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 12:02 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.

Roofing

1) Repair: the rear gutter on the home needs to be cleaned to allow storm water run off to flow freely from the roof.

Exterior

2) Repair: the crack hinge on the right side office window is broken causing the window to pull away from the frame during operation. The left side office window will not open due to the top of the window not clearing the frame.

3) Repair: the right side second floor bedroom window is not opening properly during operation.

4) Repair: the right side window and the half moon window in the master bedroom have broken thermal seals. This results in fogging of the glass between the glass panes.

5) Repair: there has been water intrusion around the french door unit to the rear storage room. Both sides of the door unit have severe wood rot in the door and door frame. Water stains were observed to the wood framing around the door but the framing appears to be solid. Some treated wood has been added between the framing likely to support some water staining to the OSB Wall sheathing. The most severe damage appears to be isolated to the french door and door frame. Replacement is recommended.

Electrical

6) Repair: the screws used on the service panel cover are incorrect and sharp. Sharp screws can nick wires. The screws should be blunt ended screws designed for panel boxes. See example photo. They are sold in packs of 6 at most local hardware stores.

(Report Summary continued)

HVAC: Cooling

7) Repair: the condensate discharge pipes are discharging near the house. There is staining on the siding. This condition should be repaired by a licensed heating and cooling contractor. There is a risk of hidden damage inside the wall cavity.

HVAC #2: Heating

8) Monitor: The air handler of the heat pump system was manufactured in 2005. 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.

9) Monitor: there is evidence of prior water inside the secondary pan underneath the air handler. The pan is rusted. This indicates that the pan has held water in the past with pour properly draining out. This condition should be monitored.

HVAC #2: Cooling

10) Monitor: the condensing unit was manufactured in 2006. The system responded properly when tested. The typical lifespan of a air conditioning system is 15-20 years in coastal climates. No one can predict when replacement will become necessary. It is recommended a home warranty be obtained to cover unexpected repairs.

Plumbing: Water Heater

11) Monitor: The water heater was manufactured in 2006. The typical lifespan of a water heater is 10 to 15 years. The unit responded properly when tested. The system is within this age range and may require a higher level of maintenance. No one can predict when replacement will become necessary.

Bathrooms: Bathroom #1

12) Monitor: the tile base in the shower is cracked. The base is concrete so therefore this is listed as a monitor item since there is no wood to rot. Keeping the base sealed will prolong the life of the tile and help prevent the tiles from coming loose.

General

Property Type:	Single Family
Stories:	2
Approximate Age:	2005/06
Age Based On:	Mechanical Age Estimate
Square Footage Under Roof:	2451
Square Footage Based On:	Listing
Bedrooms/Baths:	3/3.5
Occupied:	Yes
Weather:	Sunny
Temperature:	Hot
Soil Condition:	Dry
Furnished:	Yes
Utilities On During Inspection:	Electric Service, Water Service
People Present:	Client, 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:	Sloped Toward Structure Condition: Satisfactory
Vegetation:	Generally Maintained Condition: Satisfactory
Driveway:	Concrete Condition: Satisfactory
Walkways:	Concrete Condition: Satisfactory
Steps/Stoops:	Concrete, Brick Condition: Satisfactory
Patios/Decks:	Concrete Condition: Satisfactory
Fence:	Metal, Masonry Condition: Satisfactory
Retaining Walls:	Not Present

Comment 1:
The lot is generally level grading. The driveway, walkways, and stoops are of good quality and good condition. Some typical minor cracking was observed in the concrete.

(Site continued)

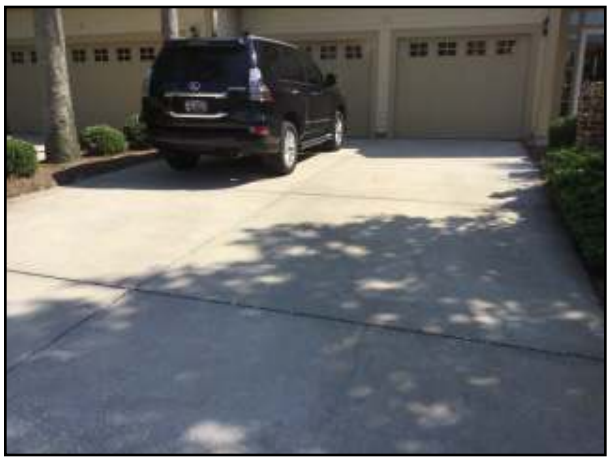

Figure 1-1

Figure 1-2

Figure 1-3

Figure 1-4

Figure 1-5

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:	Floating Slab
Foundation Material:	Poured Concrete
	Condition: Satisfactory
Floor Structure:	Concrete Slab, Wood Frame
	Condition: Satisfactory
Subflooring:	Oriented Strand Board
	Condition: Satisfactory
Wall Structure:	Wood Frame
	Condition: Satisfactory

