



## Patriot Home Inspections

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Johnsonville, SC 29555

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Inspected By: Hubert Miles Jr, RBI 2556



## Condo Inspection Report

Prepared For:

**New Homebuyer**

Property Address:

**123 Sample Ave**

**Anytown, SC 29555**

Inspected on Wed, Jun 20 2018 at 12:07 PM

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Thank you for the opportunity to conduct a home inspection of the property listed above. 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.

The report contains a review of 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 to obtain a full understanding of the scope, limitations and exclusions of the inspection.

In addition to the checklist items of the report there are several comments which are meant to help you further understand certain conditions observed. These are easy to find by looking for their icons along the left side margin. Comments with the blue icon are primarily informational and comments with the orange icon are also displayed on the summary. Please read them all.

Thank you for selecting our company. We appreciate the opportunity to be of service. Should you have any questions about the general condition of the house in the future, we would be happy to answer these. There is no fee for this telephone consulting. Our fees are based on a single visit to the property. If additional visits are required for any reason, additional fees may be assessed. A re-inspection is available of any repair items listed in this inspection for \$125.00.

## SCOPE OF INSPECTION

A home inspection is a non-invasive, visual examination of the accessible areas of a residential property, performed for a fee, which is designed to identify defects within specific systems and components defined by these Standards that are both observed and deemed material by the inspector. The scope of work may be modified by the Client and Inspector prior to the inspection process. No destructive testing or dismantling of building components is performed.

The home inspection is based on the observations made on the date of the inspection, and not a prediction of future conditions. The home inspection will not reveal every issue that exists or ever could exist, but only those material defects observed on the date of the inspection. A material defect is a specific issue with a system or component of a residential property that may have a significant, adverse impact on the value of the property, or that poses an unreasonable risk to people. The fact that a system or component is near, at or beyond the end of its normal useful life is not, in itself, a material

defect.

A home inspection report shall identify, in written format, defects within specific systems and components defined by these Standards that are both observed and deemed material by the inspector. Inspection reports may include additional comments and recommendations.

#### DEFINITION OF CONDITION TERMS

**Satisfactory:** At the time of inspection the component is functional without observed signs of a substantial defect.

**Monitor:** At the time of inspection, denotes a system or component needing further investigation and/or monitoring in order to determine if repairs are necessary. The component is functioning but is estimated to be nearing end of its useful lifespan.

**Repair or Replace:** At the time of inspection, denotes a component that does not function as intended or presents a Safety Hazard. Repair or replacement is recommended.

**Improve:** At the time of the inspection, denotes an item where improvement is recommended but not required.

# Report Summary

This summary page is not the entire report. The complete report may include additional information of interest or concern to you. It is strongly recommended that you promptly read the complete report. For information regarding the negotiability of any item in this report under the real estate purchase contract, contact your real estate agent or an attorney.

## Electrical

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- 1) Repair: there are several inoperative lights in the unit. The bulbs are likely blown. In the event bulb replacement does not repair the issue, the fixture may be bad and need replacement or the circuit may need to be repaired.
- 2) Monitor: the rear bedroom ceiling fan is not working in the high setting. Replacement may be desired.

## HVAC: Heating

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- 3) Monitor: The air handler of the heat pump system was manufactured in 2004. The system responded properly when tested. The typical lifespan of a heat pump system is 20-25 years. No one can predict when replacement will become necessary. It is recommended you obtain a home warranty for unexpected repairs.
- 4) Monitor: the air handler system has leaked in the past. The pan has been replaced and there is no sign of a present leak. This condition should be monitored.

## HVAC: Cooling

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- 5) Monitor: the condensing unit was manufactured in 2004. The system responded properly when tested. The typical lifespan of a air conditioning system is 20-25 years. No one can predict when replacement will become necessary. It is recommended a home warranty be obtained to cover unexpected repairs.

