I Find It Inspections Inc

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Home Inspection Report

Prepared For:

L and C Spitters

Property Address:

38201 JONES ROAD (mobile home)
Mission, BC V0M1H0

Inspected on Tue, Apr 23 2024 at 08:45

Table of Contents

Thank you for choosing I Find It Inspections to conduct your home inspection. We understand that the function of this report is to assist you in understanding the condition of the property to assist in making an informed purchase decision and to educate you on some of the major systems in your home.

The report contains a review of readily visible components in the following basic categories: site, exterior, roofing, structure, electrical, HVAC, plumbing, and interior. Additional categories may or may not be included. The report is designed to be easy to read and comprehend however it is important to read the entire report, contract terms, standards of practice, and other information in your Home Owners Maintenance Manual or visit Ifinditinspections.ca to obtain a full understanding of the scope, limitations and exclusions of a visual home inspection. We Strongly Recommend That ALL Recommendations and Deficiencies Be Repaired Immediately To Prevent Any Risk Of Further Damage.

Comments with the blue round i icon are primarily informational and comments with the orange triangle icon require additional attention. Please read all the comments in the report. Buyers are also advised to carefully read the Property Condition Disclosure Statement and obtain engineering reports, written confirmation, or receipts for any major repairs done to the property.

DEFINITION OF CONDITION TERMS
Functional/Satisfactory: At the time of inspection the component appears to be adequately performing its intended function. Regular maintenance will be required and may be needed now.

Maintenance Required: At the time of inspection the component is functioning but is estimated to be nearing end of useful life or requires immediate maintenance. Regular monitoring of the component may be required.

Poor/Unsatisfactory: At the time of inspection the component does not function as intended, has reached the end of its intended service life, or presents a Safety Hazard. Repair or replacement is recommended.

Not Visible: This is a visual inspection. In some cases visibility is not available of components required for inspection as per the standards of practice.

Monitor Performance: The component may be demonstrating unusual behavior or

may be inconclusive at the time of inspection. Inspector suggests further monitoring of component performance by client and further evaluation and repairs by experts as needed.

Further Evaluation: The component requires further technical or invasive evaluation by qualified professional tradesman or service technician to determine the nature of any potential defect, the corrective action and any associated cost.

Report Summary

Roofing

1) Poor installation is noted for this metal roof. Incorrect ridge cap detail is observed on the corners. Poor installation of fasteners are evident from the canted fasteners and warped gaskets. There are holes, mechanical damage, and denting observed at several locations. Poor flashing detail is also noted on the valleys. This roof does not appear to be installed by a professional roofing contractor and has a high risk of failure and leaking.

There are no visible plumbing vents observed on the roof. Plumbing vents may have been covered with the new roof from existing.

I recommend further evaluation by an accredited roofing contractor for a thorough assessment of the current installation and condition of this roof. Anticipate major repairs or replacements.

2) Downspouts need to be connected to the gutters for proper drainage. Anticipate repairs by a gutter technician.

Exterior: Deck

3) Incorrect configuration noted for the deck stairs. The stair treads are also deflecting and are leaning which is a fall hazard. This is a safety concern that needs repairs or replacements.

The middle edge section of the deck has settled and has bulging observed to the flooring on this area. This could be due to a structural concern to the deck. This is a safety concern that needs further evaluation by a general contractor or carpenter. Have assessed for structural integrity and repairs for safety. From the crawlspace, this deck appears to be missing a post and beam structure and is a poor installation. Anticipate improvements or replacements.

Doors & Windows

4) The seals on the windows have failed at several locations. There are also cracked windows observed. Anticipate repairs or replacements.

5) The main entry door is damaged. Anticipate repairs or replacements.

6) There is duct tape observed to several of the windows most likely due to poor window seals. Anticipate repairs or replacements.

(Report Summary continued)

7) The weep holes for the windows are not at the bottom for a several of the windows due to poor installations. Anticipate repairs.

Interior

8) Organic growth around the windows and water pooling on sills are signs of high humidity and moisture. There is also organic growth observed on bedroom ceiling. Running exhaust fans while showering and cooking is advised. Clean organic growth off windows and control moisture in home. Further evaluation is needed if organic growth returns.

Ensure to also open window blinds to allow for air circulation in this space.

9) There are gaps and missing insulation observed to the exterior wall. Repairs are needed for improved thermal efficiency.

Kitchen

10) Kitchen countertop is loose and not properly installed. Anticipate repairs or replacements.

Kitchen: Appliances

11) Kitchen hood fan is missing for the range. This is needed to prevent excessive moisture buildup in the interiors while cooking. Have installed.

The electric range burner does not align with the outlined burner. Have repaired as needed.

The dishwasher is not operating as intended and is potentially due to a faulty appliance. Have further assessed by an appliance technician for repairs or replacements.

Bathrooms: Bathroom #1

12) The pocket door for the hallway bathroom is damaged and does not properly open/close. Anticipate repairs.

(Report Summary continued)

13) Toilet is not secured to floor. This can cause damage to the seal and plumbing of the toilet. Have repaired. Hidden damage is possible.

Consider replacing the seal wax and reseating the toilet to ensure proper connection to the drain. Caulking around the toilet will also help to secure in place.

Location: hallway bathroom

Bathrooms: Bathroom - Master Ensuite

14) The tiles around the tub surround are loose/damaged. Anticipate repairs.

Location: master bathroom

15) Hot and cold are reversed which is a scalding hazard. When handle is to the right it should be cold water as per convention.

Tub faucet is loose and is vulnerable to mechanical damage. Use caution, or have proactively repaired by a plumber to prevent any potential failures and leaks.

Caulking also needed on faucet penetration and escutcheon plate to prevent moisture seepage.

Location: master bathroom

Laundry

16) The washer door is sagging and may not properly seal during its cycle. There is also mechanical damage noted to the appliance at the bottom. Anticipate repairs or replacements.

Washer was not tested for a cycle to prevent potential leaking.

(Report Summary continued)

Electrical

17) There is an exposed wire observed at the rear connected to a 125 amp breaker in the main panel. This is a life safety concern and a shock hazard in case this breaker is turned on. I recommend removal or properly terminating this loose wire by an electrician to prevent an accident.

18) The dryer and the hot water heater are on the same circuit. This is a poor installation and a safety concern. Further evaluation is needed by an electrician for proper installation and repairs.

Electrical: Sub Panel

19) Double tapping (two wires going to one breaker) is not a safe practice. This is a safety concern that can lead to overheating and constant breaker tripping.

Have repaired by an electrician.

Location: sub panel

Plumbing

20) Drain pipe under sink is in the form of an S trap and should be a P trap. This can allow siphoning of the drain and harmful gasses to enter the home. I recommend having an auto vent added.

Location: kitchen and bathroom sinks

Plumbing: Water Heater

21) Water heater observations. Age 2017 (7 years old), average life span is around 10-12.

The vacuum breaker and the TPR discharge line is missing. There is denting observed to the exterior of this tank. This tank has been plugged into an outlet which is a poor installation. Normally, electric water heaters should be hard wired with its own dedicated circuit for proper installation. I recommend further evaluation by a plumber for improvements and repairs.

(Report Summary continued)

Structure

22) Mobile house appears to be a single wide original structure with additions made on the west and south.

There are exterior posts noted around the home on the east side with pier block footings which appear to be structural support for the roof of the home. The post on the south east is loose from the footing and may be due to settlement. I recommend a general contractor further evaluate the structural integrity and installation of this roof for adequate load bearing support and safety.

23) Poor structural support is noted for the addition side. The knee wall is inadequate and may not have the proper structural load bearing support needed for the addition floor.

I recommend further evaluation by a general contractor to determine the scope of work for the addition and any needed improvements for safety.

Structure: Attic

24) Bathroom ducting material in the attic and its current installation needs improvements.

25) Attic observations.

Insulation is missing at several locations of the attic floor. Repairs are needed for improved thermal efficiency.

26) There is no ridge vents observed for this roof and the existing roof vents have been covered. This could result in condensation and excessive moisture in the attic space. Further evaluation is needed by a roofing contractor for repairs.

Structure: Crawlspace

27) There are rodent droppings observed in the crawlspace. Set traps as a precautionary measure and seal all gaps and penetrations from the exterior. Alternatively, consult a pest exterminator for remediation.

(Report Summary continued)

28) Underbelly of the mobile home has been damage at multiple locations and fibreglass insulation missing. Have installed and sealed for thermal efficiency.

There are exposed water pipes in the crawlspace without insulation or heat tracing. These pipes are vulnerable to freezing. Anticipate improvements by s plumber.