Comment 2:
The home was constructed in 2005/06. 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.

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

(Structure continued)

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:	Oriented Strand Board Condition: Satisfactory
Vent Risers:	PVC Condition: Satisfactory
Insulation:	Blown In Fiberglass, Fiberglass Batts Condition: Satisfactory

Comment 3:
This is a well insulated home. There are no signs of roof leaks and the underside of the sheathing is in good condition.

Figure 3-1

Figure 3-2

(Attic continued)

Figure 3-3

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
Roof Covering:	Architecture Shingle Condition: Satisfactory
Approximate Roof Age:	10-15 Years
Ventilation Present:	Gable Ends, Soffit Condition: Satisfactory
Vent Stacks:	Plastic Condition: Satisfactory
Chimney :	Metal, Wood Frame Condition: Satisfactory
Sky Lights:	Solar Tube Condition: Satisfactory
Flashings:	Metal Condition: Satisfactory
Soffit and Fascia:	Wood, Cement Fiberboard Condition: Satisfactory
Gutters & Downspouts:	Metal Condition: Satisfactory

Comment 4:
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.

(Roofing continued)

Figure 4-1

Figure 4-2

Figure 4-3

Figure 4-4

(Roofing continued)

Figure 4-5

Figure 4-6

Figure 4-7

Figure 4-8

Comment 5:
Repair: the rear gutter on the home needs to be cleaned to allow storm water run off to flow freely from the roof.

(Roofing continued)

Figure 5-1

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

Comment 6:
The exterior of the home shows normal wear and tear for a home of this age. No significant deficiencies were observed. The exterior siding is relatively low maintenance. The windows are energy efficient and are relatively low maintenance.

Figure 6-1

Figure 6-2

(Exterior continued)

Figure 6-3

Figure 6-4

Figure 6-5

Figure 6-6

Comment 7:
Repair: the crack hinge on the right side office window is broken causing the window to pull away from the frame during operation. The left side office window will not open due to the top of the window not clearing the frame.

(Exterior continued)

Figure 7-1

Figure 7-2

Figure 7-3

Comment 8:
Repair: the right side second floor bedroom window is not opening properly during operation.

(Exterior continued)

Figure 8-1

Figure 8-2

Comment 9:
Repair: the right side window and the half moon window in the master bedroom have broken thermal seals. This results in fogging of the glass between the glass panes.

Figure 9-1

Figure 9-2

(Exterior continued)

Comment 10:
Repair: there has been water intrusion around the french door unit to the rear storage room. Both sides of the door unit have severe wood rot in the door and door frame. Water stains were observed to the wood framing around the door but the framing appears to be solid. Some treated wood has been added between the framing likely to support some water staining to the OSB Wall sheathing. The most severe damage appears to be isolated to the french door and door frame. Replacement is recommended.

Figure 10-1

Figure 10-2

Figure 10-3

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

(Exterior continued)

hydrological conditions, or environmental hazards. Screening, shutters, awnings, or 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:	Attached
	Condition: Satisfactory
Garage Size:	2 Car
Door Opener:	Chain Drive
	Condition: Satisfactory
Opener Safety Feature:	Light Beam
	Condition: Satisfactory

Comment 11:
The garage door opener auto reverse feature responded properly when tested. The garage door and door frames are in good condition.