## Plumbing: Water Heater

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- 6) Monitor: The water heater was manufactured in 2003. The typical lifespan of a water heater is 10 to 15 years. The unit responded properly when tested. The system is beyond this age range and may require a higher level of maintenance. No one can predict when replacement will become necessary.

(Report Summary continued)

### Interior

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- 7) Monitor: the gas insert could not be tested due to no fuel supply.
- 8) Monitor: the interior flooring is in fair condition. Replacement will likely be desired.
- 9) Monitor: painting the interior walls will likely be desired. There is patched area in the master bathroom ceiling the needs prepping prior to painting.

### Bathrooms: Bathroom #1

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- 10) Repair: the hall bath faucet set is loose and needs to be secured.
- 11) Repair: caulking is needed around the tub/shower surround.
- 12) Repair: the hall bath tub s draining slowly. An obstruction likely exists in the drain pipe.

### Bathrooms: Bathroom #2

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- 13) Repair: the hall bath faucet set is loose and needs to be secured.
- 14) Repair: missing cabinet drawer hardware needs to be replaced. The knobs are in the drawers but the screws are missing or too short.
- 15) Repair: the master bathroom ceiling is not properly finished. The ceiling needs to be prepped, sanded, and painted.

### Kitchen

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- 16) Repair: the loose cabinet drawer face needs to be repaired.
- 17) Repair: the laminated countertop needs to be caulked along the backsplash. Bracing under the counter top is needed.

# General

Property Type:	Condo
Stories:	1
Approximate Age:	2004
Age Based On:	Listing
Bedrooms/Baths:	2/2
Door Faces:	Southwest
Occupied:	No
Weather:	Drizzle
Temperature:	Warm
Soil Condition:	Damp
Furnished:	No
Utilities On During Inspection:	Electric Service, Water Service
People Present:	Client, Selling Agent

# Electrical

The inspector can not inspect hidden wiring or verify if the number of outlets is per the National Electric Code. A representative number of outlets, switches and fixtures are tested for operation.

Type of Service:	Underground
Main Disconnect Location:	Meter Box
Service Panel Location:	Storage Room
Service Panel Manufacturer:	Cutler-Hammer
	Condition: Satisfactory
Service Line Material:	Copper
	Condition: Satisfactory
Service Voltage:	240 volts
Service Amperage:	125 amps
Overcurrent Protection:	Breakers
	Condition: Satisfactory
Branch Circuit Wiring:	Non-Metallic Shielded Copper
	Condition: Satisfactory
GFCI/AFCI Breakers:	Yes
	Condition: Satisfactory
Service Panel Ground:	Ground Rod
Outlets:	Grounded
	Condition: Satisfactory
GFCI Outlet Locations:	Kitchen, Bathrooms, Exterior
	Condition: Satisfactory
Smoke Detectors:	Hard Wired Interconnected
	Condition: Repair or Replace



## Comment 1:

The main electrical service is sufficient for a building of the size and type. The electric is in good order with no major defects present. The distribution of electricity within the building is good. All visible wiring within the building is copper. All outlets tested are appropriately grounded. All GFCI outlets responded properly when tested. The 125amp main disconnect is located in the meter box. All AFCI breakers responded properly when tested. All breakers are appropriately sized and responded properly when tested.



(Electrical continued)



Figure 1-1



Figure 1-2



Figure 1-3

(Electrical continued)



**Comment 2:**

Repair: there are several inoperative lights in the unit. The bulbs are likely blown. In the event bulb replacement doing not repair the issue, the fixture may be bad and need replacement or the circuit may need to be repaired.



Figure 2-1



Figure 2-2



Figure 2-3



Figure 2-4

(Electrical continued)



Figure 2-5



Comment 3:

Monitor: the rear bedroom ceiling fan is not working in the high setting. Replacement may be desired.



Figure 3-1

#### Limitations of Electrical Inspection

Per the 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 sample of outlets and light fixtures are inspected. Furniture and/or storage restricted access to some electrical components which may not be inspected. The inspection does not included remote control devices, alarm systems and components, low voltage wiring, systems, and components, ancillary wiring, systems, and other components

(Electrical continued)

which are not part of the primary electrical power distribution system.

