Patriot Home Inspections

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Inspected By: Hubert Miles Jr, RBI 2556

Home Inspection Report

Prepared For:

New Homebuyer

Property Address:

123 Sample Ave
Anytown, SC 29555

Inspected on Wed, Jun 20 2018 at 12:05 PM

Table of Contents

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.

Site

1) Repair: there wood rot from wood/soil contact along the fence between the carport and the house.

Structure

2) Monitor: there is evidence of prior water in the basement. There is a sump pump present and some wet concrete around the sump pump. There is wood rot on the base of the stairs and bookcases.

Structure: Crawlspace

3) Repair: there is a leaky cast iron waste pipe under the kitchen. The cast iron piping is rusted and needs to be replaced.

4) Repair: the ductwork is in poor condition and needs to be replaced. The ductwork has been sweating badly due to loose and torn insulation wrapping.

5) Repair: there is poor air flow the rear left corner and in the front right corner of the crawl space. The wood moisture content in theses areas was approximately 25%.

Roofing

6) Monitor: the area where the left side flat roof and the carport roof intersects should be monitored. This area has been patched previously and may be prone to leaks.

7) Repair: the base of the railings along the flat roof on both sides is loose with wood rot around the base of the posts.

8) Monitor: There is evidence of water ponding on the flat roof. This condition should be monitored as it could lead to premature failure or leaking around the membrane seals. Grading improvements may be needed to conduct storm water runoff off the roof and into the gutters. Bricks have been placed along the edge to prevent the seams from curling as in the last picture.

(Report Summary continued)

9) Repair: the left side rear gutter is partially clogged with debris. There is a gutter discharging over Head at the rear of the carport.

10) Repair: the rear flashing on the roof is improper and is gapped at the corners.

11) Repair: A rain cap should be installed on the masonry chimney flues and the chimney flues should be checked for damage. Damage flues can be unsafe. The dampers inside have rusted out.

Exterior

12) Repair: there is minor wood rot in the front left dormer trim.

13) Repair:there is wood rot in the right side window frame.

14) Repair: there is wood rot in the exterior door frame off the right side flat roof.

15) Repair: there is wood rot in the rear exterior door frame at the ramp entry.

16) Repair: there is wood rot in the exterior door and siding off the rear storage room.

17) Repair: there is wood rot in the rear window frame by the rear ramp access.

18) Repair: the second floor window frame off the right side flat roof needs the be painted.

Electrical

19) Repair: The panel is a FPE Stab-Lok breaker box located in the closet off the kitchen. These panel boxes are considered to be obsolete among industry professionals and insurance carriers. The panel box needs to be replaced. See write-up in the Electrical section of this report concerning FPE Stab-Lok breaker boxes. The panel should be replaced by a licensed electrician.

20) Repair: the front and rear GFCI outlets off the storage roof failed to trip when tested. The outlets need to be replaced.

21) Repair: the half bath and second floor master bath GFCI outlets off the storage roof failed to trip when tested. The outlets need to be replaced.

(Report Summary continued)

22) Repair: there is an abandoned live electrical wire in the basement. The wire needs to be removed or properly terminated inside an electrical junction box fitted with a cover plate.

23) Repair: there is an ungrounded outlet in the dining room.

24) Repair: there are two fuse boxes in the basement with cloth covered wiring. Cloth covered wiring should be replaced. The fuse boxes should be replaced with breaker boxes.

25) Repair: the fluorescent light over the kitchen sink is inoperative.

HVAC: Heating

26) Monitor: The gas pack heating and cooling system was manufactured in 1997. The system responded properly when tested in cooling mode. The typical lifespan of a forced air system is 20 to 25 years. The system is within this age range. The size and configuration should be adequate for a home this size. No one can predict when replacement will become necessary. It is recommended a home warranty be maintained for unexpected repairs.

HVAC #2: Heating

27) Monitor: The air handler of the heat pump system was manufactured in 1997. The system responded properly when tested. The typical lifespan of a heat pump system is 20-25 years. The system is within this age range. No one can predict when replacement will become necessary. It is recommended you obtain a home warranty for unexpected repairs.

