



Integrity Pro Inspections, LLC

INTEGRITY PRO INSPECTIONS LLC

Certification ID # NACHI17100327

Call or text anytime (229)-291-1993

Visit us at www.integrityproinspections.com or www.integrityproinspections.info

integrityproinspect@gmail.com

Inspected By: Michael Simmons



Home Inspection Report

Prepared For:

Faye McCary

Property Address:

53 W. Harris St.

Cuthbert, GA

Inspected on Tue, Jan 31 2023 at 10:00 AM

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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.

DEFINITION OF CONDITION TERMS

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

Marginal: At the time of inspection the component is functioning but is estimated to be nearing end of useful life. Operational maintenance recommended. Replacement anticipated.

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

Further Evaluation: The component requires further technical or invasive evaluation by qualified professional tradesman or service technician to determine the nature of any potential defect, the corrective action and any associated cost.

General

Property Type:	Single Family
Stories:	Two
Approximate Age:	Built In 1933
Age Based On:	Listing
Bedrooms/Baths:	4/4
Furnished:	Yes
Occupied:	Yes
Weather:	Overcast
Temperature:	Warm
Soil Condition:	Wet
Utilities On During Inspection:	Electric Service, Gas Service, Water Service
People Present:	Owner



Comment 1:

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 the InterNACHI Standards of Practice that are both observed and deemed material by the inspector. This report should be used in conjunction with the sellers disclosure in order to make an educated decision about the condition of the property. The findings in this report are only the opinions of the inspector. All defects listed in this report should be further evaluated by qualified licensed professionals to determine what repairs (if any) are required.



Comment 2:

This home is fully furnished. This makes it difficult for the inspector to see defects that could be hidden from view by furniture, rugs, pictures, etc. As a rule, home inspectors are not allowed to move furniture or personal belongings.

(General continued)



Figure 2-1



Figure 2-2



Figure 2-3



Figure 2-4

(General continued)



Figure 2-5

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:	Generally Maintained Condition: Satisfactory
Driveway:	Asphalt Condition: Marginal

(Site continued)



Comment 3:

Driveway- Driveway has cracking in some areas throughout. This can be caused by settlement of the ground beneath, or underground roots. Recommend seal cracks or repair/resurface as deemed necessary by a qualified contractor.



Figure 3-1



Figure 3-2



Figure 3-3

(Site continued)

Walkways:	Pavers Condition: Satisfactory
Steps/Stoops:	Concrete, Brick Condition: Satisfactory
Patios/Decks:	Concrete, Brick Condition: Satisfactory

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 Condition: Satisfactory
Exterior Trim Material:	Wood Condition: Satisfactory
Windows:	Wood Condition: Satisfactory
Entry Doors:	Wood Condition: Satisfactory

(Exterior continued)



Comment 4:

Exterior- Front door bell not functioning. Recommend repair.



Figure 4-1

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:

From Ground with Binoculars, Walked Roof/Arms Length

Roof Design:

Gable

Roof Covering:

Slate tile

Condition: Repair or Replace

(Roofing continued)



Comment 5:

Roofing- in the front, there is visual evidence of a broken shingle. Recommend repair as necessary.



Figure 5-1



Comment 6:

Roofing- on the left side above the left side entrance, a tile shingle is missing. Recommend repair as necessary to prevent leaks.



Figure 6-1



Figure 6-2

(Roofing continued)



Comment 7:

Roofing- on the back left corner, there is missing tiles and an unprofessional repair. There is evidence of leaks in this area because there is wood rot underneath on the soffit. Recommend repair as necessary.



Figure 7-1



Figure 7-2



Figure 7-3

(Roofing continued)

**Comment 8:**

Roofing- overall, the roof covering is in need of repair. There are areas with several roof tiles that are cracked or improperly fastened. Some tiles are broken or missing. Recommend a complete evaluation by a roofing contractor and repair as deemed necessary.

Approximate Roof Age:	25-
Ventilation Present:	Power Ventilator, Gable Ends Condition: Satisfactory
Vent Stacks:	Metal Condition: Satisfactory
Chimney :	Brick Condition: Satisfactory
Flashings:	Metal, Tar/Caulk Condition: Satisfactory
Soffit and Fascia:	Wood Condition: Marginal
Gutters & Downspouts:	Plastic, Hidden Box Condition: Satisfactory

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:	Basement, Crawl Space
Foundation Material:	Concrete Block, Brick Condition: Satisfactory
Signs of Water Penetration:	Not Present
Floor Structure:	Wood Frame Condition: Satisfactory
Subflooring:	Solid Wood Plank Condition: Satisfactory
Wall Structure:	Wood Frame Condition: Satisfactory

(Structure continued)



Comment 9:

This is NOT a termite inspection. If the inspector observes active or past termite damage it will be reported, but it is always recommended to get a detailed termite inspection by a licensed exterminator.