# HVAC

HVAC System Type: Central Split System

## Limitations of HVAC Inspection

Per the inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions: Window mounted air conditioning systems are not inspected. The cooling supply adequacy or distribution balance are not inspected.

# Heating

The heating system is inspected visually and operated by normal controls to determine general condition NOT life expectancy. The capacity or adequacy of the heating system is beyond the scope of a home inspection. A licensed HVAC contractor should be consulted if in question.

Location:	Attic
Type of Equipment:	Heat Pump
	Condition: Monitor
Manufacturer:	Goodman
Approximate Age:	2004
Heating Fuel:	Electric
	Condition: Satisfactory
Type of Distribution:	Flexible Ducting
	Condition: Satisfactory



### Comment 4:

Monitor: The air handler of the heat pump system was manufactured in 2004. The system responded properly when tested. The typical lifespan of a heat pump system is 20-25 years. No one can predict when replacement will become necessary. It is recommended you obtain a home warranty for unexpected repairs.

(Heating continued)



Figure 4-1



Comment 5:

Monitor: the air handler system has leaked in the past. The pan has been replaced and there is no sign of a present leak. This condition should be monitored.



Figure 5-1

Furnaces over 10 years old should be checked, cleaned and serviced yearly by a licensed contractor.

(HVAC continued)

## Cooling

The cooling system is inspected by operation of the equipment by normal controls to determine general condition NOT life expectancy. The capacity or adequacy of cooling system is beyond the scope of a home inspection. A licensed HVAC contractor should be consulted if in question.

Energy Source:	Electric
Type of Equipment:	Split System
	Condition: Monitor
Manufacturer:	Goodman
Approximate Age:	2004
Condensor Size:	18,000 BTU (1.5 Tons)
Condensate Drainage:	To Exterior
	Condition: Satisfactory



### Comment 6:

Monitor: the condensing unit was manufactured in 2004. The system responded properly when tested. The typical lifespan of a air conditioning system is 20-25 years. No one can predict when replacement will become necessary. It is recommended a home warranty be obtained to cover unexpected repairs.



Figure 6-1



Figure 6-2

Air conditioners over 10 years old and heat pumps over 5 years old should be checked, cleaned and serviced yearly by a licensed contractor.

# Plumbing

The plumbing system is inspected visually and by operating a representative number of fixtures and drains. Private water and waste systems are beyond the scope of a home inspection.

Water Service:	Public
Supply Pipe Material:	CPVC
	Condition: Satisfactory
Location of Main Water Shutoff:	Interior Closet
Sewer System:	Public
Waste Pipe Material:	PVC
	Condition: Satisfactory



## Comment 7:

The water pressure to the fixtures is good. Only a slight decrease in pressure was observed when multiple fixtures are operated simultaneously. The main water shut off is located in the closet off the living room. No leaks were detected.



Figure 7-1

## Limitations of Plumbing Inspection

Per the inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions: Portions of the plumbing system concealed behind finishes and/or storage, below the structure, or beneath the ground are not inspected. Water quantity and water quality are not tested unless explicitly contracted for prior to the inspection. Clothes washing machine connections are not inspected.

Water conditioning systems, solar water heaters, fire and lawn sprinkler systems,



(Plumbing continued)

and private waste disposal systems are not inspected unless explicitly contracted for.

## Water Heater

Manufacturer:	Rheem
Fuel:	Electric
Capacity:	40 gal
Approximate Age:	2003
Temp & Pressure Relief Valve:	Present With Blow Off Leg
	Condition: Satisfactory
Fuel Disconnect:	Electrical Panel
Seismic Straps Installed:	Not Present
Expansion Tank Present:	Not Present



### Comment 8:

Monitor: The water heater was manufactured in 2003. The typical lifespan of a water heater is 10 to 15 years. The unit responded properly when tested. The system is beyond this age range and may require a higher level of maintenance. No one can predict when replacement will become necessary.