HVAC #2: Cooling

28) Monitor: the condensing unit was manufactured in 1998. The system responded properly when tested. The typical lifespan of an air conditioning system is 20-25 years, depending on the level of care it receives. The system is within this age range. No one can predict when replacement will become necessary. It is recommended a home warranty be obtained to cover unexpected repairs.

(Report Summary continued)

Plumbing

29) Monitor: there is some cast iron waste pipes inside the crawl space. The older piping may be prone to leaks and generally replaced on an as needed basis or during planned renovations.

Plumbing: Water Heater

30) Monitor: The water heater was manufactured in 1997. The system responded properly when tested. The typical lifespan of a water heater is 10 to 15 years. The existing water heater is beyond this age range. No one can predict when repair will become necessary.

Bathrooms: Bathroom #2

31) Repair: there is peeling wallpaper in the master bathroom over the shower.

Kitchen: Appliances

32) Repair: the connection clamp on the bottom of the waste disposal needs to be repaired so that the wires are not exposed.

General

Property Type:	Single Family
Stories:	2
Approximate Age:	1933
Age Based On:	Listing
Square Footage Under Roof:	2502
Square Footage Based On:	Listing
Bedrooms/Baths:	4/2.5
Door Faces:	West
Occupied:	No
Weather:	Sunny
Temperature:	Hot
Soil Condition:	Dry
Furnished:	No
Utilities On During Inspection:	Electric Service, Gas Service, Water Service
People Present:	Selling Agent

Site

The condition of the vegetation, grading, surface drainage and retaining walls that are likely to adversely affect the building is inspected visually as well as adjacent walkways, patios and driveways.

Site Grading:	Mostly Level Condition: Satisfactory
Vegetation:	Growing Against Structure, Generally Maintained Condition: Satisfactory
Driveway:	Concrete, Dirt Condition: Satisfactory
Walkways:	Brick Condition: Satisfactory
Steps/Stoops:	Brick, Wood Condition: Satisfactory
Patios/Decks:	Not Present
Fence:	Not Present
Retaining Walls:	Not Present

Comment 1:
The lot is generally level grading. The driveway, walkways, and stoops are of good quality and good condition.

Comment 2:
Repair: there wood rot from wood/soil contact along the fence between the carport and the house.

(Site continued)

Figure 2-1

Figure 2-2

Structure

The visible condition of the structural components is inspected. The determination of adequacy of structural components is beyond the scope of a home inspection.

Foundation Types:	Crawl Space
Foundation Material:	Brick Masonry Condition: Satisfactory
Signs of Water Penetration:	Moisture, Efflorescence, Mildew Condition: Repair or Replace
Prior Waterproofing:	Not Present
Floor Structure:	Wood Frame Condition: Satisfactory
Subflooring:	Solid Wood Plank Condition: Satisfactory
Wall Structure:	Wood Frame Condition: Satisfactory

Comment 3:
The home was constructed in 1933. The construction of the home is of good quality with typical liberties taken with good building practice and with the quality of materials employed. The inspection did not disclose significant deficiencies in the structure. No significant structural movement was detected.

This home is in an area known for termite activity. No active termite activity was observed. Termites can do substantial damage to the wood structure components of a building. Any form of wood/soil contact should be avoided. Controlling dampness in the soil around the perimeter of the home is recommended. It is recommended that you maintain an active termite bond on the home for the duration of ownership. If no termite bond is in place, preventive treatment may be necessary.

(Structure continued)

Comment 4:
Monitor: there is evidence of prior water in the basement. There is a sump pump present and some wet concrete around the sump pump. There is wood rot on the base of the stairs and bookcases.

