

Playing it Safe Home Inspection Report

Inspection Date:

Prepared For:

Prepared By:

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Playing it Safe Home Inspection P.C.
RHI License # 437
568 Rapids Rd.
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Report Number:

Inspector:

Walter Henegar RHI 437

Report Overview

THE HOUSE IN PERSPECTIVE

Here are the conclusions of my inspection. The general scope of our inspection is to identify existing major problems that would affect a typical buying decision. The detail scope of the inspection can be noted on the inspection agreement. We strive to add significantly to your knowledge of the home, within the scope of the inspection. We will not tell you everything about the property, but our report will put you in a much better position to make your decision.

CONVENTIONS USED IN THIS REPORT

For your convenience, the following conventions have been used in this report.

Major Concern: *a system or component which is considered significantly deficient or is unsafe. Significant deficiencies need to be corrected and, except for some safety items, are likely to involve significant expense.*

Safety Issue: *denotes a condition that is unsafe and in need of prompt attention.*

Repair: *denotes a system or component which is missing or which needs corrective action to assure proper and reliable function.*

Improve: *denotes improvements which are recommended but not required.*

Monitor: *denotes a system or component needing further investigation and/or monitoring in order to determine if repairs are necessary.*

Deferred Cost: *denotes items that have reached or are reaching their normal life expectancy or show indications that they may require repair or replacement anytime during the next five (5) years.*

Please note that those observations listed under “Discretionary Improvements” are not essential repairs, but represent logical long term improvements.

IMPROVEMENT RECOMMENDATION HIGHLIGHTS / SUMMARY

The following is a synopsis of the potentially significant improvements that should be budgeted for over the short term. Other significant improvements, outside the scope of this inspection, may also be necessary. Please refer to the body of this report for further details on these and other recommendations.

MAJOR CONCERNS

SAFETY ISSUES:

1. The ground fault circuit interrupter (GFCI) in the master bathroom did not respond properly to testing. It should be repaired. The hot and neutral tested reverse polarity.

REPAIR ITEMS:

2. The threshold between the kitchen and living room needs to be re-secured to the floor. It appeared loose when stepped on.

IMPROVEMENT ITEMS:

3. Door was not installed on its hinges on the entrance to the hallway. This door would be in the way if installed.
4. The drain pan on the inside coils shows some slugged build up. Recommend having cleaning.
5. Under the kitchen cabinet showed damage to the inside cabinet next to the refrigerator. Base board appears to have been pushed down. This does not appear to be very strong material used.
6. Damage window handles noted on both bedroom windows. Repair as needed.
7. Split trim on door casing moldings behind master bedroom door. Also missing base moldings behind door.

ITEMS TO MONITOR:

8. Past repaired damaged ceiling noted in the master bedroom back closet on the ceiling. This appears to be past damage. Recommend monitoring.

DEFERRED COST ITEMS

9. Recommend re-caulking some of the interior base moulding where there were separation noted.

THE SCOPE OF THE INSPECTION

All components designated for inspection in the ASHI® Standards of Practice are inspected, except as may be noted in the "Limitations of Inspection" sections within this report.

It is the goal of the inspection to put a home buyer in a better position to make a buying decision. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind.

Please refer to the pre-inspection contract for a full explanation of the scope of the inspection.

Structure

DESCRIPTION OF STRUCTURE

This area is not inspected at the time of inspection.

STRUCTURE OBSERVATIONS

RECOMMENDATIONS / OBSERVATIONS

LIMITATIONS OF STRUCTURE INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Structural components concealed behind finished surfaces could not be inspected.
- Only a representative sampling of visible structural components were inspected.
- Furniture and/or storage restricted access to some structural components.
- Engineering or architectural services such as calculation of structural capacities, adequacy, or integrity are not part of a home inspection.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Roofing

DESCRIPTION OF ROOFING

This area is not inspected at the time of inspection.

ROOFING OBSERVATIONS

RECOMMENDATIONS / OBSERVATIONS

LIMITATIONS OF ROOFING INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Not all of the underside of the roof sheathing is inspected for evidence of leaks.
- Evidence of prior leaks may be disguised by interior finishes.
- Estimates of remaining roof life are approximations only and do not preclude the possibility of leakage. Leakage can develop at any time and may depend on rain intensity, wind direction, ice build up, and other factors.
- Antennae, chimney/flue interiors which are not readily accessible are not inspected and could require repair.
- Roof inspection may be limited by access, condition, weather, or other safety concerns.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Exterior

DESCRIPTION OF EXTERIOR

This area is not inspected at the time of inspection.