Figure 8-1



Figure 8-2

# Interior

The interior inspection is limited to readily accessible areas that are not concealed by furnishings or stored items. A representative number of windows and doors.

Floors:	Carpet, Vinyl Condition: Monitor
Walls/Ceiling:	Painted Drywall, Wood Trim Condition: Monitor
Window Types:	Single Hung Condition: Satisfactory
Window Materials:	Vinyl
Entry Door Types:	Hinged Condition: Satisfactory
Entry Door Materials:	Wood, Steel
Interior Door Materials:	Wood
Fireplace:	Not Inspected



## Comment 9:

Monitor: the gas insert could not be tested due to no fuel supply.



Figure 9-1



Figure 9-2

(Interior continued)



Comment 10:

Monitor: the interior flooring is in fair condition. Replacement will likely be desired.



Figure 10-1



Figure 10-2



Figure 10-3



Figure 10-4

(Interior continued)



Figure 10-5



Figure 10-6



Comment 11:

Monitor: painting the interior walls will likely be desired. There is patched area in the master bathroom ceiling the needs prepping prior to painting.



Figure 11-1



Figure 11-2

(Interior continued)



Figure 11-3



Figure 11-4

#### Limitations of Interior Inspection

Per the 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 conceal defects. Carpeting, window treatments, central vacuum systems, household appliances, recreational facilities, paint, wallpaper, and other finish treatments are not inspected.

# Bathrooms

## Bathroom #1

Location:	Hall Bath
Bath Tub:	Free Standing Condition: Repair or Replace
Shower:	In Tub Condition: Satisfactory
Sink(s):	Single Vanity Condition: Satisfactory
Toilet:	Standard Tank Condition: Satisfactory
Shower Walls:	Fiberglass Condition: Satisfactory
Tub Surround:	Fiberglass Condition: Satisfactory
Floor:	Vinyl Condition: Satisfactory
Ventilation Type:	Ventilator Condition: Satisfactory
GFCI Protection:	Outlets Condition: Satisfactory



### Comment 12:

The water pressure to the fixtures is good. Only a slight decrease in pressure was observed when multiple fixtures are operated simultaneously.

(Bathroom #1 continued)



Figure 12-1



Figure 12-2



Figure 12-3



Figure 12-4



(Bathroom #1 continued)

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Comment 13:

Repair: the hall bath faucet set is loose and needs to be secured.



Figure 13-1

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Comment 14:

Repair: caulking is needed around the tub/shower surround.



Figure 14-1



Figure 14-2



(Bathroom #1 continued)



Comment 15:

Repair: the hall bath tub s draining slowly. An obstruction likely exists in the drain pipe.



Figure 15-1

## Bathroom #2

Location:	Master Bath
Bath Tub:	Free Standing
	Condition: Repair or Replace
Shower:	In Tub
	Condition: Satisfactory
Sink(s):	Double Vanity
	Condition: Satisfactory
Toilet:	Standard Tank
	Condition: Satisfactory
Shower Walls:	Fiberglass
	Condition: Satisfactory
Tub Surround:	Fiberglass
	Condition: Satisfactory
Floor:	Vinyl
	Condition: Satisfactory
Ventilation Type:	Ventilator
	Condition: Satisfactory
GFCI Protection:	Outlets
	Condition: Satisfactory

(Bathroom #2 continued)



**Comment 16:**

The water pressure to the fixtures is good. Only a slight decrease in pressure was observed when multiple fixtures are operated simultaneously.