Figure 4-1

Figure 4-2

Figure 4-3

Figure 4-4

(Structure continued)

Figure 4-5

Figure 4-6

Limitations of Structure Inspection

Per the 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 the visual 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. Insulation/ventilation type and levels in concealed areas are not inspected. Insulation and vapor barriers are not disturbed and no destructive tests are performed. Potentially hazardous materials such as asbestos and urea formaldehyde foam insulation can not be positively identified without laboratory analysis. An analysis of indoor air quality is not part of our inspection unless explicitly contracted for prior to the inspection. Any estimates of R values or depths are rough average values.

Attic

Attic Entry:	Hallway
Roof Framing Type:	Joist and Rafters
	Condition: Satisfactory
Roof Deck Material:	Solid Wood Plank
	Condition: Satisfactory

(Attic continued)

Vent Risers:	Metal Condition: Satisfactory
Insulation:	Blown In Fiberglass, Fiberglass Batts Condition: Satisfactory

Comment 5:
Insulation levels are typical for a home of this age and construction. Improvements can be made as needed or desired.

Figure 5-1

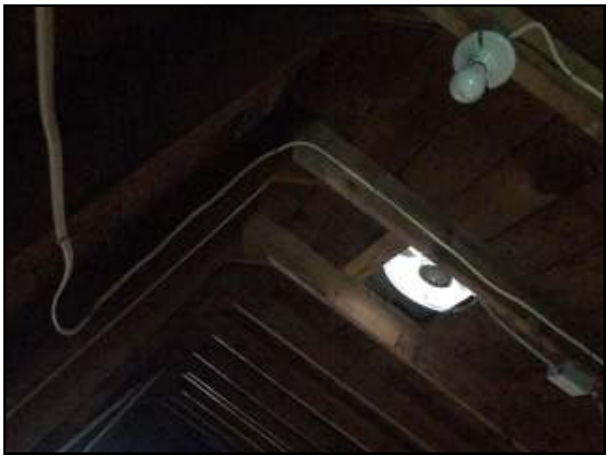

Figure 5-2

Crawlspace

If the clearance from the ground to the 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:	Inside, From Access
Vapor Retarder:	Not Present
Underfloor Insulation:	Fiberglass Batts Condition: Repair or Replace
Ventilation Present:	Yes Condition: Repair or Replace
Moisture Condition:	Damp Condition: Repair or Replace

(Crawlspace continued)

Comment 6:
Parts of the crawl space are inaccessible due to access and height restrictions and ductwork. Not all the sub flooring was inspected due to insulation.

Comment 7:
Repair: there is a leaky cast iron waste pipe under the kitchen. The cast iron piping is rusted and needs to be replaced.

Figure 7-1

Figure 7-2

Figure 7-3

(Crawlspace continued)

Comment 8:
Repair: the ductwork is in poor condition and needs to be replaced. The ductwork has been sweating badly due to loose and torn insulation wrapping.

Figure 8-1

Figure 8-2

Comment 9:
Repair: there is poor air flow the rear left corner and in the front right corner of the crawl space. The wood moisture content in theses areas was approximately 25%.

Roofing

The visible condition of the roof covering, flashings, skylights, chimneys and roof penetrations are inspected. The purpose of the inspection is to determine general condition, NOT to determine life expectancy.

Inspection Method:	Walked Roof/Arms Length
Roof Design:	Gable, Flat
Roof Covering:	Architecture Shingle, Rubber Membrane Condition: Monitor
Approximate Roof Age:	10-15 Years
Ventilation Present:	Gable Ends Condition: Satisfactory
Vent Stacks:	Metal Condition: Satisfactory
Chimney :	Masonry Condition: Repair or Replace
Sky Lights:	Not Present
Flashings:	Metal Condition: Repair or Replace
Soffit and Fascia:	Wood, Aluminum Condition: Satisfactory
Gutters & Downspouts:	Plastic Condition: Repair or Replace

Comment 10:
In all, the roof coverings show evidence of normal wear and tear for a home of this age. The roof age is estimated to be 10-15 years old. Architecture shingles have an approximate lifespan of approximately 30 years, depending on care and weather conditions. The rubber membrane roof covering shows typical signs of wear. Some patching was observed.