EXTERIOR OBSERVATIONS

RECOMMENDATIONS / OBSERVATIONS:

10. The threshold between the kitchen and living room needs to be re-secured to the floor. It appeared loose when stepped on.

LIMITATIONS OF EXTERIOR INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- A representative sample of exterior components was inspected rather than every occurrence of components.
- The inspection does not include an assessment of geological, geotechnical, or hydrological conditions, or environmental hazards.
- Screening, shutters, awnings, or similar seasonal accessories, fences, recreational facilities, outbuildings, seawalls, break-walls, docks, erosion control and earth stabilization measures are not inspected unless specifically agreed-upon and documented in this report.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Electrical

DESCRIPTION OF ELECTRICAL

Any electrical repairs attempted by anyone other than a licensed electrician should be approached with caution. The power to the entire house should be turned off prior to beginning any repair efforts, no matter how trivial the repair may seem. Aluminum wiring requires periodic inspection and maintenance by a licensed electrician. Operation of time clock motors is not verified. Inoperative light fixtures often lack bulbs or have dead bulbs installed. Light bulbs are not changed during the inspection, due to time constraints. Smoke Alarms should be installed within 15 feet of all bedroom doors, and tested according the manufactures recommendations. The limitations of the inspector will not require him or her to: Insert any tool, probe or testing device into the main or sub-panels; activate electrical system or branch circuits that are not energized; operate overload protection devices except GFCI breakers; test GFCI breakers that are not connected to a wall outlet; move objects to gain access to electrical outlets or panels; inspect equipment that is not readily accessible, nor dismantle equipment or component; test all switches, receptacles, or fixtures, not to remove switch or receptacle; operate a smoke detector by any means other than supplied by the manufacture.

- 120/240 Volt Main Service - Service Size: 100 Amp •Not Visible •Conductors Not Visible
- Type of Over current devices: Breakers •Branch wiring: None Visible

ELECTRICAL OBSERVATIONS

Generally speaking, the electrical system is in good order.

RECOMMENDATIONS / OBSERVATIONS

- **Repair:** *The ground fault circuit interrupter (GFCI) in the master bathroom did not respond properly to testing. It should be repaired. The hot and neutral tested reverse polarity.*



LIMITATIONS OF ELECTRICAL INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Electrical components concealed behind finished surfaces are not inspected.
- Only a representative sampling of outlets and light fixtures were tested.
- Furniture and/or storage restricted access to some electrical components which may not be inspected.
- The inspection does not include remote control devices, alarm systems and components, low voltage wiring, systems, and components, ancillary wiring, systems, and other components which are not part of the primary electrical power distribution system.
- Inspector is not required to:
 - Insert any tool, probe or testing device into the main or sub-panel.
 - Activate electrical system or branch circuits that are not energized
 - Operate overload protection devices except GFCI breakers.
 - Test GFCI breakers that are not connected to a wall outlet.
 - Move objects to gain access to electrical outlets or panels.
 - Inspect equipment that is not readily accessible, nor dismantle equipment or component.
 - Operate a smoke detector by any means other than supplied by the manufacturer.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Heating

DESCRIPTION OF HEATING

The inspector is not equipped to inspect furnace heat exchangers for evidence of cracks or holes, as this can only be done by dismantling the unit. This is beyond the scope of this inspection. Some furnaces are designed in such a way that inspection is almost impossible. The inspector cannot light pilot lights. The inspector does not test safety devices. Note: Asbestos materials have been commonly used in heating systems. Determining the presence of asbestos can ONLY be performed by laboratory testing and is beyond the scope of this inspection. Thermostats are not checked for calibration or timed functions. Adequacy, efficiency or the even distribution of air throughout a building cannot be addressed by a visual inspection. Electronic air cleaners, humidifiers and de-humidifiers are beyond the scope of this inspection. Have these systems evaluated by a qualified individual. The inspector does not perform pressure tests on coolant systems; therefore no representation is made regarding coolant charge or line integrity. Subjective judgment of system capacity is not part of the inspection. Normal service and maintenance is recommended on a yearly basis. Determining the condition of oil tanks, whether exposed or buried, is beyond the scope of this inspection. Leaking oil tanks represent an environmental hazard that is sometimes costly to remedy. The limitations of the inspector will not require him or her to: Operate systems that have been "Shut down" or will not respond to

thermostat controls; disassemble equipment by any means other than panels provided by the manufacturer for inspections and or service; report on the efficiency of the system or distribution.

•Type of energy used: Electricity •Distribution: Ductwork

HEATING OBSERVATIONS

The heating system is in generally good condition.

RECOMMENDATIONS / OBSERVATIONS:

This unit appeared to be functioning properly at the time of inspection.