Attic

Attic Entry:

Roof Framing Type:

Upstairs

Joist and Rafters

Condition: Satisfactory



(Attic continued)



Roof Deck Material:	Solid Wood Plank Condition: Satisfactory
Vent Risers:	Metal Condition: Satisfactory
Insulation:	Fiberglass Batts Condition: Satisfactory

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:	Not Present
Ventilation Present:	Yes Condition: Satisfactory
Moisture Condition:	Dry Condition: Satisfactory

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:	Disconnect
Service Panel Location:	Basement
Service Panel Manufacturer:	Westinghouse
	Condition: Satisfactory
Service Line Material:	Aluminum
	Condition: Satisfactory
Service Voltage:	240 volts
Service Amperage:	100 amps
Service Panel Ground:	Ground Rod
Branch Circuit Wiring:	Stranded Copper, Stranded Aluminum
	Condition: Satisfactory
Overcurrent Protection:	Fuses
	Condition: Marginal



Comment 10:

Electrical- Fused electrical panels were discontinued in the 1970's they were found to be unreliable and inconvenient. Recommend inspection by a licensed electrician for recommendations and estimates of replacement to a standard breaker panel.

(Electrical continued)



Figure 10-1



Figure 10-2



Figure 10-3

GFCI/AFCI Breakers:

Not Present

Smoke Detectors:

9 volt Battery Type

Condition: Repair or Replace

(Electrical continued)



Comment 11:

Smoke detectors are missing. Recommend installing for safety.



Figure 11-1

Sub Panel

Location:	Basement
Service Line Material:	Aluminum
Overcurrent Protection:	Breakers, Fuses
Branch Circuit Wiring:	Stranded Aluminum, Stranded Copper, Solid copper
	Condition: Satisfactory
GFCI/AFCI Breakers:	Not Present

HVAC

HVAC System Type: Central Split System

(HVAC continued)



Comment 12:

HVAC-

1) Goodman- Split System- 3 ton electric heat condenser with gas furnace. Manufactured in 2012.

2) Goodman- split system- 2-1/2 ton electric heat pump. Manufactured in 2010.



Comment 13:

HVAC- the exterior compressor unit is not resting on solid foundation. Unit rocks back and fourth. The unit is not stable. Recommend supporting with shims or what is needed to stabilize the unit.



Figure 13-1



Figure 13-2

(HVAC continued)

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:	Basement, Attic
Filter Type:	Disposable
	Condition: Satisfactory
Type of Distribution:	Metal Ducting, Flexible Ducting
	Condition: Satisfactory

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
Condensate 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.

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, Galvanized, PEX, PVC
	Condition: Satisfactory
Location of Main Water Shutoff:	At Meter
Sewer System:	Public
Waste Pipe Material:	PVC, Cast Iron
	Condition: Satisfactory
Sump Pump:	Standard Crock
	Condition: Satisfactory



Comment 14:

Plumbing- the basement sump pumps discharge outside the home in the drive way. Recommend re-routing drain pipes to connect with the sewer underground.

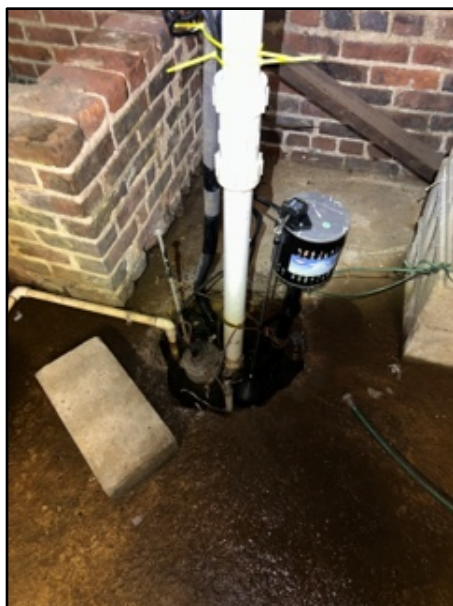


Figure 14-1

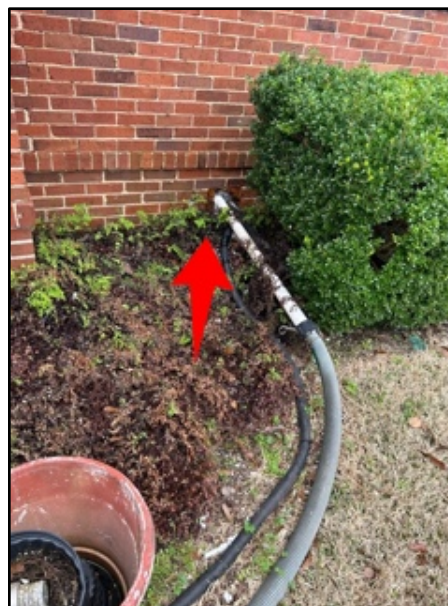


Figure 14-2

(Plumbing continued)



Figure 14-3

Location of Fuel Shutoff: At Meter

Water Heater

Manufacturer:	AO Smith
Fuel:	Electric
Capacity:	50 gal
Approximate Age:	5-10
Temp & Pressure Relief Valve:	Present
	Condition: Satisfactory
Fuel Disconnect:	Within Sight of Equipment



Comment 15:

Hot water was verified at all functioning bathroom and kitchen faucets The output temperature was satisfactory at the time of inspection.