(Roofing continued)

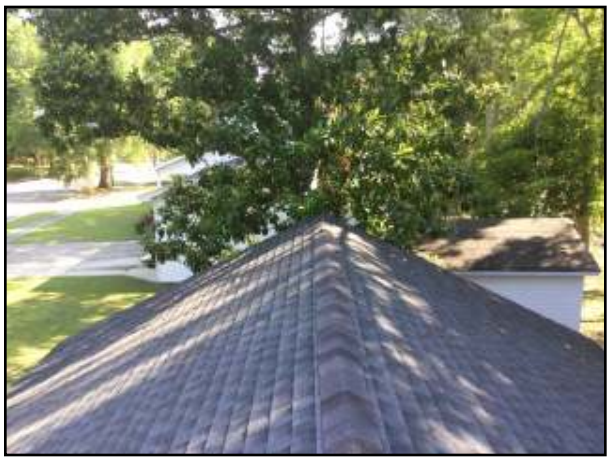

Figure 10-1

Comment 11:
Monitor: the area where the left side flat roof and the carport roof intersects should be monitored. This area has been patched previously and may be prone to leaks.

Figure 11-1

(Roofing continued)

Comment 12:
Repair: the base of the railings along the flat roof on both sides is loose with wood rot around the base of the posts.

Figure 12-1

Figure 12-2

Figure 12-3

Comment 13:
Monitor: There is evidence of water ponding on the flat roof. This condition should be monitored as it could lead to premature failure or leaking around the membrane seals. Grading improvements may be needed to conduct storm water runoff off the roof and into the gutters. Bricks have been placed along the edge to prevent the seams from curling as in the last picture.

(Roofing continued)

Figure 13-1

Figure 13-2

Figure 13-3

Figure 13-4

Figure 13-5

Figure 13-6

(Roofing continued)

Figure 13-7

Figure 13-8

Comment 14:
Repair: the left side rear gutter is partially clogged with debris. There is a gutter discharging over Head at the rear of the carport.

Figure 14-1

Figure 14-2

(Roofing continued)

Figure 14-3

Figure 14-4

Comment 15:
Repair: the rear flashing on the roof is improper and is gapped at the corners.

Figure 15-1

Figure 15-2

(Roofing continued)

Comment 16:
Repair: A rain cap should be installed on the masonry chimney flues and the chimney flues should be checked for damage. Damage flues can be unsafe. The dampers inside have rusted out.

Figure 16-1

Figure 16-2

Figure 16-3

Figure 16-4

(Roofing continued)

Figure 16-5

Figure 16-6

Limitations of Structure Inspection

Per the 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 the visual 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.

Exterior

The visible condition of exterior coverings, trim and entrances are inspected with respect to their effect on the condition of the building.

Exterior Covering:	Brick Veneer, Cement Fiberboard Lap Siding Condition: Satisfactory
Exterior Trim Material:	Wood Condition: Repair or Replace
Windows:	Wood Condition: Repair or Replace
Entry Doors:	Wood Condition: Repair or Replace
Railings:	Metal Condition: Repair or Replace
Storm Protection:	Not Present

Comment 17:
The exterior of the home shows normal wear and tear for a home of this age.

Figure 17-1

Figure 17-2

(Exterior continued)

Figure 17-3

Figure 17-4

Figure 17-5

Figure 17-6

Figure 17-7

Figure 17-8

(Exterior continued)

Figure 17-9

Figure 17-10

Figure 17-11

Figure 17-12

Figure 17-13

Figure 17-14

(Exterior continued)

Figure 17-15

Figure 17-16

Figure 17-17

Figure 17-18

Figure 17-19

Figure 17-20

(Exterior continued)

Comment 18:
Repair: there is minor wood rot in the front left dormer trim.

Figure 18-1

Comment 19:
Repair:there is wood rot in the right side window frame.

Figure 19-1

Figure 19-2

(Exterior continued)

Comment 20:
Repair: there is wood rot in the exterior door frame off the right side flat roof.

