



July 23, 2024

Maness Residence
305 Kilgore Farms Circle
Simpsonville, SC 29681

Attn: Steve Maness

Re: Maness Residence
305 Kilgore Farms Circle
Simpsonville, SC
Residential Inspection

Exhibit C

RECEIVED

Jan 21 2026

SC Court of Appeals

Steve,

I am writing to provide you with general descriptions of our inspections on June 18, 2024. When I arrived, I met with you and we walked around the house and you pointed out the places where you have had issues with microbial growth and condensation. The house is a 2-story wood frame structure built in 2005 over a crawl space. The majority of the crawl space is covered with a black plastic vapor barrier. The underside of the floor is insulated with fiberglass batt insulation.

The contractor installed the air handler for the first floor in the crawl space of the residence. The unit is a Trane XB90 gas furnace with a direct expansion cooling coil at the discharge of the furnace (model BHR32 48+X3). The condensing unit (M/N 2TTR2036A1000AA) is located on the right side of the house and is mounted on a concrete pad at ground level. The unit has a supply and a return plenum with ductwork routed in the crawl space. The condensing unit is a 3 ton capacity unit; thus, the air handler should be producing 1200 CFM air flow. The first floor is approximately 1800 square feet, which yields around 600 square feet per ton. This is within the appropriate range for the correct tonnage. Based on this MEI did not run heating and cooling load calculations.

You provided the following documents that I reviewed prior to my site visit:

- EDT Report dated April 15, 2019
- Affidavit of Doyle J Jaco III, M.E., P.E.
- State Farm Claim File 40-5961-829 (02-03-2022)
- State Farm Production (02-03-2022)
- 3 photos (and 1 PDF) in the crawl space of the subflooring under the cabinets with toe kick grilles
- PowerPoint of issues

It is my understanding that the issues started back in September of 2018 when you noticed a musty smell in the house and the hardwood floors on the first level buckled. You contacted State Farm Insurance about making a claim. At some point it was determined that a claim should be