Damaged furnace ducting noted at one area. Repairs are needed by an HVAC contractor.

29) There is organic growth and moisture damage observed to the particle sub floor at several locations in the crawlspace. This could be due to past leaking issues. Inquire with current owner regarding past leaks on this area and repairs made.

Organic growth will need remediation and subfloor repaired or replaced.

General

Property Type:	Manufactured home
Stories:	One
Approximate Age:	Not Determined
Bedrooms/Baths:	4/2
Door Faces:	East
Furnished:	Yes
Occupied:	Yes
Weather at Start of Inspection:	Sunny
Temperature:	10°C
Soil Condition:	Damp
Utilities On During Inspection:	Electric Service, Water Service, Gas Propane Service
People Present:	Client

Site

A visual assessment of the property with respect to vegetation, grading, fencing, surface drainage, and retaining walls primarily for their impact on the main building. Also included are adjacent walkways, uncovered patios, and driveways.

Property Slope:	Property - Flat
Property Drainage:	Inspector cannot adequately determine if property slopes surface water from structures. Monitor in rains and improve as needed.
Visible Building/Perimeter Drainage:	Downspouts - Discharge onto property Condition: Maintenance Required
Downspout Connections:	On Ground, Add Splash Blocks
Driveway:	Gravel
Walkways:	Gravel
Vegetation:	Not Growing Against Structure
Steps/Stoops:	Wood
Patios/Decks:	Wood Condition: Further Evaluation Required

(Site continued)

Comment 1:
I recommend adding downspout extensions to the downspouts that are located around the house to discharge water away from the home.

Figure 1-1

Figure 1-2

Underground portions of drains are not visible or tested in this home inspection. For a further review of this hidden system, consult a plumber on scope options available. Cleaning of drainage systems is advised now and regularly in the future. Geotechnical and site stability issues are not addressed in this inspection. Grading that slopes towards buildings increases risk of water damage, monitor performance during rains.

Roofing

The roofing system is inspected visually by observing the installed materials, building practices, and readily visible conditions observable from a safe position for the inspector. The purpose of the inspection is to determine general condition, not to determine life expectancy.

Inspection Method:	On Roof
Roof Design and Slope:	Gable, Hip, Slope - Medium Slope

(Roofing continued)

Roof Overhangs:	Building has good roof overhangs which should are an important part of good house design to keep water off walls and building penetrations.
Roof Covering:	Metal
Roof Lifespan:	Normal Service Life - up to 50 Years, Product Stage in Life Cycle - Early to Middle of Life Expectancy Condition: Further Evaluation Required
Underlayment:	Interlayment, Not visible
Flashing And Valleys:	Not visible Condition: Further Evaluation Required
Gutters & Downspouts:	Material - Metal, Gutters need cleaning, possibly plugged.
General:	Poor installation Condition: Further Evaluation Required
Ventilation Present:	Soffit, Roof or ridge vents missing Condition: Further Evaluation Required
Vent Stacks:	Not visible Condition: Further Evaluation Required

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Comment 2:
Poor installation is noted for this metal roof. Incorrect ridge cap detail is observed on the corners. Poor installation of fasteners are evident from the canted fasteners and warped gaskets. There are holes, mechanical damage, and denting observed at several locations. Poor flashing detail is also noted on the valleys. This roof does not appear to be installed by a professional roofing contractor and has a high risk of failure and leaking.

There are no visible plumbing vents observed on the roof. Plumbing vents may have been covered with the new roof from existing.

I recommend further evaluation by an accredited roofing contractor for a thorough assessment of the current installation and condition of this roof. Anticipate major repairs or replacements.

(Roofing continued)

Figure 2-1

Figure 2-2

Figure 2-3

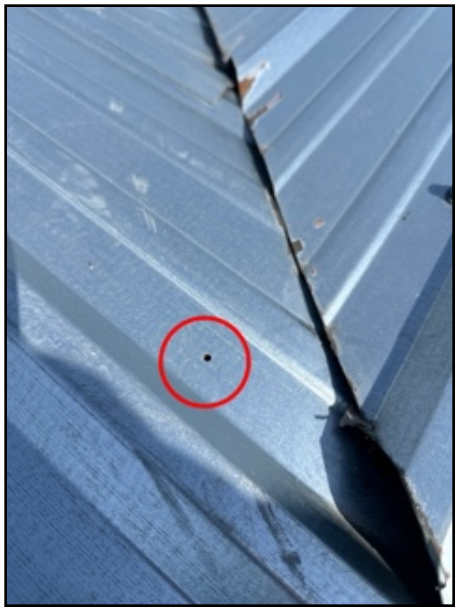

Figure 2-4

(Roofing continued)

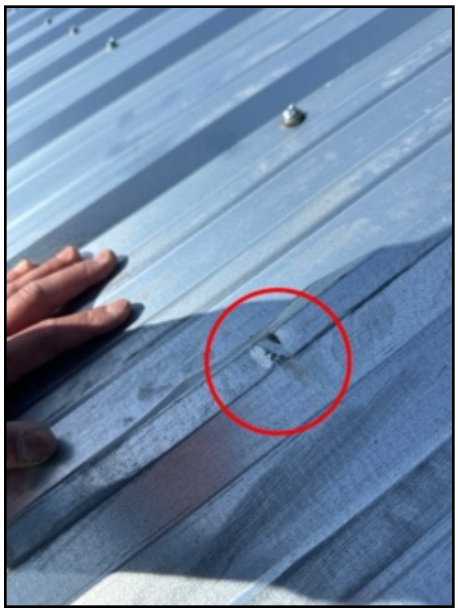

Figure 2-5

Figure 2-6

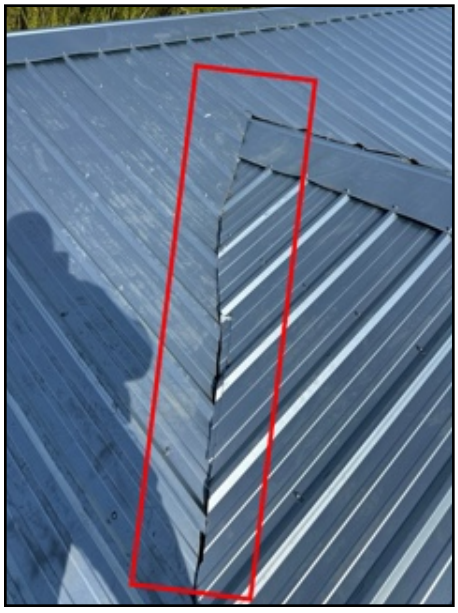

Figure 2-7

Figure 2-8

(Roofing continued)

Figure 2-9

Figure 2-10

Figure 2-11

Figure 2-12

(Roofing continued)

Figure 2-13

Figure 2-14

Comment 3:
Downspouts need to be connected to the gutters for proper drainage. Anticipate repairs by a gutter technician.

Figure 3-1

Figure 3-2

(Roofing continued)

Figure 3-3

Figure 3-4

Roofs can leak unpredictably. Inspector cannot and does not guarantee as to if the roof has leaked in the past, leaks now, or may leak in the future. Flashings should be replaced whenever roof material is replaced. Annual caulking and maintenance is recommended. Visual inspection is based on a sample of roofing material. Adequate drainage of gutters, roof drains, and downspouts is difficult to inspect in dry weather or light rains. Gutters and downspouts should direct water at least 6-feet away from walls and foundations.

Exterior

The exterior is inspected visually by observing the installed materials, building practices, and readily visible conditions from ground level. Damages concealed by exterior finishes (hidden damages) may still be present.

Primary Exterior Surface:	Vented Cladding style siding materials are ok for our climate when well maintained, Material - Metal Exterior, Sections of damaged siding will allow water to penetrate system Condition: Further Evaluation Required
Soffits:	Material - Metal/Vinyl, With vents or screens Condition: Maintenance Required

(Exterior continued)

Comment 4:
Propane tank observations.

Propane tank reservoirs need to be recertified following their manufacturing date every 5-10 yrs.

For added safety, consider securing this tanks to the ground for seismic stability. I recommend replacing rubber hose connection near the regulator at the exterior with a protected line to minimize the risk of mechanical damage and gas leaks.