Figure 20-1

Comment 21:
Repair: there is wood rot in the rear exterior door frame at the ramp entry.

Figure 21-1

Figure 21-2

(Exterior continued)

Figure 21-3

Comment 22:
Repair: there is wood rot in the exterior door and siding off the rear storage room.

Figure 22-1

Figure 22-2

(Exterior continued)

Figure 22-3

Figure 22-4

Figure 22-5

Figure 22-6

(Exterior continued)

Comment 23:
Repair: there is wood rot in the rear window frame by the rear ramp access.

Figure 23-1

Figure 23-2

Comment 24:
Repair: the second floor window frame off the right side flat roof needs the be painted.

Figure 24-1

Figure 24-2

Limitations of Exterior Inspection

Per the inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions: A representative sample of the 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

(Exterior continued)

similar seasonal accessories, fences, recreational facilities, outbuildings, sea walls, break walls, docks, erosion control, and earth stabilization measures are not inspected unless specifically agreed upon and documented in this report.

Garage

Garage Type:	Carport
	Condition: Satisfactory
Garage Size:	2 Car
Door Opener:	Not Present
Opener Safety Feature:	Not Present

Limitations of Garage Inspection

Per the inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions: A representative sample of the exterior components was inspected rather than every occurrence of components. Structural components concealed behind finished surfaces could not be inspected. Only a representative sampling of the visual structural components were inspected.

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:	Overhead
Main Disconnect Location:	Service Panel
Service Panel Location:	Interior
Service Panel Manufacturer:	Fereral Pacific Condition: Repair or Replace
Service Line Material:	Copper Condition: Satisfactory
Service Voltage:	240 volts
Service Amperage:	100 amps
Overcurrent Protection:	Breakers, Fuses Condition: Repair or Replace
Branch Circuit Wiring:	Non-Metallic Shielded Copper, Stranded Copper Condition: Repair or Replace
GFCI/AFCI Breakers:	Not Present
Service Panel Ground:	Ground Rod
Outlets:	Grounded, Ungrounded Condition: Monitor
Switches:	Standard, Dimmer Condition: Satisfactory
Lights:	Chandelier , Ceiling Mount, Ceiling Fan, Recessed Condition: Repair or Replace
GFCI Outlet Locations:	Kitchen, Bathrooms, Exterior Condition: Repair or Replace
Smoke Detectors:	9 Volt Battery Type, Hard Wired Condition: Satisfactory

(Electrical continued)

Comment 25:
Federal Pacific Electric "Stab-Lok(r) " service panels and breakers are a latent hazard and FPE circuit breakers can fail to trip in response to overcurrent, leading to electrical fires. The breakers may also fail to shut off internally even if the toggle is switched to "off." Some double-pole (240-Volt) FPE circuit breakers and single-pole FPE Stab-Lok(r) circuit breakers simply do not work safely.

There are other FPE panel-defects independent of the breaker problems, panel and panel-bus fires and arcing failures in some equipment. The failure rates for these circuit breakers were and still are significant. In some cases failure to trip occurs 60% of the time - a serious fire and electrical shock hazard.

Failures are documented in the CPSC study and by independent research. Additional independent testing and research are on-going and are reported here. FPE Stab-Lok(r) electrical panels should be replaced. Do not simply swap in some replacement breakers.

You can read the full report on FPE Stab-Lok Breaker Boxes at http://inspectapedia.com/fpe/fpepanel.htm.

You can read more on the Consumer Product Safety Commission investigation of FPE Stab-Lok breaker panels at https://www.cpsc.gov/en/Newsroom/News-Releases/1983/Commission-Closes-Investigation-Of-FPE-Circuit-Breakers-And-Provides-Safety-Information-For-Consumers/

Bear in mind that most home insurance providers now require inspections on homes over 40 years in age to obtain a new homeowners insurance policy. Most companies will not insure a home if they know that a FPE Stab-Lok Breaker Box is present due to the latent fire risk.