Figure 16-1



Figure 16-2



Figure 16-3



Figure 16-4

(Bathroom #2 continued)



Figure 16-5

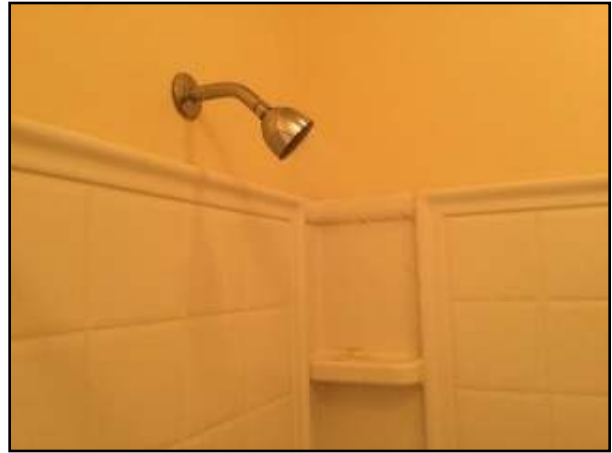


Figure 16-6



Comment 17:

Repair: the hall bath faucet set is loose and needs to be secured.



Figure 17-1

(Bathroom #2 continued)

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Comment 18:

Repair: missing cabinet drawer hardware needs to be replaced. The knobs are in the drawers but the screws are missing or too short.



Figure 18-1

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Comment 19:

Repair: the master bathroom ceiling is not properly finished. The ceiling needs to be prepped, sanded, and painted.



Figure 19-1

# Kitchen

Cabinets:	Wood Condition: Repair or Replace
Countertops:	Laminated Condition: Repair or Replace
Sink:	Double Condition: Satisfactory

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## Comment 20:

The kitchen cabinets and countertops are of average quality. No major defects were observed. Some minor flaws were observed.

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## Comment 21:

Repair: the loose cabinet drawer face needs to be repaired.



Figure 21-1

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## Comment 22:

Repair: the laminated countertop needs to be caulked along the backsplash. Bracing under the counter top is needed.

(Kitchen continued)



Figure 22-1



Figure 22-2



Figure 22-3



Figure 22-4

## Appliances

This is a cursory check only of the specified appliances. The accuracy or operation of timers, temperature or power level controls is beyond the scope of this inspection.

Range:	Whirlpool Condition: Satisfactory
Refrigerator:	Whirlpool Condition: Satisfactory
Dishwasher:	Whirlpool Condition: Satisfactory

(Appliances continued)

Microwave:

Whirlpool

Condition: Satisfactory

Disposal:

Not Present



Comment 23:

The appliances are middle aged (2004) units . The appliances responded properly when tested and there should be a few years of useful life remaining.



Figure 23-1



Figure 23-2



Figure 23-3



Figure 23-4



(Appliances continued)



Figure 23-5



Figure 23-6



Figure 23-7



Figure 23-8

### Limitations of Appliances Inspection

Per the 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 inspected. The temperature calibration, functionality of timers, effectiveness, efficiency, and overall performance of appliances is not part of this inspection. Appliances that are not permanently installed are not inspected.



# Laundry

Built In Cabinets:	Not Present
Laundry Sink:	Not Present
Dryer Venting:	To Exterior
	Condition: Satisfactory
GFCI Protection:	Not Present
Laundry Hook Ups:	Yes
	Condition: Satisfactory
Washer:	Maytag
	Condition: Satisfactory
Dryer:	General Electric
	Condition: Satisfactory



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## Comment 24:

Clothes washer and dryer are relatively new units and responded properly when tested.



Figure 24-1

# Home Inspection Receipt

Hubert A Miles Jr RBI #2556  
DBA Patriot Home Inspections LLC  
PO Box 22  
Johnsonville, SC 29555  
843-386-9100  
info@patriothi.com

Date Of Inspection: Wednesday June 13 at 10:42 AM  
Client's Name: Mardi Luoma  
Property Address: 3004 Mariners Way  
Property City, State, And Zip Code: Moncks Corner, SC 29461  
Inspection Fee: \$250.00  
Total Paid: \$250.00  
Payment Method: Check  
Condition: Satisfactory  
Payment Status: Paid in Full  
Condition: Satisfactory



Comment 25:  
Thank you for your business.