Figure 11-1

Figure 11-2

Figure 11-3

Figure 11-4

(Garage continued)

Figure 11-5

Figure 11-6

Figure 11-7

Figure 11-8

Figure 11-9

Limitations of Garage Inspection

(Garage continued)

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:	Underground
Main Disconnect Location:	Meter Box
Service Panel Location:	Garage
Service Panel Manufacturer:	Cutler-Hammer Condition: Satisfactory
Service Line Material:	Aluminum Condition: Satisfactory
Service Voltage:	240 volts
Service Amperage:	200 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
Switches:	Standard Condition: Satisfactory
Lights:	Chandelier , Ceiling Mount, Fluorescent , Ceiling Fan, Recessed Condition: Satisfactory
GFCI Outlet Locations:	Kitchen, Bathrooms, Exterior, Garage Condition: Satisfactory
Smoke Detectors:	Hard Wired Interconnected Condition: Satisfactory

(Electrical continued)

Comment 12:
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 200amp 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.

Figure 12-1

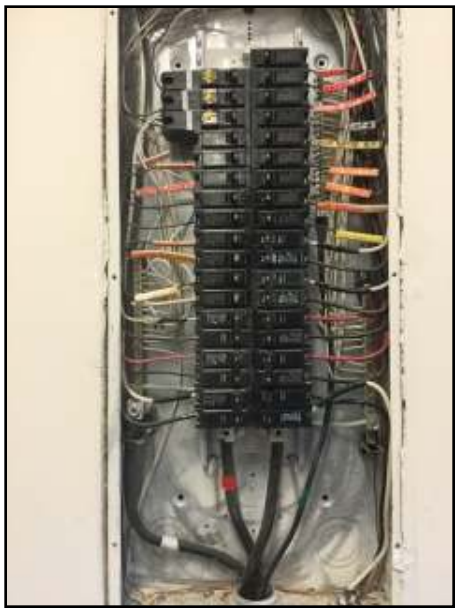

Figure 12-2

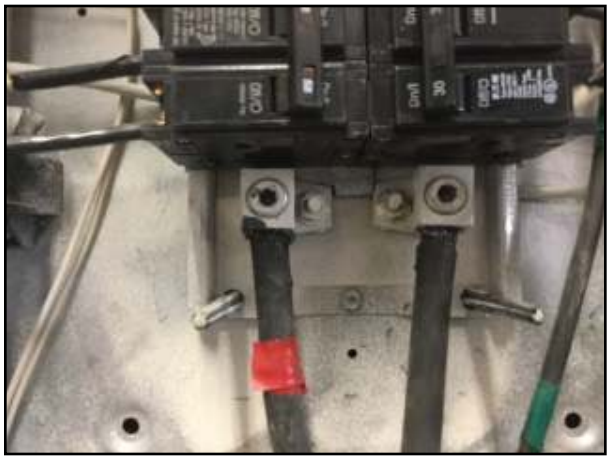

Figure 12-3

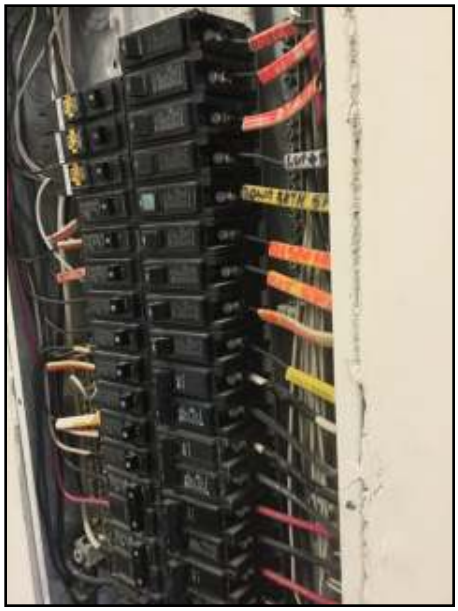

Figure 12-4

(Electrical continued)

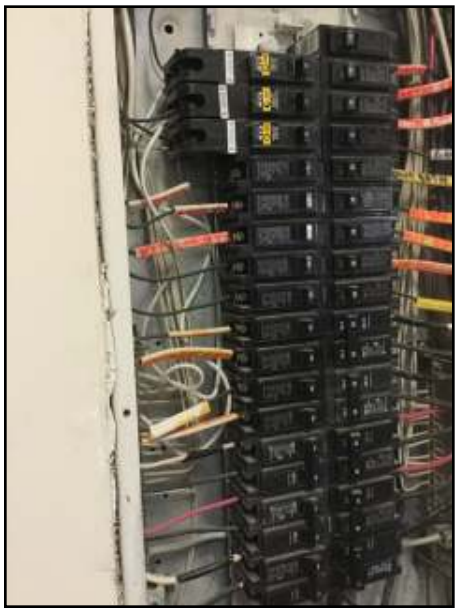

Figure 12-5

Figure 12-6

Figure 12-7

Figure 12-8

(Electrical continued)

Figure 12-9

Figure 12-10

Figure 12-11

Figure 12-12

Comment 13:
Repair: the screws used on the service panel cover are incorrect and sharp. Sharp screws can nick wires. The screws should be blunt ended screws designed for panel boxes. See example photo. They are sold in packs of 6 at most local hardware stores.