(Electrical continued)

Comment 26:
Repair: The panel is a FPE Stab-Lok breaker box located in the closet off the kitchen. These panel boxes are considered to be obsolete among industry professionals and insurance carriers. The panel box needs to be replaced. See write-up in the Electrical section of this report concerning FPE Stab-Lok breaker boxes. The panel should be replaced by a licensed electrician.

Figure 26-1

Figure 26-2

Figure 26-3

(Electrical continued)

Comment 27:
Repair: the front and rear GFCI outlets off the storage roof failed to trip when tested. The outlets need to be replaced.

Figure 27-1

Figure 27-2

Comment 28:
Repair: the half bath and second floor master bath GFCI outlets off the storage roof failed to trip when tested. The outlets need to be replaced.

Figure 28-1

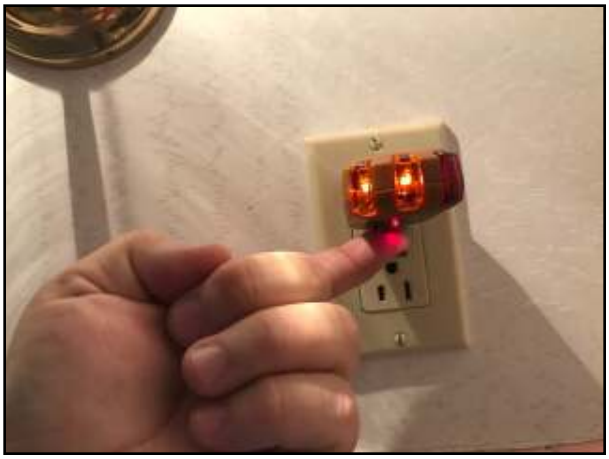

Figure 28-2

(Electrical continued)

Comment 29:
Repair: there is an abandoned live electrical wire in the basement. The wire needs to be removed or properly terminated inside an electrical junction box fitted with a cover plate.

Figure 29-1

Comment 30:
Repair: there is an ungrounded outlet in the dining room.

Figure 30-1

(Electrical continued)

Comment 31:
Repair: there are two fuse boxes in the basement with cloth covered wiring. Cloth covered wiring should be replaced. The fuse boxes should be replaced with breaker boxes.

Figure 31-1

Figure 31-2

Figure 31-3

Figure 31-4

(Electrical continued)

Comment 32:
Repair: the fluorescent light over the kitchen sink is inoperative.

Figure 32-1

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

HVAC

HVAC System Type: Package Unit

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:	Exterior
Type of Equipment:	Forced Air Condition: Monitor
Manufacturer:	American Standard
Approximate Age:	1997
Heating Fuel:	Gas Condition: Satisfactory
Filter Type:	Disposable Condition: Satisfactory
Type of Distribution:	Metal Ducting Condition: Repair or Replace

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Comment 33:
Monitor: The gas pack heating and cooling system was manufactured in 1997. The system responded properly when tested in cooling mode. The typical lifespan of a forced air system is 20 to 25 years. The system is within this age range. The size and configuration should be adequate for a home this size. No one can predict when replacement will become necessary. It is recommended a home warranty be maintained for unexpected repairs.

(Heating continued)

Figure 33-1

Figure 33-2

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

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:	Evaporative
	Condition: Monitor
Manufacturer:	American Standard
Approximate Age:	1997
Condensor Size:	36,000 BTU (3 Tons)
Condesate Drainage:	To Exterior
	Condition: Satisfactory

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

HVAC #2

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:	American Standard, Goodman
Approximate Age:	1997
Heating Fuel:	Electric Condition: Monitor
Filter Type:	Disposable Condition: Satisfactory
Type of Distribution:	Metal Ducting Condition: Satisfactory

Comment 34:
Monitor: The air handler of the heat pump system was manufactured in 1997. The system responded properly when tested. The typical lifespan of a heat pump system is 20-25 years. The system is within this age range. No one can predict when replacement will become necessary. It is recommended you obtain a home warranty for unexpected repairs.