Bathrooms

Bathroom #1

Location:	Downstairs
Bath Tub:	Not Present
Shower:	Not Present
Sink(s):	Wall Mounted
	Condition: Satisfactory



Toilet:	Standard Tank
	Condition: Satisfactory
Floor:	Tile
	Condition: Satisfactory
Ventilation Type:	Not Present
GFCI Protection:	Not Present

Bathroom #2

Location:	Master Bedroom
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(Bathroom #2 continued)

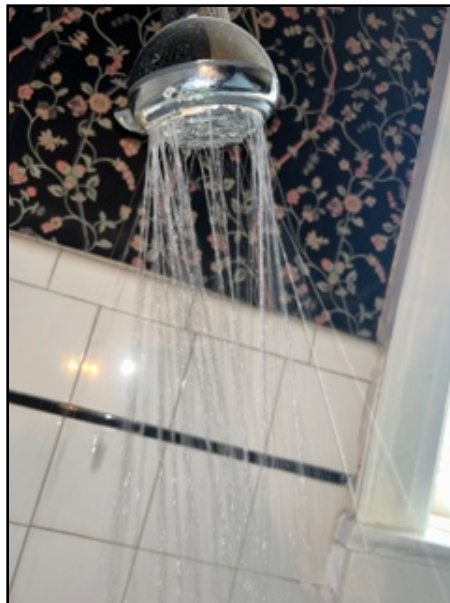
Bath Tub:

Recessed
Condition: Satisfactory



Shower:

In Tub
Condition: Satisfactory



(Bathroom #2 continued)

Sink(s):

Pedestal
Condition: Satisfactory



Toilet:

Standard Tank
Condition: Satisfactory

Shower Walls:

Tile
Condition: Satisfactory

Tub Surround:

Tile
Condition: Satisfactory

Floor:

Tile
Condition: Satisfactory

Ventilation Type:

Window
Condition: Satisfactory

GFCI Protection:

Not Present

Bathroom #3

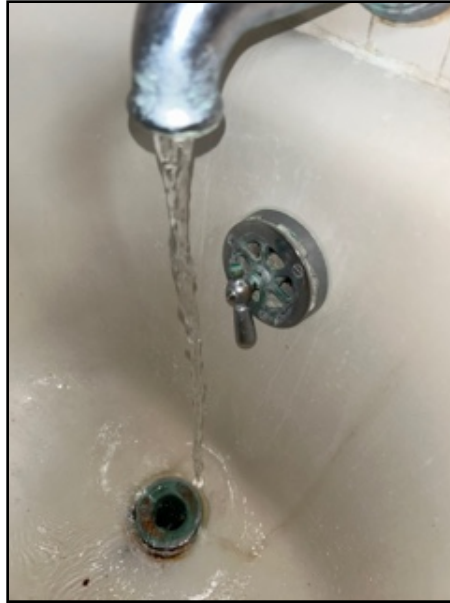
Location:

Upstairs

(Bathroom #3 continued)

Bath Tub:

Recessed
Condition: Satisfactory



Shower:

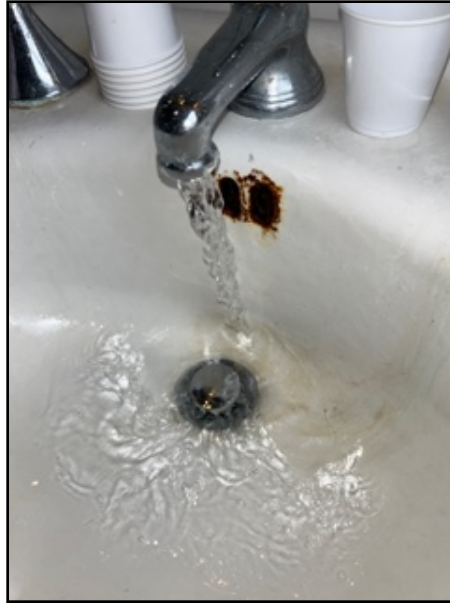
In Tub
Condition: Satisfactory



(Bathroom #3 continued)

Sink(s):

Pedestal
Condition: Satisfactory



Comment 16:

Bathroom 3- at the sink, the right faucet leaks around the base when it is turned on. Recommend repair.