Figure 4-1

Figure 4-2

(Exterior continued)

Figure 4-3

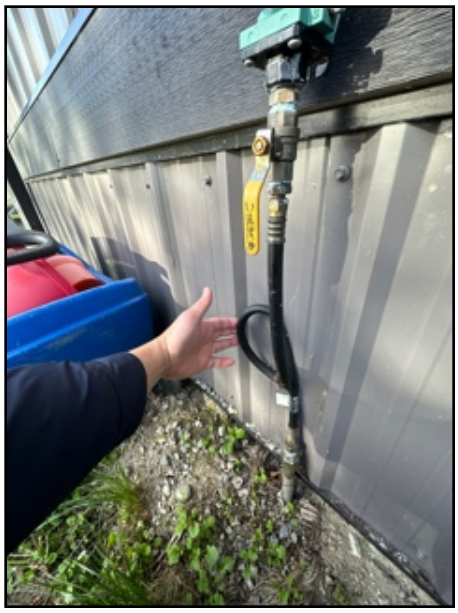

Figure 4-4

Comment 5:
Exterior vents discharge through the soffit. Although typical for the age blocking off the soffit 24 inches on either side will help force air into the side rather than venting back into the attic space that could lead to moisture issues. Consider improving with the new roof, or rerouting vent so it discharges through the roof.

Soffit staining noted on the east roof. I cannot confirm if this is due to an active roof leak. Inquire with current owner regarding any past leaks in this area of the roof, or monitor during a downpour for any leaking and repair as needed.

Invasive testing to the soffits is recommended to ensure no hidden damages are present.

(Exterior continued)

Figure 5-1

Figure 5-2

Comment 6:
Seal all holes and gaps in the siding material. This will prevent insects and vermin from entering into the home and also prevent hidden water damage. Have repaired.

Figure 6-1

Figure 6-2

(Exterior continued)

Figure 6-3

Rain driven winds are a major cause of water damage, monitor all penetrations to the exterior for water leakage regularly (e.g. windows, doors, changes in material). 6-8 inches of clearance should always be maintained between siding and framing and ground/soil level. Guard rails and handrails should be 31-38 inches high on stairs and 42 inches high at landings. Railings should have vertical rails only with gaps no wider than 4 inches for child safety.

Deck

Structure:	Material - Wood, Inadequate framing suspected - have investigated by expert. Condition: Further Evaluation Required
Flooring:	Material - Wood Surface Condition: Further Evaluation Required
Guardrails:	Material - Wood, Guardrail height, gaps, and structure appear solid
Stairs:	Stair Structure - Wood, Stair Surface - Wood, Handrails with unsafe configuration Condition: Maintenance Required
Roof:	Roof part of main building roof (see main roofing comments)

(Deck continued)

Comment 7:
Incorrect configuration noted for the deck stairs. The stair treads are also deflecting and are leaning which is a fall hazard. This is a safety concern that needs repairs or replacements.

The middle edge section of the deck has settled and has bulging observed to the flooring on this area. This could be due to a structural concern to the deck. This is a safety concern that needs further evaluation by a general contractor or carpenter. Have assessed for structural integrity and repairs for safety. From the crawlspace, this deck appears to be missing a post and beam structure and is a poor installation. Anticipate improvements or replacements.

Figure 7-1

Figure 7-2

(Deck continued)

Figure 7-3

Figure 7-4

Figure 7-5

Figure 7-6

Doors & Windows

(Doors & Windows continued)

Comment 8:
The seals on the windows have failed at several locations. There are also cracked windows observed. Anticipate repairs or replacements.

Figure 8-1

Figure 8-2

Figure 8-3

Figure 8-4

(Doors & Windows continued)

Comment 9:
The main entry door is damaged. Anticipate repairs or replacements.

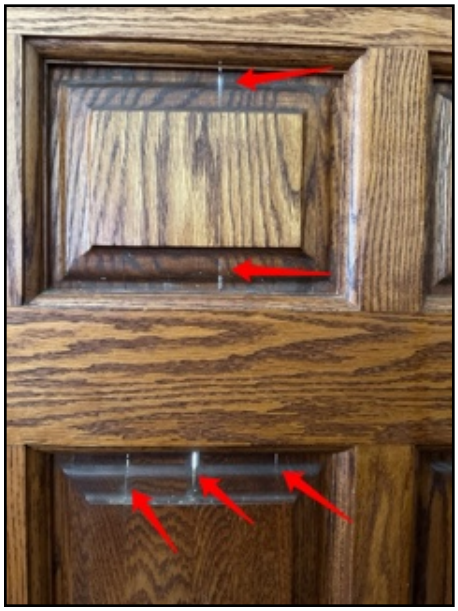

Figure 9-1

Figure 9-2

Figure 9-3

(Doors & Windows continued)

Comment 10:
There is duct tape observed to several of the windows most likely due to poor window seals. Anticipate repairs or replacements.

Figure 10-1

Figure 10-2

Comment 11:
The weep holes for the windows are not at the bottom for a several of the windows due to poor installations. Anticipate repairs.

Figure 11-1

(Doors & Windows continued)

All doors and windows create penetrations in the wall systems which can allow water in behind. This visual inspection cannot identify if hidden damages are present. Monitor performance regularly. Window performance in report is based on a sample of actual windows tested.

Door - Main Entry

Identification:	Style - Double Opening Doors, Material - Wood Solid Core, Door viewer, Deadbolt with Thumb Knob, Damaged door needs replacements Condition: Further Evaluation Required
Testing:	Operation - Door Closes Smoothly, Latch - Door correctly latched and releases, Deadbolt - Deadbolt operates correctly , Weather Stripping - Minor Improvement needed

Door #2

Location:	Side
Identification:	Style - Single Door
Testing:	Operation - Door Closes Smoothly, Latch - Door correctly latched and releases

Interior

Interior inspections are limited to readily accessible areas that are not concealed by furnishings or stored items. A representative sample of windows and doors are checked. Obtain a history of all water damage and stains from previous occupants.

Walls:	Material - Gypsum Wallboard, Finish - Paint, Normal hairline cracking
Ceilings:	Design - Flat, Material - Gypsum Wallboard, Material - Wood, Normal hairline cracks
Floors:	Material - Laminate, Material - Ceramic/Stone/Marble

(Interior continued)

Comment 12:
Organic growth around the windows and water pooling on sills are signs of high humidity and moisture. There is also organic growth observed on bedroom ceiling. Running exhaust fans while showering and cooking is advised. Clean organic growth off windows and control moisture in home. Further evaluation is needed if organic growth returns.

Ensure to also open window blinds to allow for air circulation in this space.

Figure 12-1

Figure 12-2

Figure 12-3

(Interior continued)

Comment 13:
Binding noted on interior door in the guest bedroom needs repairs.

Figure 13-1

Comment 14:
No moisture levels recorded on previous ceiling repairs. It is recommended to contact current owner on further information on possible repairs made.

Figure 14-1

(Interior continued)

Comment 15:
There are gaps and missing insulation observed to the exterior wall. Repairs are needed for improved thermal efficiency.

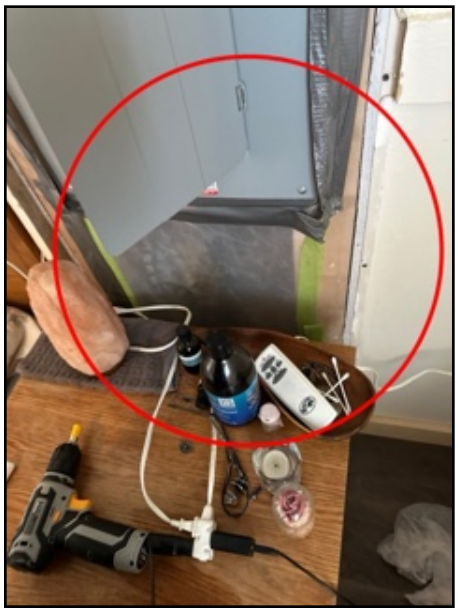

Figure 15-1

Figure 15-2

Normal hairline cracks may be due to seasonal movement of framing and minor settlement. Excessive cracks could indicate more serious movement and should be investigated by a specialist. Wall cavities are not inspected. Recessed lights may not be approved for use with insulation. Inspectors cannot confirm compliance with fire codes. Normal wear and tear and cosmetic damages are not covered in this inspection.

Interior Doors

Identification: Material - Wood, Style - Single Doors

Closets

Identification: Door Material - Wood, Style - Sliding Doors

Kitchen

Cabinets:	Material - Wood
Countertops:	Granite or similar synthetic material, Poor installation Condition: Further Evaluation Required
Floor Covering:	Material - Laminate
Sink:	Double Sink, Material - Stainless Steel, With sprayer tested functional
Electrical:	15-amp grounded outlets, GFCI's present

Comment 16:
Kitchen countertop is loose and not properly installed. Anticipate repairs or replacements.