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

(HVAC #2 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:	1998
Condensor Size:	18,000 BTU (1.5 Tons)
Condesate Drainage:	To Exterior Condition: Satisfactory

Comment 35:
Monitor: the condensing unit was manufactured in 1998. The system responded properly when tested. The typical lifespan of an air conditioning system is 20-25 years, depending on the level of care it receives. The system is within this age range. No one can predict when replacement will become necessary. It is recommended a home warranty be obtained to cover unexpected repairs.

Figure 35-1

Figure 35-2

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:	Copper
	Condition: Satisfactory
Location of Main Water Shutoff:	At Meter
Sewer System:	Public
Waste Pipe Material:	Cast Iron
	Condition: Repair or Replace

Comment 36:
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 at the water meter.

Comment 37:
Monitor: there is some cast iron waste pipes inside the crawl space. The older piping may be prone to leaks and generally replaced on an as needed basis or during planned renovations.

Figure 37-1

Figure 37-2

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

(Plumbing continued)

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

Water Heater

Manufacturer:	AO Smith
Fuel:	Natural Gas
Capacity:	40 gal
Approximate Age:	1997
Temp & Pressure Relief Valve:	Present With Blow Off Leg Condition: Satisfactory
Fuel Disconnect:	Within Sight of Equipment
Seismic Straps Installed:	Not Present
Expansion Tank Present:	Not Present

Comment 38:
Monitor: The water heater was manufactured in 1997. The system responded properly when tested. The typical lifespan of a water heater is 10 to 15 years. The existing water heater is beyond this age range. No one can predict when repair will become necessary.

(Water Heater continued)

Figure 38-1

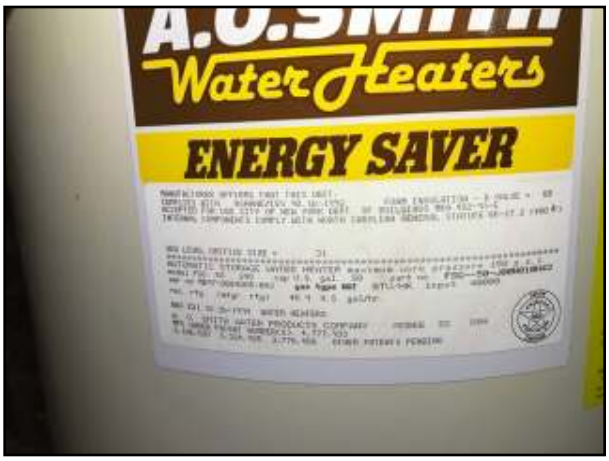

Figure 38-2

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:	Tile, Carpet, Wood Condition: Satisfactory
Walls/Ceiling:	Painted Drywall, Wood Trim Condition: Satisfactory
Window Types:	Single Hung Condition: Satisfactory
Window Materials:	Wood, Aluminum
Entry Door Types:	Hinged Condition: Repair or Replace
Entry Door Materials:	Wood, Glass
Interior Door Materials:	Wood
Fireplace:	Masonry, Wood Burning Condition: Repair or Replace

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Comment 39:
The interior is in generally good condition. No major defects were observed. Some minor cosmetic flaws were observed. No drywall settlement cracks were observed. Installing replacement energy-efficient windows in place of older metal windows would be an improvement.

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:	Half Bath
Bath Tub:	Not Present
Shower:	Not Present
Sink(s):	Single Vanity Condition: Satisfactory
Toilet:	Standard Tank Condition: Satisfactory
Floor:	Tile Condition: Satisfactory
Ventilation Type:	Ventilator Condition: Satisfactory
GFCI Protection:	Outlets Condition: Repair or Replace

Comment 40:
All fixtures responded properly when tested. The water pressure to the fixtures is good. Only a slight decrease in pressure was observed when multiple fixtures are operated simultaneously.

