged or exposed

Condition: • [Exposed on walls or ceilings](#)

Implication(s): Electric shock

Task: Correct



[Click on image to enlarge.](#)

Distribution system \ Outdoor wiring

Condition: • [Extension cords for exterior outlets](#)

Implication(s): Electric shock | Fire hazard

Task: Remove

Distribution system \ Outlets

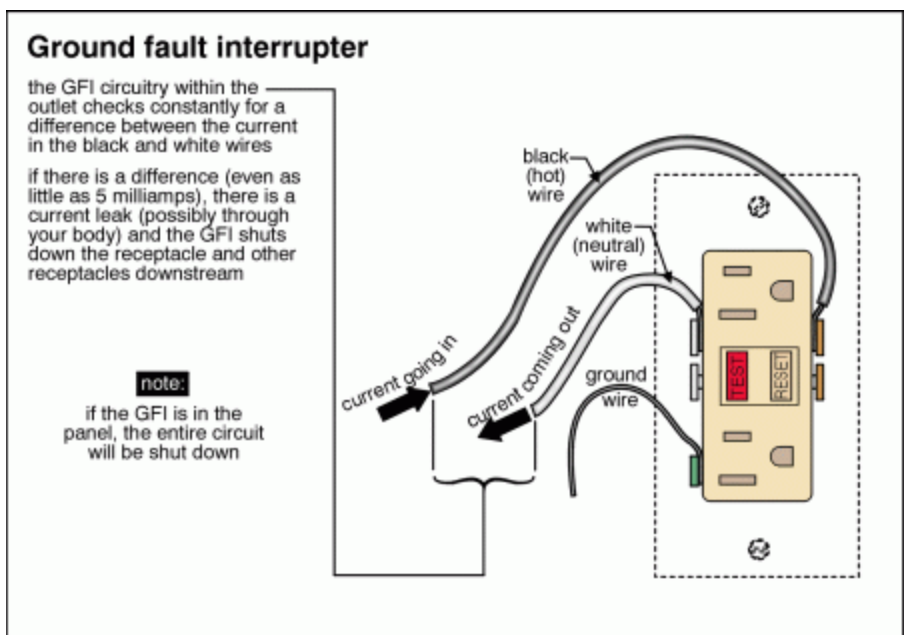
Condition: • [No GFI \(Ground Fault Interrupter\)](#)

Implication(s): Electric shock

Location: Kitchen

Task: Provide

Time: Discretionary



Distribution system \ Cover plates

Condition: • [Missing](#)

Implication(s): Electric shock

Location: Attic

Task: Provide

Time: Immediate

HEATING

6414 Imperial Rd, 100 Mile House, BC May 29, 2009

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SUMMARY

ROOFING

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INTERIOR

Description

Fuel: • [Gas](#)

System type: • [Furnace](#)

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

Approximate capacity: • [80,000 BTU/hr](#)

Efficiency: • [Mid-efficiency](#)

Approximate age: • [15 years](#)

Failure probability: • [Medium](#)

Main fuel shut off at: • Meter

Recommendations

Gas furnace \ Life expectancy

Condition: • [Near end of life expectancy](#)

Implication(s): Equipment failure | No heat for house

COOLING & HEAT PUMP

6414 Imperial Rd, 100 Mile House, BC May 29, 2009

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SUMMARY

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INTERIOR

Description

Air conditioning type: • [Water cooled](#) • [Independent system](#)

Cooling capacity: • [20,000 BTU/hr](#)

INSULATION AND VENTILATION

6414 Imperial Rd, 100 Mile House, BC May 29, 2009

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SUMMARY

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Description

Attic/roof insulation material: • [Glass fiber](#)

Attic/roof insulation amount: • [R-12](#)

Attic/roof ventilation: • [Roof and soffit vents](#)

Foundation wall insulation material: • [Plastic/foam board](#)

Floor above crawlspace insulation material: • [Glass fiber](#)

Air/vapor barrier: • [Plastic](#)

Description

Water supply source: • Private

Service piping into house: • [Plastic](#)

Supply piping in house: • [Copper](#)

Main shut off valve at the: • Crawlspace

Water heater fuel: • [Electric](#)

Water heater type: • [Conventional](#)

Tank capacity: • [30 gallons](#) • [40 gallons](#)

Water heater approximate age: • 14 years • 25 years

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

Waste piping in house: • [Plastic](#)

Limitations

Fixtures not tested/not in service: • Hot tub

Items excluded from a home inspection: • Water quality • Septic system

Recommendations

Water heater \ Life expectancy

Condition: • [High failure probability](#)

Implication(s): No domestic hot water

Task: Replace

Water heater \ Tank

Condition: • Safety pan and drain missing

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

Location: Bedroom

Task: Provide

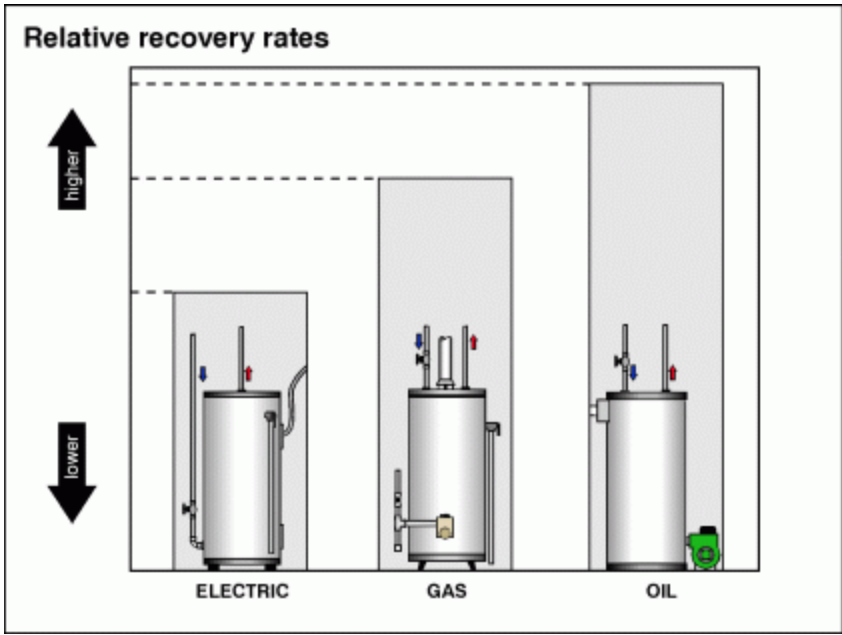
Time: When remodelling

Water heater \ Capacity

Condition: • [Inadequate](#)

Implication(s): Inadequate domestic hot water

Time: Immediate



[Click on image to enlarge.](#)

Description

Major floor finishes: • [Carpet](#) • [Laminate](#) • [Ceramic](#)

Major wall finishes: • [Plaster/drywall](#)

Major ceiling finishes: • [Plaster/drywall](#) • [Stucco/texture/stipple](#)

Windows: • Aluminum

Glazing: • [Double](#)

Exterior doors: • [Metal](#)

Oven type: • Conventional

Range fuel: • Electricity

Appliances: • Refrigerator • Microwave oven

Laundry facilities: • Washer • Laundry tub • Hot/cold water supply • Dryer • Vented to outside • 240-Volt outlet

Recommendations

Floors \ General

Condition: • unfinished floor

Location: Utility Room

Task: Provide

Time: Immediate

Windows \ Interior trim

Condition: • [Missing](#)

Implication(s): Cosmetic defects

Location: Various

Task: Provide

END OF REPORT