(Electrical continued)

Figure 13-1

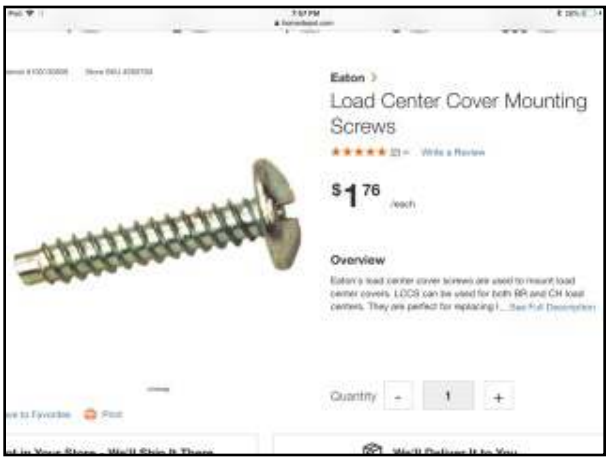

Figure 13-2

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: 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: Satisfactory
Manufacturer:	Goodman
Approximate Age:	2014
Heating Fuel:	Electric Condition: Satisfactory
Filter Type:	Disposable Condition: Satisfactory
Type of Distribution:	Flexible Ducting Condition: Satisfactory

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Comment 14:
The air handler of the heat pump system was manufactured in 2014. The system responded properly when tested in heating mode. The typical lifespan of a heat pump system is 20-25 years. The size and configuration should be adequate for a home this size.

(Heating continued)

Figure 14-1

Figure 14-2

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:	Split System
	Condition: Satisfactory
Manufacturer:	Goodman
Approximate Age:	2013
Condensor Size:	24,000 BTU (2 Tons)
Condesate Drainage:	To Exterior
	Condition: Repair or Replace

(Cooling continued)

Comment 15:
The condensing unit was manufactured in 2013. The system responded properly when tested in cooling mode. The typical lifespan of an air conditioning system is 15-20 years in coastal climates, depending on the level of care and maintenance it receives.

Figure 15-1

Figure 15-2

Comment 16:
Repair: the condensate discharge pipes are discharging near the house. There is staining on the siding. This condition should be repaired by a licensed heating and cooling contractor. There is a risk of hidden damage inside the wall cavity.

Figure 16-1

Figure 16-2

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

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:	Carrier
Approximate Age:	2005
Heating Fuel:	Electric Condition: Satisfactory
Filter Type:	Disposable Condition: Satisfactory
Type of Distribution:	Flexible Ducting Condition: Satisfactory

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Comment 17:
Monitor: The air handler of the heat pump system was manufactured in 2005. 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 17-1

Figure 17-2

Comment 18:
Monitor: there is evidence of prior water inside the secondary pan underneath the air handler. The pan is rusted. This indicates that the pan has held water in the past with pour properly draining out. This condition should be monitored.

Figure 18-1

Figure 18-2

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:	Carrier
Approximate Age:	2006
Condensor Size:	36,000 BTU (3 Tons)
Condesate Drainage:	To Exterior Condition: Repair or Replace

Comment 19:
Monitor: the condensing unit was manufactured in 2006. The system responded properly when tested. The typical lifespan of a air conditioning system is 15-20 years in coastal climates. No one can predict when replacement will become necessary. It is recommended a home warranty be obtained to cover unexpected repairs.

Figure 19-1

Figure 19-2

(Cooling continued)

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:	At Meter
Sewer System:	Public
Waste Pipe Material:	PVC
	Condition: Satisfactory

Comment 20:
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. No leaks were detected.