Figure 16-1

Figure 16-2

Appliances

Appliances are inspected for basic response to normal operator controls. The accuracy or operation of timers, temperature, or power levels is beyond the scope of this visual home inspection.

Dishwasher:	Not working as intended Condition: Further Evaluation Required

(Appliances continued)

Range:	Kitchen Aid, Fuel - Electric, Bake and broil functions respond to operator controls, Cook top not working as intended Condition: Further Evaluation Required
Refrigerator:	Frigidaire, Freezer appears to be operating below freezing, Refrigerator appears to be maintaining cool temperature Condition: No Deficiencies Noted
Range Hood:	Missing. Have installed

Comment 17:
Verification photos of appliances currently working during the inspection. All appliances in the home should be monitored for unforeseeable leaks while they are in use for the first time upon possession.

Figure 17-1

Figure 17-2

(Appliances continued)

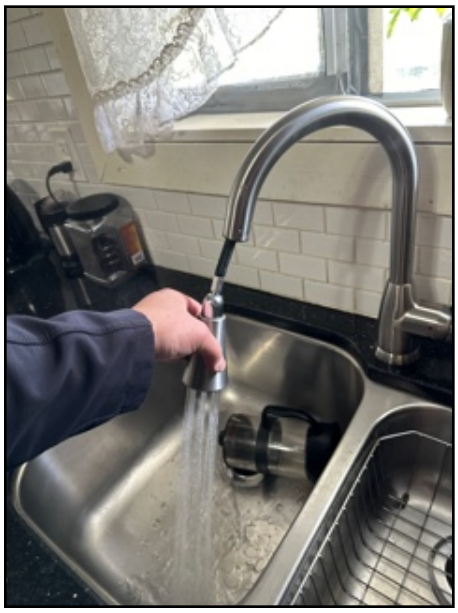

Figure 17-3

Figure 17-4

Figure 17-5

Figure 17-6

(Appliances continued)

Figure 17-7

Figure 17-8

Comment 18:
Dishwasher is missing a water hammer arrestor. Monitor and have installed to minimize banging of the supply pipes as needed. This can be repaired by a plumber.

Figure 18-1

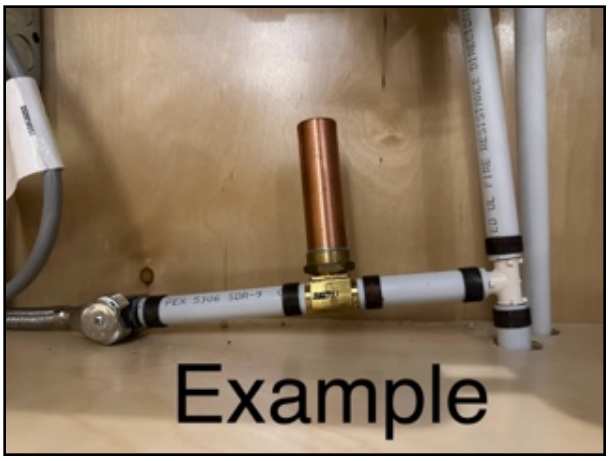

Figure 18-2

(Appliances continued)

Comment 19:
Kitchen hood fan is missing for the range. This is needed to prevent excessive moisture buildup in the interiors while cooking. Have installed.

The electric range burner does not align with the outlined burner. Have repaired as needed.

The dishwasher is not operating as intended and is potentially due to a faulty appliance. Have further assessed by an appliance technician for repairs or replacements.

Figure 19-1

Figure 19-2

(Appliances continued)

Figure 19-3

Bathrooms

Comment 20:
Routine maintenance to the bathrooms include sealing the grout between the tiles with grout sealant and caulking around the penetrations (faucets, tiles, shower pans, backsplashes) to prevent hidden water damage.

(Bathrooms continued)

Figure 20-1

This visual inspection cannot determine conclusively the presence of or amount of damage that may be present due to hidden water penetration.

Bathroom #1

Location:	Hallway
Sink(s) and Faucet(s):	Style - Double Vanity, Sink - Appears in good condition and well attached, Faucet - Appears to operate correctly, Drain - Stopper tests ok
Cabinets & Countertop:	Cabinet - Functional Condition, Countertop - Appropriate material and functional
Toilet:	Toilet not well secured to floor (loose) Condition: Maintenance Required
Bath Tub and Faucet:	Unable to test
Electrical:	Unable to test
Ventilation:	Method - Exhaust fan, Exhaust fan - Air movement tests ok
Heating:	Heat Source - Not visible (may not be required on rooms without exterior walls)

(Bathroom #1 continued)

Walls, Ceilings, & Floors:	Walls, ceilings, and floors appear appropriate and in good condition , Wall Finish - Paint, Ceiling Finish - Paint, Floor Material - Ceramic/stone/similar

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Comment 21:
Hallway bathroom observations.

No visible heat source noted in this bathroom. One should be provided when the bathroom is on an exterior wall. Monitor and improve as needed.

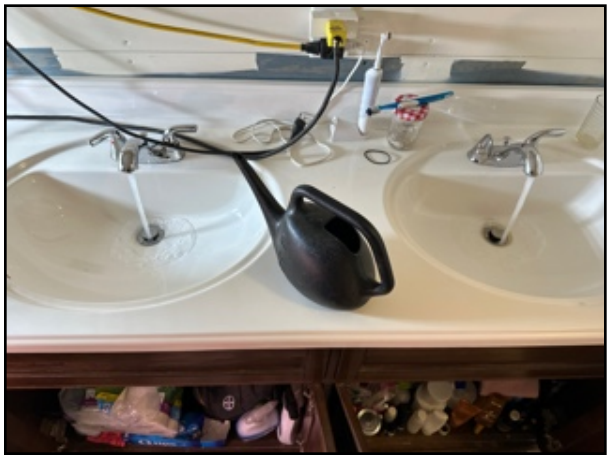

Figure 21-1

Figure 21-2

(Bathroom #1 continued)

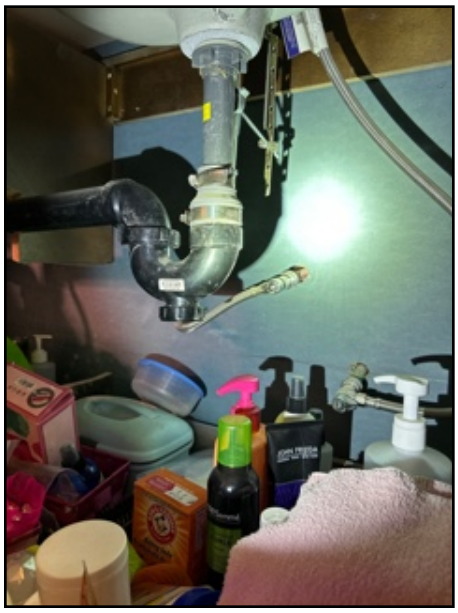

Figure 21-3

Figure 21-4

Comment 22:
The bath tub for the hallway bathroom was not able to be tested due to the homeowner's plants on top. The outlet in this bathroom was also not able to be tested. This was a limitation to the inspection.

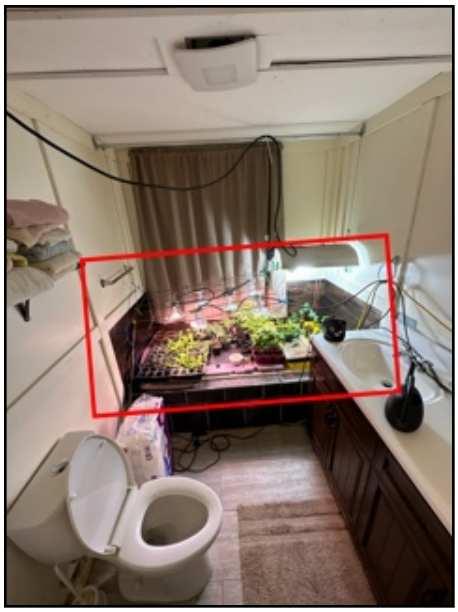

Figure 22-1

Figure 22-2

(Bathroom #1 continued)

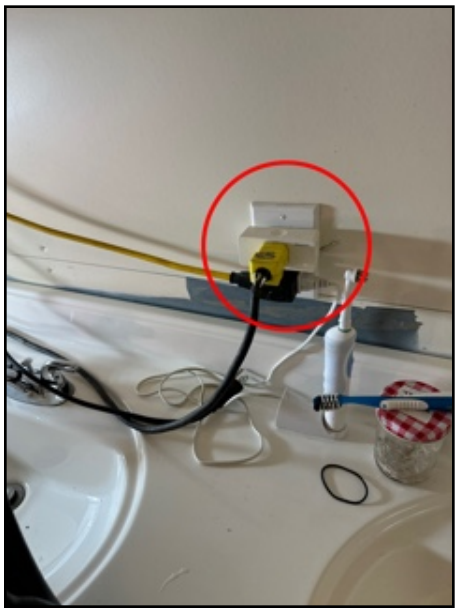

Figure 22-3

Comment 23:
This sink is slow draining, possibly clogged. Servicing is needed by a handyman or plumber for maintenance.