Figure 16-1

(Bathroom #3 continued)

Toilet:	Standard Tank Condition: Satisfactory
Shower Walls:	Tile Condition: Satisfactory
Tub Surround:	Tile Condition: Satisfactory
Floor:	Tile Condition: Satisfactory
Ventilation Type:	Not Present
GFCI Protection:	Not Present

Bathroom #4

Location:	Upstairs Bedroom
Bath Tub:	Recessed Condition: Satisfactory



Shower:	In Tub Condition: Further Evaluation Required
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(Bathroom #4 continued)



Comment 17:

Bathroom 4- the shower has no running water at either knob. Recommend evaluation and repair as necessary.



Figure 17-1

Sink(s):

Wall Mounted
Condition: Satisfactory



Toilet:

Standard Tank
Condition: Satisfactory

(Bathroom #4 continued)

Shower Walls:	Tile
	Condition: Satisfactory
Tub Surround:	Tile
	Condition: Satisfactory
Floor:	Tile
	Condition: Satisfactory
Ventilation Type:	Not Present
GFCI Protection:	Not Present

Kitchen

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



(Kitchen continued)

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.

Oven:	General Electric Condition: Satisfactory
Cooktop:	General Electric Condition: Satisfactory
Range Hood:	Broan Condition: Satisfactory
Refrigerator:	General Electric Condition: Satisfactory
Dishwasher:	Kenmore Condition: Satisfactory
Microwave:	Not Present
Disposal:	Not Present

Laundry

Built In Cabinets:	Yes Condition: Satisfactory
Laundry Sink:	Not Present
Dryer Venting:	To Exterior Condition: Satisfactory
Laundry Hook Ups:	Yes Condition: Satisfactory
Washer:	Roper Condition: Satisfactory
Dryer:	Frigidaire Condition: Satisfactory

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, Wood, Vinyl
Condition: Satisfactory

Walls: Painted Drywall
Condition: Satisfactory

Window Types: Single Hung, Fixed
Condition: Repair or Replace



Comment 18:

Interior windows- all wood framed windows that the Inspector attempted to open would not open. Possibly stuck closed due to dried paint. Further evaluation and repair as needed recommended.

Window Materials: Wood

Entry Door Types: Hinged
Condition: Satisfactory

Entry Door Materials: Wood

Interior Door Materials: Wood

Fireplace: Gas Burning, Wood Burning
Condition: Satisfactory

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.

Driveway

1) Comment 3: Driveway- Driveway has cracking in some areas throughout. This can be caused by settlement of the ground beneath, or underground roots. Recommend seal cracks or repair/resurface as deemed necessary by a qualified contractor.

Exterior

2) Comment 4: Exterior- Front door bell not functioning. Recommend repair.

Roof Covering

3) Comment 5: Roofing- in the front, there is visual evidence of a broken shingle. Recommend repair as necessary.

4) Comment 6: Roofing- on the left side above the left side entrance, a tile shingle is missing. Recommend repair as necessary to prevent leaks.

5) Comment 7: Roofing- on the back left corner, there is missing tiles and an unprofessional repair. There is evidence of leaks in this area because there is wood rot underneath on the soffit. Recommend repair as necessary.

6) Comment 8: Roofing- overall, the roof covering is in need of repair. There are areas with several roof tiles that are cracked or improperly fastened. Some tiles are broken or missing. Recommend a complete evaluation by a roofing contractor and repair as deemed necessary.

(Report Summary continued)

Overcurrent Protection

7) Comment 10: Electrical- Fused electrical panels were discontinued in the 1970's they were found to be unreliable and inconvenient. Recommend inspection by a licensed electrician for recommendations and estimates of replacement to a standard breaker panel.

Smoke Detectors

8) Comment 11: Smoke detectors are missing. Recommend installing for safety.

HVAC System Type

9) Comment 13: HVAC- the exterior compressor unit is not resting on solid foundation. Unit rocks back and fourth. The unit is not stable. Recommend supporting with shims or what is needed to stabilize the unit.

Sump Pump

10) Comment 14: Plumbing- the basement sump pumps discharge outside the home in the drive way. Recommend re-routing drain pipes to connect with the sewer underground.

Sink(s)

11) Comment 16: Bathroom 3- at the sink, the right faucet leaks around the base when it is turned on. Recommend repair.

Shower

12) Comment 17: Bathroom 4- the shower has no running water at either knob. Recommend evaluation and repair as necessary.

Window Types

13) Comment 18: Interior windows- all wood framed windows that the Inspector attempted to open would not open. Possibly stuck closed due to dried paint. Further evaluation and repair as needed recommended.