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

Water Heater

Manufacturer:	State
Fuel:	Electric
Capacity:	80 gal
Approximate Age:	2006
Temp & Pressure Relief Valve:	Present With Blow Off Leg
	Condition: Satisfactory
Fuel Disconnect:	Within Sight of Equipment

(Water Heater continued)

Seismic Straps Installed:	Not Present
Expansion Tank Present:	Yes
	Condition: Satisfactory

Comment 21:
Monitor: The water heater was manufactured in 2006. The typical lifespan of a water heater is 10 to 15 years. The unit responded properly when tested. The system is within this age range and may require a higher level of maintenance. No one can predict when replacement will become necessary.

Figure 21-1

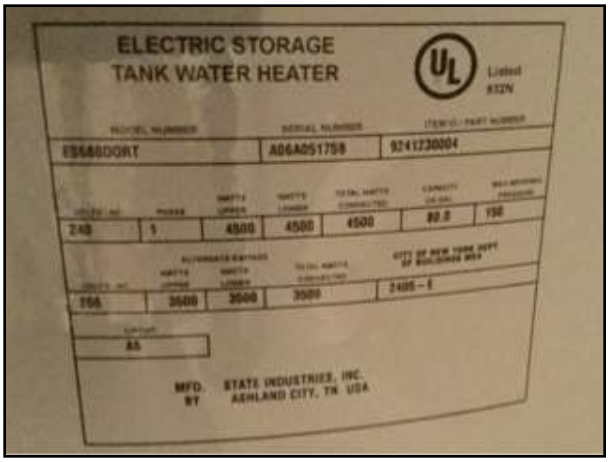

Figure 21-2

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:	Casement, Fixed Condition: Repair or Replace
Window Materials:	Vinyl
Entry Door Types:	Sliding, Hinged Condition: Satisfactory
Entry Door Materials:	Wood, Steel, Glass
Interior Door Materials:	Wood
Fireplace:	Manufactured, Gas Insert Condition: Satisfactory

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:	Master Bath
Bath Tub:	Free Standing Condition: Satisfactory
Shower:	Stall Condition: Monitor
Sink(s):	Double 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

Comment 22:
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 #1 continued)

Figure 22-1

Figure 22-2

Figure 22-3

Figure 22-4

Figure 22-5

Figure 22-6

(Bathroom #1 continued)

Comment 23:
Monitor: the tile base in the shower is cracked. The base is concrete so therefore this is listed as a monitor item since there is no wood to rot. Keeping the base sealed will prolong the life of the tile and help prevent the tiles from coming loose.

Figure 23-1

Bathroom #2

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: Satisfactory

(Bathroom #2 continued)

Comment 24:
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 24-1

Figure 24-2

Bathroom #3

Location:	Second Floor Bedroom
Bath Tub:	Free Standing 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

(Bathroom #3 continued)

GFCI Protection:	Outlets Condition: Satisfactory

Comment 25:
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 25-1

Figure 25-2

Figure 25-3

Figure 25-4

(Bathrooms continued)

Bathroom #4

Location:	Second Floor Bedroom #2
Bath Tub:	Free Standing 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

Comment 26:
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 #4 continued)

Figure 26-1

Figure 26-2

Figure 26-3

Figure 26-4

Kitchen

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

Comment 27:
The kitchen cabinets and countertops are of good quality and good condition. No major defects were observed. Some minor flaws were observed.

Figure 27-1

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
Microwave:	Whirlpool Condition: Satisfactory

(Appliances continued)

Disposal:	Badger Condition: Satisfactory

Comment 28:
The appliances are middle aged units (2005). The appliances responded properly when tested and there should be a few years of useful life remaining.

Figure 28-1

Figure 28-2

Figure 28-3

Figure 28-4

(Appliances continued)

Figure 28-5

Figure 28-6

Figure 28-7

Figure 28-8

(Appliances continued)

Figure 28-9

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

Comment 29:
Clothes washer and dryer are relatively new units and responded properly when tested.

Figure 29-1

Figure 29-2

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:	Tuesday June 19 at 08:26 PM
Client's Name:	Nancy Van Every
Property Address:	15 Courtyard Cir
Property City, State, And Zip Code:	Pawleys Island, SC 29585
Inspection Fee:	$300.00
Total Paid:	$300.00
Payment Method:	Credit Card
Payment Status:	Paid in Full

Comment 30:
Thank you for your business.