LIMITATIONS OF HEATING INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- The adequacy of heat supply or distribution balance is not inspected.
- The interior of flues or chimneys which are not readily accessible are not inspected.
- The furnace heat exchanger, humidifier, or dehumidifier, and electronic air filters are not inspected.
- Solar space heating equipment/systems are not inspected.
- The inspector is not required to:
 - Operate equipment when the exterior temperature is 85 degrees Fahrenheit or above.
 - Activate equipment that has been “shut down” or will not respond to thermostat controls.
 - Disassemble equipment by any means other than panels provided by the manufacturer for inspections and/or service.
 - Report on the efficiency of the system or distribution.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Cooling / Heat Pumps

DESCRIPTION OF COOLING / HEAT PUMPS

The limitations of the inspector will not require him or her to: Operate systems that have been “Shut down” or will not respond to thermostat controls; disassemble equipment by any means other than panels provided by the manufacturer for inspections and or service; report on the efficiency of the system or distribution.

Each ton of BTU rating can cover 800-1200 square foot. Checking supply and returns air ducts, no apparent or visible signs of blockage of air. The inspection does not cover areas that require the removal of panels that are not provided by the manufacturer for inspections and/or service. Cooling systems are not test unless the outside temperature is above 65 degrees for the past 24 hours. Running system on the cooling cycle when the inspector arrives can be tested at the time of inspection.

COOLING / HEAT PUMPS OBSERVATIONS

•Type of energy used: Electricity •Distribution: Ductwork

RECOMMENDATIONS / OBSERVATIONS

11. *The drain pan on the inside coils shows some slugged build up. Recommend having cleaning.*
12. *The unit measured temperatures differences of 18 degrees on the cooling inspection and 27 degrees differences on the heating side. This shows the unit was running at good or adequate condition at the time of inspection.*

LIMITATIONS OF COOLING / HEAT PUMPS INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Window mounted air conditioning units are not inspected.
- The cooling supply adequacy or distribution balance is not inspected.
- Inspector is not required to:
 - Activate systems that have been “shut down” or otherwise deactivated.
 - Operate cooling equipment when the ambient temperature has been less than 65 degrees Fahrenheit within the previous 24 hours.
 - Report on the efficiency of the equipment.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Insulation / Ventilation

DESCRIPTION OF INSULATION / VENTILATION

This area is not inspected at the time of inspection.

INSULATION / VENTILATION OBSERVATIONS

RECOMMENDATIONS / ENERGY SAVING SUGGESTIONS

LIMITATIONS OF INSULATION / VENTILATION INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Insulation/ventilation type and levels in concealed areas are not inspected. Insulation and vapor barriers are not disturbed and no destructive tests (such as cutting openings in walls to look for insulation) are performed.
- Potentially hazardous materials such as Asbestos and Urea Formaldehyde Foam Insulation (UFFI) cannot be positively identified without a detailed inspection and laboratory analysis. This is beyond the scope of the inspection.
- An analysis of indoor air quality is not part of our inspection unless explicitly contracted-for and discussed in this or a separate report.
- Any estimates of insulation R values or depths are rough average values.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Plumbing

DESCRIPTION OF PLUMBING

Water quality or hazardous materials (lead, radon gas) testing is available upon request for addition fees. All underground piping related to water supply, waste, or sprinkler use are excluded from this inspection. Leakage or corrosion in underground piping cannot be detected by a visual inspection. The temperature pressure relief valve, at the upper portion of the water heater, is a required safety valve that should be connected to a drain line of proper size terminating just above floor elevation or exterior wall. If no drain is located in the floor a catch pan should be installed with a drain extending to a safe location. The steam caused by a blow-off can cause scalding. Improper installations should be corrected.

Shower pans are visually checked for leakage, but leaks often do not show except when the shower is in actual use. Determining whether shower pans, tub/shower surroundings are totally watertight is beyond the scope of this inspection. It is very important to maintain all grouting and caulking in the bath areas. Very minor imperfections can allow water to get into the wall or floor areas and cause damage. Proper ongoing maintenance will be required in the future. The limitations of the inspector will not require him or her to: Operate systems that have been “Shut down” or winterized; Operate pressure relief valves where the inspector feels operation may result in leaking.

PLUMBING OBSERVATIONS

RECOMMENDATIONS / OBSERVATIONS

13. The wall inside the master bathroom vanity cabinet was tapped up around the pipe. This may have had past repairs made to the sink, however no signs of leaks at the time of inspection.