Figure 40-1

Figure 40-2

(Bathrooms continued)

Bathroom #2

Location:	Master Bath
Bath Tub:	Not Present
Shower:	Stall Condition: Satisfactory
Sink(s):	Single Vanity Condition: Satisfactory
Toilet:	Standard Tank Condition: Satisfactory
Shower Walls:	Fiberglass Condition: Satisfactory
Floor:	Tile Condition: Satisfactory
Ventilation Type:	Ventilator Condition: Satisfactory
GFCI Protection:	Outlets Condition: Repair or Replace

Comment 41:
All fixtures responded properly when tested. The water pressure to the fixtures is good. Only a slight decrease in pressure was observed when multiple fixtures are operated simultaneously.

(Bathroom #2 continued)

Figure 41-1

Figure 41-2

Figure 41-3

Figure 41-4

(Bathroom #2 continued)

Comment 42:
Repair: there is peeling wallpaper in the master bathroom over the shower.

Figure 42-1

Figure 42-2

Bathroom #3

Location:	Hall Bath
Bath Tub:	Recessed Condition: Satisfactory
Shower:	In Tub Condition: Satisfactory
Sink(s):	Single Vanity Condition: Satisfactory
Toilet:	Standard Tank Condition: Satisfactory
Shower Walls:	Tile Condition: Satisfactory
Tub Surround:	Tile Condition: Satisfactory
Floor:	Tile Condition: Satisfactory
Ventilation Type:	Ventilator Condition: Satisfactory
GFCI Protection:	Outlets Condition: Satisfactory

(Bathroom #3 continued)

Comment 43:
All fixtures responded properly when tested. The water pressure to the fixtures is good. Only a slight decrease in pressure was observed when multiple fixtures are operated simultaneously.

Figure 43-1

Figure 43-2

Figure 43-3

Kitchen

Cabinets:	Wood Condition: Satisfactory
Countertops:	Laminated Condition: Satisfactory
Sink:	Double Condition: Satisfactory

Comment 44:
The kitchen cabinets and countertops are of average quality. No major defects were observed. Some minor flaws were observed.

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.

Wall Oven:	Whirlpool Condition: Satisfactory
Cooktop:	Whirlpool Condition: Satisfactory
Range Hood:	Vent-A-Hood Condition: Satisfactory
Refrigerator:	Kenmore Condition: Satisfactory
Dishwasher:	Whirlpool Condition: Satisfactory
Disposal:	Badger Condition: Satisfactory

(Appliances continued)

Comment 45:
Monitor: The appliances are older units and responded properly when testing. Some useful life is remaining. Ultimately replacement will likely be desired.

Figure 45-1

Figure 45-2

Figure 45-3

Figure 45-4

(Appliances continued)

Figure 45-5

Figure 45-6

Figure 45-7

(Appliances continued)

Comment 46:
Repair: the connection clamp on the bottom of the waste disposal needs to be repaired so that the wires are not exposed.

Figure 46-1

Figure 46-2

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

Laundry Sink:	Not Present
Dryer Venting:	To Exterior
	Condition: Satisfactory
GFCI Protection:	Not Present
Laundry Hook Ups:	Yes
	Condition: Satisfactory
Washer:	Not Inspected
Dryer:	Not Inspected

Home Inspection Invoice

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:	Tuesday June 19 at 12:00 PM
Client's Name:	Jessica Herrington
Property Address:	108 Wilcox Ave
Property City, State, And Zip Code:	Marion, SC 29571
Inspection Fee:	$375.00
Total Due:	$375.00
Payment Method:	Check

Comment 47:
Thank you for your business. Invoices are due at closing. In the event the buyer withdraws from the purchase of the home for any reason, the inspection payment is the buyers responsibility and is payable immediately.

If you have any questions call 843-386-9100. Debit and credit card payments can be made by calling 843-386-9100.

Check payments can be mailed to:
Hubert A Miles Jr DBA Patriot Home Inspections
PO Box 22
Johnsonville, SC 29555
843-386-9100