Figure 23-1

(Bathroom #1 continued)

Comment 24:
The pocket door for the hallway bathroom is damaged and does not properly open/close. Anticipate repairs.

Figure 24-1

Comment 25:
Toilet is not secured to floor. This can cause damage to the seal and plumbing of the toilet. Have repaired. Hidden damage is possible.

Consider replacing the seal wax and reseating the toilet to ensure proper connection to the drain. Caulking around the toilet will also help to secure in place.

Location: hallway bathroom

(Bathroom #1 continued)

Figure 25-1

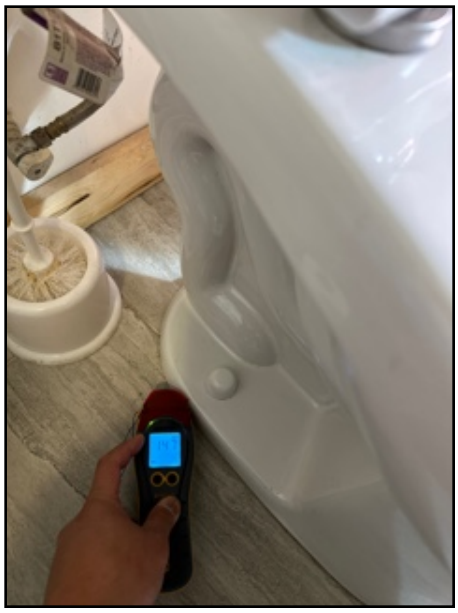

Figure 25-2

Bathroom - Master Ensuite

Location:	Ensuite
Sink(s) and Faucet(s):	Style - Single Vanity, Sink - Appears in good condition and well attached, Faucet - Appears to operate correctly, Drain - Stopper tests ok
Cabinets & Countertop:	Cabinet - Functional Condition, Countertop - Appropriate material and functional
Toilet:	Tested ok, Toilet Secure to Floor
Bath Tub and Faucet:	Tub Material - Plastic, Style - Soaker, Shower - Tub with Shower, Faucet - Loose, Drain - Stopper Missing
Tub Surround:	Material - Ceramic/Stone/Marble/Similar, Door/Curtain - Shower Rod
Electrical:	Lighting - Present and Tests ok, Outlet - GFCI outlet which tests ok
Ventilation:	Method - Exhaust fan, Exhaust fan - Air movement tests ok
Heating:	Heat Source - Not visible (may not be required on rooms without exterior walls)

(Bathroom - Master Ensuite continued)

Walls, Ceilings, & Floors:	Walls, ceilings, and floors appear appropriate and in good condition , Wall Finish - Paint, Ceiling Finish - Paint, Floor Material - Laminate

---

Comment 26:
Master bath observations.

There is no visible heat source noted for this bathroom. A heat source should be installed when the bathroom is on an exterior wall. Monitor for occupant comfort and install as needed.

Figure 26-1

Figure 26-2

(Bathroom - Master Ensuite continued)

Figure 26-3

Figure 26-4

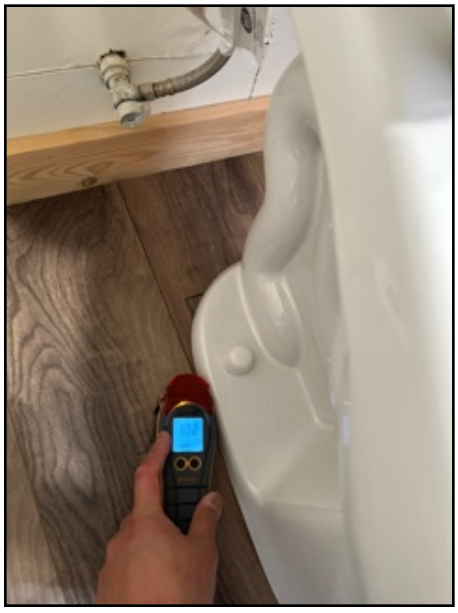

Figure 26-5

Figure 26-6

(Bathroom - Master Ensuite continued)

Figure 26-7

Figure 26-8

Comment 27:
The tiles around the tub surround are loose/damaged. Anticipate repairs.

Location: master bathroom

Figure 27-1

Figure 27-2

(Bathroom - Master Ensuite continued)

Comment 28:
Hot and cold are reversed which is a scalding hazard. When handle is to the right it should be cold water as per convention.

Tub faucet is loose and is vulnerable to mechanical damage. Use caution, or have proactively repaired by a plumber to prevent any potential failures and leaks.

Caulking also needed on faucet penetration and escutcheon plate to prevent moisture seepage.

Location: master bathroom

Figure 28-1

Figure 28-2

Comment 29:
Caulking is missing in the corners of the tile and tub surround. Grout will crack with deflection and that's why caulking or silicone is recommended. Consider improving.

(Bathroom - Master Ensuite continued)

Figure 29-1

Laundry

Washer:	Maytag, Drains to - Stand Pipe, Floor drain not visible in immediate area, Supply pipes - Mounted to wall, Supply Lines - Rubber hoses, Supply Lines - Braided Hose Lines, Recommend replacing supply lines with braided hoses Condition: Further Evaluation Required
Dryer:	Maytag, Fuel - Electric, Appears to vent to exterior correctly, Dryer appears to correct operate through cycle

(Laundry continued)

Comment 30:
Laundry room observations.

We recommend replacing rubber hot and cold hoses on wash machine with steel braided hoses to prevent risk of leaking over the long term. Water hammer arrestors are also missing. Have installed.

Monitor washer and dryer upon move-in for leaks or other deficiencies that could occur after the inspection.

Figure 30-1

Figure 30-2

Figure 30-3

(Laundry continued)

Comment 31:
The washer door is sagging and may not properly seal during its cycle. There is also mechanical damage noted to the appliance at the bottom. Anticipate repairs or replacements.

Washer was not tested for a cycle to prevent potential leaking.

Figure 31-1

Figure 31-2

Heating, Ventilation, Air Conditioning (HVAC)

Comment 32:
The furnace was not able to be tested due to no propane left in the tank. This was a limitation to the inspection of the furnace, thermostat, and heat registers.

(Heating, Ventilation, Air Conditioning (HVAC) continued)

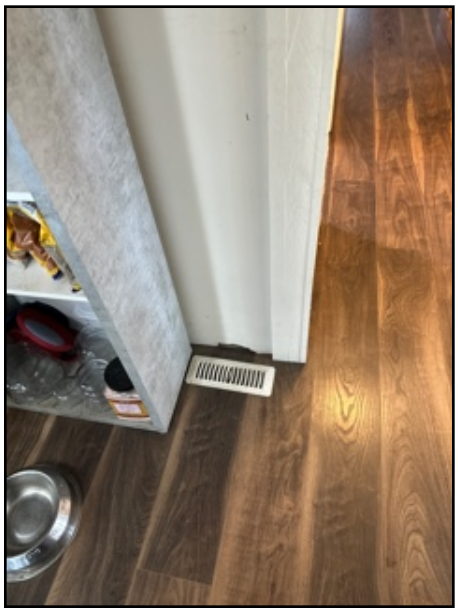

Figure 32-1

Figure 32-2

Figure 32-3

(Heating, Ventilation, Air Conditioning (HVAC) continued)

Comment 33:
Thermal scan has been completed at the end of this inspection on the windows, ceilings, walls, and plumbing areas (bathrooms, kitchen, laundry). No leaks observed at time of inspection.