LIMITATIONS OF PLUMBING INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Portions of the plumbing system concealed by finishes and/or storage (below sinks, etc.), below the structure, or beneath the ground surface are not inspected.
- Water quantity and water quality are not tested unless explicitly contracted-for and discussed in this or a separate report.
- Clothes washing machine connections are not inspected.
- Interiors of flues or chimneys which are not readily accessible are not inspected.
- Water conditioning systems, solar water heaters, fire and lawn sprinkler systems, and private waste disposal systems are not inspected unless explicitly contracted-for and discussed in this or a separate report.
- Inspector is not required to:
 - Operate systems that have been “shut down” or winterized.
 - Operate pressure relief valves where the Inspector feels operation may result in leaking.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Interior

DESCRIPTION OF INTERIOR

The condition of walls coverings, paneling and furnishings cannot be judged. Only the general condition of visible portions of floors is included in this inspection. As a general rule, cosmetic deficiencies are considered normal wear and tear and are not reported. Determining the source of odors or like conditions is not a part of this inspection. Floor covering damage or stains may be hidden by furniture. The condition of floors underlying floor coverings is not inspected. Determining the

condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions. Check with owners for further information. All fireplaces should be cleaned and inspected on a regular basis to make sure that no cracks have developed. Large fires in the firebox can overheat the firebox and flue liners, sometimes resulting in internal damage. The limitations of the inspector will not require him or her to: move furniture or owner's possessions; light a fire in the fireplace.

Notice: Determining the heat resistance rating of firewalls is beyond the scope of this inspection. Flammable materials should not be stored within closed garage areas.

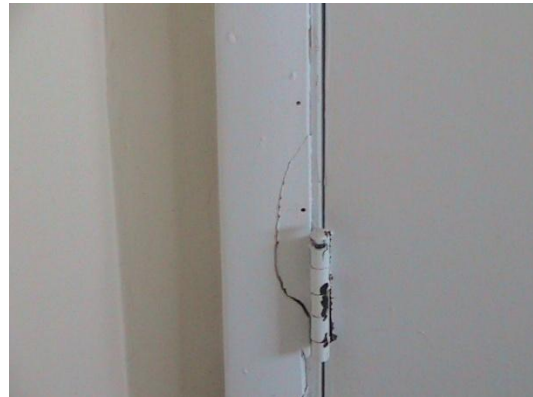
INTERIOR OBSERVATIONS

RECOMMENDATIONS / OBSERVATIONS:

- 14. Past repaired damaged ceiling noted in the master bedroom back closet on the ceiling. This appears to be past damage. Recommend monitoring.*



- 15. Split trim on door casing moldings behind master bedroom door. Also missing base moldings behind door.*



- 16. Damage window handles noted on both bedroom windows. Repair as needed.*



17. *Under the kitchen cabinet showed damage to the inside cabinet next to the refrigerator. Base board appears to have been pushed down. This does not appear to be very strong material used.*



18. *Recommend re-caulking some of the interior base moulding where there were separation noted.*



LIMITATIONS OF INTERIOR INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions

- Furniture, storage, appliances and/or wall hangings are not moved to permit inspection and may block defects.
- Carpeting, window treatments, central vacuum systems, household appliances, recreational facilities, paint, wallpaper, and other finish treatments are not inspected.
- Inspector is not required to:
 - Move furniture or owner's possessions.
 - Light a fire in the fireplace.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Appliances

DESCRIPTION OF APPLIANCES

Inspection of stand-alone freezers and built-in icemakers are outside the scope of the inspection. No opinion is offered as to the adequacy of dishwasher operation. Ovens, self or continuous cleaning operations, cooking functions, clocks, timing devices, lights and thermostats accuracy are not tested during this inspection. Appliances are not moved during the inspection. Portable dishwashers are not inspected, as they require connection to facilitate testing. The limitations of the inspector will not require him or her to: calibrate temperatures or determine if the oven-heated temperature corresponds to the control setting, also the efficiency or remaining life of equipment.

Areas Tested : •Electric Range •Microwave Oven •Dishwasher •Waste Disposer •Kitchen Exhaust Hood

Laundry Facility: None

APPLIANCES OBSERVATIONS

RECOMMENDATIONS / OBSERVATIONS

LIMITATIONS OF APPLIANCES INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions

- Thermostats, timers and other specialized features and controls are not tested.
- The temperature calibration, functionality of timers, effectiveness, efficiency and overall performance of appliances is outside the scope of this inspection.
- Inspector is not require to:
 - Calibrate temperatures or determine if the oven heated temperature corresponds to the control setting.
 - Determine the efficiency of any equipment.
 - Determine the remaining life of any equipment.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.