Figure 33-1

Figure 33-2

Figure 33-3

Figure 33-4

(Heating, Ventilation, Air Conditioning (HVAC) continued)

Figure 33-5

Figure 33-6

Figure 33-7

Figure 33-8

Furnace

Installed Equipment:	Nordyne
Efficiency Class:	Mid-Efficiency
BTU Output:	57000
Estimated Age:	2017

(Furnace continued)

Ignition:	Electronic Ignition
Lifecycle Stage:	Expected Service Life - Approx 20 Years, Stage in Life Cycle - Early to Mid
Servicing Schedule:	Near New - This unit is new or near new and does not typically require service at this time. Enquire with the seller about any available warranties and service recommendations. Change the filter at least every 4 weeks through the operating season. When equipment is 10 years of age, have serviced semi-annually.
General:	Fuel - Natural Gas, Type - Downflow
Fuel Lines:	Material - Non-soldered copper
Controls:	Only normal operator controls tested in this inspection, Thermostat
Valves:	Appliance gas shutoff valve
Blower Fan:	Blower - Fan appears to operate correctly
Filter:	Filter - missing. Have installed Condition: Maintenance Required
Combustion Air Supply:	Apparent open duct to exterior
Exposed Flue:	Material - Metal, Draft - Forced Draft
Distribution Air Ducts:	Material - Metal, Ductwork partially/fully hidden
Air Return/Supply Ducts:	Material - Metal, Inspector cannot confirm appropriate air movement to all rooms

---

Comment 34:
Furnace age 2017 (7 years old).

Filter is missing for this furnace. Have installed to prevent premature failure to the furnace components.

Due to the age I recommend continual servicing for the furnace and ducts cleaned.

(Furnace continued)

Figure 34-1

Figure 34-2

Figure 34-3

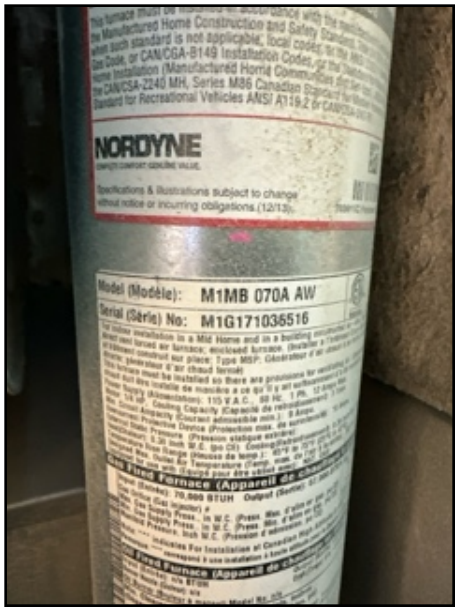

Figure 34-4

Furnace air movement based on a sample of air vents. Inspector confirms correct operation of furnace but cannot confirm adequate air flow or heat distribution to all rooms.

Electrical

The inspector is limited to the visible portions of the electrical system. A representative number of outlets, switches, and fixtures are tested for operation. The inspector cannot confirm compliance to any codes. GFCIs are an effective protection against electrical shock.

Main Disconnect Location:	Main Electrical Panel Breakers
Utility Service:	Overhead Lines, Underground Lines, 120/240 Volt, 200 Amp Service, Household amp service based on main breakers/breakers
Main Panel And Service Connections:	Location - master bedroom , Service cable material not visible , Main Power On at time of inspection, Main Disconnect - Breakers
Main Grounding:	Grounding System - Ground Rod(s), Panel connection not visible
Distribution Panel:	Overload protection - Breakers, 4 or more panel slots available
Circuit Wiring:	Occupants belongings restrict testing of some outlets/switches, Sample of outlets and switches responding to normal operator use, Grounded Circuits, Wire type - Copper, Wire Type - braided/stranded aluminum, Cabling - Non-Metallic Sheathing
Sample Circuit Testing:	Occupants belongings restrict testing of some outlets/switches, Sample of outlets and switches responding to normal operator use, Grounded Circuits, Wire type - Copper, Wire Type - braided/stranded aluminum, Cabling - Non-Metallic Sheathing
Sample Lighting Testing:	Type - Overhead Lighting, Type - Wall plugs for occupant lamps (inspector cannot confirm correlating plugs and switches due to time constraints and typical occupant belongings), No deficiencies identified in sample testing.
Ceiling Fans:	Does not respond to operator controls
Outlets:	Outlets grounded type (3-hole)
Ground Fault Protection:	GFCI Outlet(s)/breaker(s) in bathrooms, GFCI Outlet(s)/breaker(s) at exterior
Smoke Detectors:	Locations - Main/ground floor, Plan to install Carbon Monoxide detector near bedrooms

(Electrical continued)

Comment 35:
Recommend trimming the branches away from the service drop to prevent mechanical damage during strong winds.

Figure 35-1

Comment 36:
Possible lightbulb burnt out/missing. Have bulb replaced and circuit tested to verify working order.

Figure 36-1

Figure 36-2

(Electrical continued)

Comment 37:
Cover plates are missing for the switches and outlets and is a shock hazard.

Surface mounted wires should be protected inside a conduit or Bx cable used to minimize the risk of damage that may lead to shock hazards. Consider improvements by an electrician.

Figure 37-1

Figure 37-2

Comment 38:
Smoke alarm observed.

Install carbon monoxide detector near bedroom, on all floors, and test all smoke alarms upon move-in.

(Electrical continued)

Figure 38-1

Comment 39:
There is an exposed wire observed at the rear connected to a 125 amp breaker in the main panel. This is a life safety concern and a shock hazard in case this breaker is turned on. I recommend removal or properly terminating this loose wire by an electrician to prevent an accident.

Figure 39-1

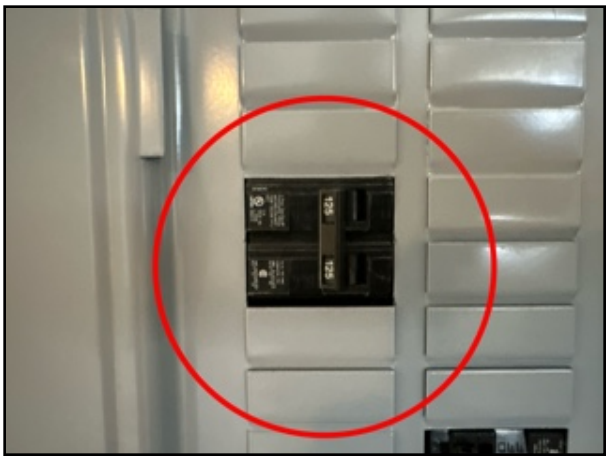

Figure 39-2

(Electrical continued)

Comment 40:
Electrical panel observations located in master bedroom.
200 Amps service.
Copper branch wiring.

Breakers need to be labelled to identify which circuits they operate.

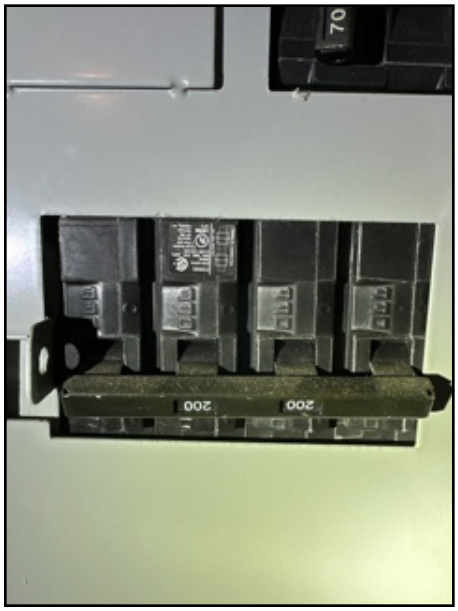

Figure 40-1

Figure 40-2

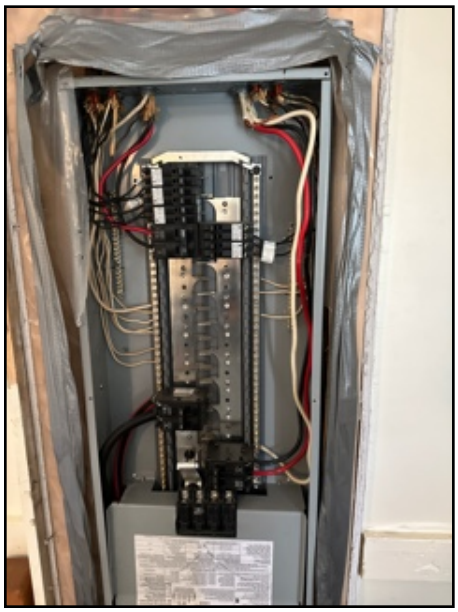

Figure 40-3

(Electrical continued)

Comment 41:
The dryer and the hot water heater are on the same circuit. This is a poor installation and a safety concern. Further evaluation is needed by an electrician for proper installation and repairs.

Figure 41-1

Figure 41-2

Figure 41-3

(Electrical continued)

Comment 42:
It is not good electrical practice to have conductors coming from the main disconnect panel. Ideally this should enter from the sides of the main panel through dedicated knockouts. This can be repaired by an electrician.

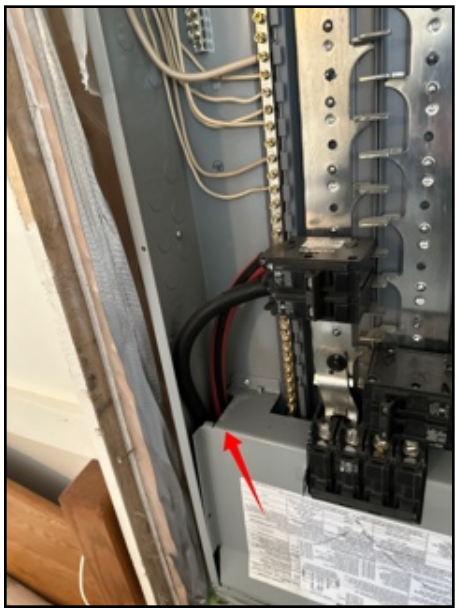

Figure 42-1

Comment 43:
Ceiling fan in the bedroom is too low and is a risk for injury. I recommend raising the fan or replacing with a light fixture to prevent an accident.

(Electrical continued)

Figure 43-1

Electrical panels cannot be in bathrooms, bedroom closets, or kitchen cabinets and they should have 40-inches of clearance in front and to each side. All electrical upgrades or repairs should be done by a qualified technician. Smoke Detectors not tested. Confirm last servicing/replacement date. Replace every 10 years.

Sub Panel

Location/Serving:	Guest bedroom
Main Disconnect:	Main Disconnect at main distribution panel, Type - Breakers
Feed Cable:	Material - Copper
Grounding:	Ground Wire - Copper, Connection at Panel
Main Disconnect On This Panel:	Type - Breakers, Capacity - 70 Amp
Distribution Panel:	Over current protection - breakers
Circuit Wiring:	Grounded, Material - Copper, Non-metallic Sheathed cable

(Sub Panel continued)

Comment 44:
Sub panel located in guest bedroom.
70 amp disconnect with copper branch wiring.

Figure 44-1

Figure 44-2

Comment 45:
Double tapping (two wires going to one breaker) is not a safe practice. This is a safety concern that can lead to overheating and constant breaker tripping.

Have repaired by an electrician.

Location: sub panel

(Sub Panel continued)

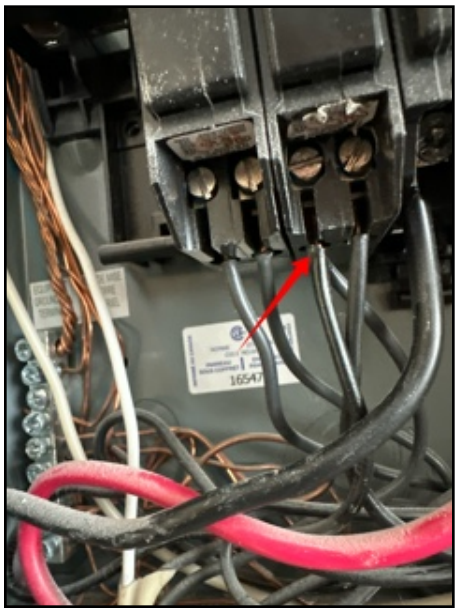

Figure 45-1

Plumbing

The plumbing system is inspected visually by operating a representative number of fixtures and drains. Private water and waste systems are beyond the scope of a visual home inspection. The inspector is limited to the visible portions of the plumbing system. Hidden piping in home cannot be observed or reviewed. The inspector cannot confirm compliance to any codes.

Location of Main Water Shutoff:	Crawlspace
Supply Pipe Material:	Plastic Piping
Interior Piping:	Material - plastic/PEX
Exterior Hose Bibs:	Exterior, Tested functional
Flow Rate:	Flow rate adequate when testing multiple fixtures
Waste Pipe Material:	ABS Plastic
Venting:	Unable to fully view vent pipes to confirm correct installation Condition: Further Evaluation Required
Floor Drains:	Not Visible

(Plumbing continued)

Comment 46:
Frost free hose bib observations.

Ensure to disconnect hose bibs during the winter time to prevent the possibility of freezing and potential damage to the tap.

Figure 46-1

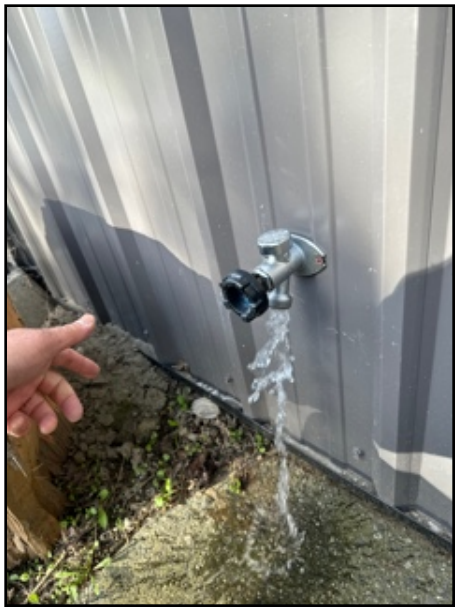

Figure 46-2

Comment 47:
Drain pipe under sink is in the form of an S trap and should be a P trap. This can allow siphoning of the drain and harmful gasses to enter the home. I recommend having an auto vent added.

Location: kitchen and bathroom sinks

(Plumbing continued)

Figure 47-1

Figure 47-2

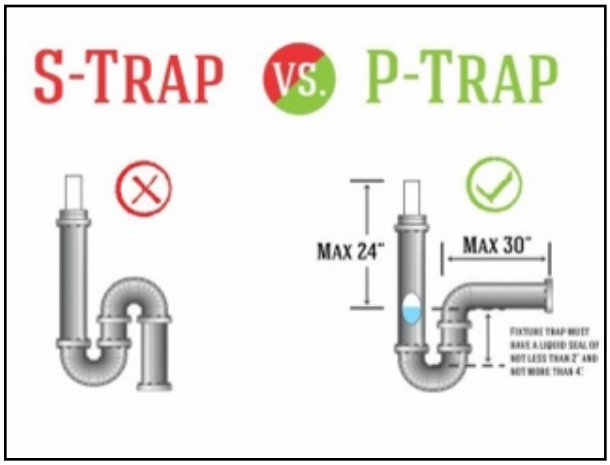

Figure 47-3

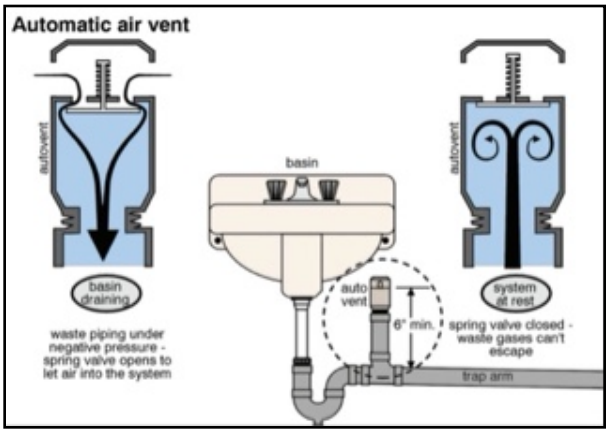

Figure 47-4

Determining the condition of underground water service, drain, and sewer lines is beyond the scope of this inspection.

Water Heater

Manufacturer:	Ao smith
Fuel:	Electric
Capacity:	75 gal
Approximate Age:	2017

(Water Heater continued)

Temp & Pressure Relief Valve:	Present but blow off leg is not positioned to discharge correctly (should go straight down to 6" from floor)
Details:	With overflow pan, Add seismic straps, Cold water shutoff

---

Comment 48:
Water heater observations. Age 2017 (7 years old), average life span is around 10-12.

The vacuum breaker and the TPR discharge line is missing. There is denting observed to the exterior of this tank. This tank has been plugged into an outlet which is a poor installation. Normally, electric water heaters should be hard wired with its own dedicated circuit for proper installation. I recommend further evaluation by a plumber for improvements and repairs.

Figure 48-1

Figure 48-2

(Water Heater continued)

Figure 48-3

Figure 48-4

Figure 48-5

Figure 48-6

Structure

Only visible elements of the structure are inspected. The determination of adequacy of structural components is beyond the scope of a visual home inspection.

Footings:	Footings are not covered by a visual home inspection.
Sill Plate And Foundation Bolts:	Partially visible
Exterior Wall Construction:	Structural components fully/partially not visible. , Material - Wood Framing, Construction Type - Platform
Interior Support:	Structural Components Partially/Fully not Visible, Material - Wood
Floor Construction:	Wood joists, Subfloor - Plywood, Subfloor - particle boards
Ceilings:	Structure - Trusses, Style - Flat

Comment 49:
Mobile house appears to be a single wide original structure with additions made on the west and south.

There are exterior posts noted around the home on the east side with pier block footings which appear to be structural support for the roof of the home. The post on the south east is loose from the footing and may be due to settlement. I recommend a general contractor further evaluate the structural integrity and installation of this roof for adequate load bearing support and safety.

Figure 49-1

Figure 49-2

(Structure continued)

Figure 49-3

Figure 49-4

Comment 50:
Poor structural support is noted for the addition side. The knee wall is inadequate and may not have the proper structural load bearing support needed for the addition floor.

I recommend further evaluation by a general contractor to determine the scope of work for the addition and any needed improvements for safety.

(Structure continued)

Figure 50-1

Figure 50-2

Attic

Attic Entry And Finish:	Access - Hallway, Weatherstripping - Improvement needed to weatherstripping or insulation on access panel
Roof Structure:	Structure - Engineered Truss, Secondary Support - Lateral Truss Bracing
Roof Sheathing:	Material - OSB, With H Clips.
Primary Insulation Material:	Material - Fiberglass batts, Areas missing insulation
Visible Insulation Levels:	Poor - Insulation levels, while possibly original, are below the minimum expectation levels for this age of home which may result in poor occupant comfort and poor energy efficiency. Improvement of insulation levels is recommended for comfort and energy efficiency., Major Uneven Insulation - Insulation has been disturbed by attic activities and has created uneven levels. Improvement is advised to restore insulation to appropriate levels.
Vapour Barrier:	Vapour Barrier - Poly
Finish and Storage:	Finish - Area unfinished and unsuitable for occupant use

(Attic continued)

Mechanical And Electrical:	Bathroom/Kitchen Vents into Attic Condition: Further Evaluation Required
Ventilation:	Soffit Grills Condition: Further Evaluation Required
Water/Moisure Evidence:	Rust on Nails

Comment 51:
Bathroom ducting material in the attic and its current installation needs improvements.

Figure 51-1

Figure 51-2

Comment 52:
Attic observations.

Insulation is missing at several locations of the attic floor. Repairs are needed for improved thermal efficiency.

(Attic continued)

Figure 52-1

Figure 52-2

Figure 52-3

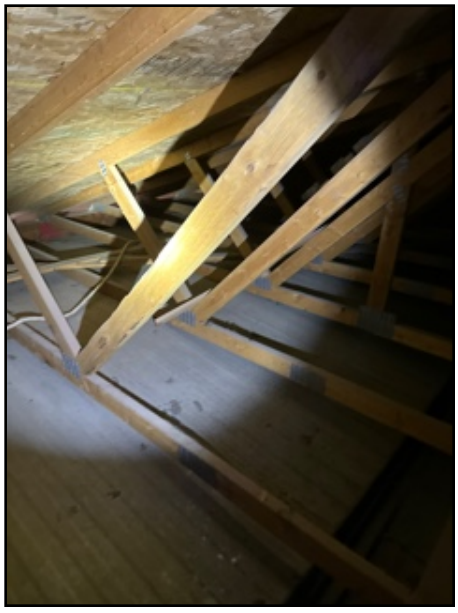

Figure 52-4

(Attic continued)

Figure 52-5

Figure 52-6

Figure 52-7

Figure 52-8

(Attic continued)

Comment 53:
Access hatch for the attic is missing insulation on the underside as well as air seal strip along the perimeter edge facing the interior of the home. Have installed to prevent moisture entering into the attic from inside the house.

Figure 53-1

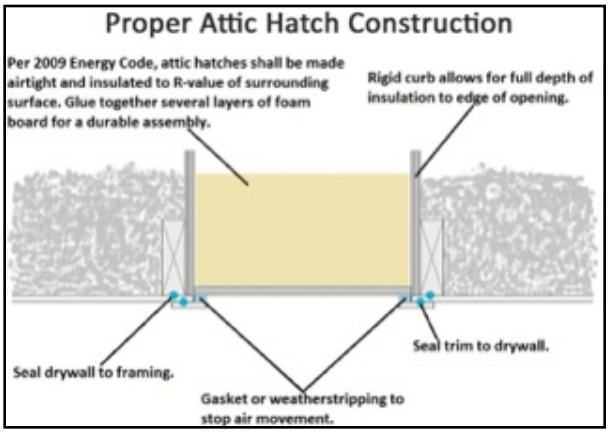

Figure 53-2

Comment 54:
There is no ridge vents observed for this roof and the existing roof vents have been covered. This could result in condensation and excessive moisture in the attic space. Further evaluation is needed by a roofing contractor for repairs.

(Attic continued)

Figure 54-1

Figure 54-2

Recessed lights may not be approved for use with insulation. Inspectors cannot confirm compliance with fire codes.

Crawlspace

If clearance from the ground to bottom of the joists is less than 36" or other adverse conditions exist, the inspector is not obligated to enter the crawl space.

Inspection Method/Access:	Clearance less than 36"; Inspection by partial traverse only
Type Of Crawlspace:	Crawlspace Floor - Concrete
Vapor Retarder:	Not visible
Underfloor Insulation:	Fiberglass Batts Condition: Further Evaluation Required
Ventilation Present:	Vents to exterior of home
Moisture Condition:	Dry

(Crawlspace continued)

Comment 55:
There are rodent droppings observed in the crawlspace. Set traps as a precautionary measure and seal all gaps and penetrations from the exterior. Alternatively, consult a pest exterminator for remediation.

Figure 55-1

Comment 56:
Underbelly of the mobile home has been damage at multiple locations and fibreglass insulation missing. Have installed and sealed for thermal efficiency.

There are exposed water pipes in the crawlspace without insulation or heat tracing. These pipes are vulnerable to freezing. Anticipate improvements by s plumber.

Damaged furnace ducting noted at one area. Repairs are needed by an HVAC contractor.

(Crawlspace continued)

Figure 56-1

Figure 56-2

Figure 56-3

Figure 56-4

(Crawlspace continued)

Comment 57:
Crawlspace observations. Crawlspace was inspected from immediate area of the hatch due to low clearance.

Figure 57-1

Figure 57-2

Figure 57-3

Figure 57-4

Comment 58:
There is organic growth and moisture damage observed to the particle sub floor at several locations in the crawlspace. This could be due to past leaking issues. Inquire with current owner regarding past leaks on this area and repairs made.

Organic growth will need remediation and subfloor repaired or replaced.

(Crawlspace continued)

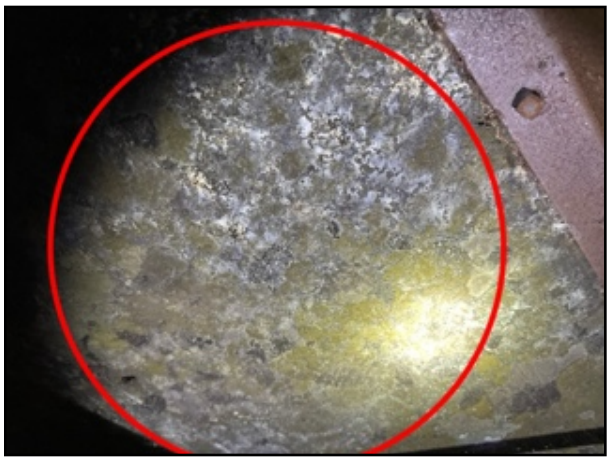

Figure 58-1

Figure 58-2

Figure 58-3

Limitations

(Limitations continued)

General Limitations: Occupants belongings under bathroom sink(s) restricts views of pipes and drains, Occupants belongings under kitchen sink(s) restricts views or pipes and drains, Occupants belongings in closets restricts views of closet interiors, Occupants window coverings, lowered blinds, or belongings around windows restricted inspector access and visibility of windows for sample inspections

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Comment 59:
Interior observations.

Figure 59-1

Figure 59-2

(Limitations continued)

Figure 59-3

Figure 59-4

Figure 59-5

Figure 59-6

(Limitations continued)

Figure 59-7