



Inspection Report

Wiregrass Auction Group

Property Address:
17 1st NE
Cairo Ga 39828



South Georgia Home Inspections

**Eric House
105 Imperial Dr
Thomasville Ga 31792**





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Date: 6/13/2023	Time:	Report ID:
Property: 17 1st NE Cairo Ga 39828	Customer: Wiregrass Auction Group	Real Estate Professional:

Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this building. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Inspected (IN) = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI) = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

Not Present (NP) = This item, component or unit is not in this building or building.

Repair or Replace (RR) = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

In Attendance:

Vacant (inspector only)

Approximate age of building:

Over 25 Years

Temperature:

Over 65

Weather:

Clear

Ground/Soil surface condition:

Dry

Rain in last 3 days:

No

Radon Test:

No

Water Test:

No

1. Roofing, Roof Structure, Chimneys, and Attic

The building inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of leaks or abnormal condensation on building components. The building inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The building inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

		IN	NI	NP	RR	Styles & Materials
1.0	Roof Coverings	X				Roof-Type: Flat
1.1	Roof Flashings	X				Roof Structure: Not visible
1.2	Skylights, Chimneys and Roof Penetrations	X				Ceiling Structure: Not visible
1.3	Roof Ventilation	X				
1.4	Roof Drainage Systems	X				
1.5	Roof Structure and Attic (report leak signs or condensation)	X				
1.6	Firewall Separation Between Units In Attic			X		
1.7	Attic Insulation		X			
1.8	Ventilation Fans Thermostatic Controls (Attic)			X		
1.9	Visible Electric Wiring In Attic			X		

IN NI NP RR

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The roof of the building was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

2. Exterior

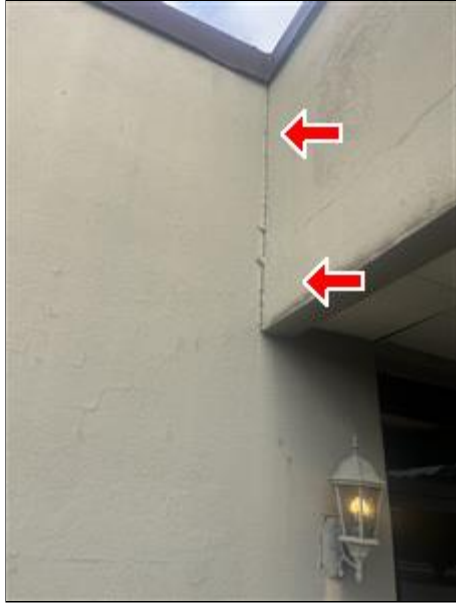
The building inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The building inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected. The building inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The building inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

		IN	NI	NP	RR	Styles & Materials
2.0	Wall Cladding Flashing and Trim				X	Siding Style: Cement stucco
2.1	Doors (Exterior)				X	Exterior Entry Doors:
2.2	Windows	X				Insulated glass
2.3	Foundation Walls and Mortar Joints	X				Driveway:
2.4	Decks, Balconies, Stoops, Steps, Areaways, Porches, Patio/Cover and Applicable Railings	X				Asphalt
2.5	Vegetation, Grading, Drainage, Driveways, Patio Floor, Walkways and Retaining Walls (with respect to their effect on the condition of the building)	X				
2.6	Eaves, Soffits and Fascias				X	
2.7	Plumbing Water Faucets (hose bibs)	X				
2.8	Polarity and Grounding of Receptacles on Exterior Walls of Inspected Structure	X				
		IN	NI	NP	RR	

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Comments:

2.0 The Stucco coating at the front of building is damaged in areas (hairline cracks). This is cosmetic and for your information. A qualified person should repair or replace as needed.



2.0 Picture 1



2.0 Picture 2



2.0 Picture 3



2.0 Picture 4

2.6 The at eave on the front of building is damaged. Because of the extent of deterioration it is possible for some framing in wall to be deteriorated. A qualified person should repair or replace as needed.



2.6 Picture 1

The exterior of the building was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

3. Structural Components

The building Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The building inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The building inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The building inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the building inspector or other persons.

		IN	NI	NP	RR	Styles & Materials
3.0	Foundations, Basements and Crawlspace (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)	X				Method used to observe Crawlspace: Crawled
3.1	Walls (Structural)	X				Wall Structure: Metal studs
3.2	Columns or Piers			X		Columns or Piers: Wood piers
3.3	Floors (Structural)	X				
3.4	Ceilings (Structural)		X			
3.5	Insulation Under Floor System			X		
3.6	Vapor Retarders (on ground in crawlspace or basement)			X		

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Comments:

3.2 The 2x4 Bottom plate was plated with yellow pine. Pressure Treated Lumber is used to plate on a concrete slab. Some areas have started to lightly deteriorate. I recommend a certified contractor further inspect this area. Opinions on this matter often vary.

Some of the support braces are loose in areas, this is a small repair for your information. Picture:4



3.2 Picture 1



3.2 Picture 2



3.2 Picture 3



3.2 Picture 4

The structure of the building was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

4. Plumbing System for Building

The building inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The building inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The building inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The building inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.

		IN	NI	NP	RR	Styles & Materials
4.0	Plumbing Drain, Waste and Vent Systems	X				Water Source: Public
4.1	Plumbing Water Supply and Distribution Systems and Fixtures	X				Water Filters: (We do not inspect filtration systems)
4.2	Hot Water Systems, Controls, Chimneys, Flues and Vents	X				Plumbing Water Supply (into building): Copper
4.3	Main Water Shut-Off Device (Describe location)	X				Plumbing Water Distribution (inside building): PVC
4.4	Fuel Storage and Distribution Systems (interior fuel storage, piping, venting, supports, leaks)			X		Washer Drain Size: 2" Diameter
4.5	Main Fuel Shut Off (Describe Location)			X		Plumbing Waste: PVC
4.6	Sump Pump			X		Water Heater Power Source: Electric
						Water Heater Capacity: 40 Gallon (1-2 people)
						Water heater Manufacturer: A.O. Smith

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The plumbing in the building was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant building waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

5. Offices / Suites (duplicate using the Components bar)

The building inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The building inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The building inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

		IN	NI	NP	RR	Styles & Materials
5.0	Ceilings				X	Ceiling Materials: Ceiling Tile
5.1	Walls	X				Wall Material: Sheetrock
5.2	Floors	X				Floor Covering(s): Carpet
5.3	Doors (Representative Number)				X	Interior Doors: Solid
5.4	Windows (Representative Number)	X				
5.5	Counters and a Representative Number of Cabinets	X				
5.6	Outlets and Wall Switches	X				
5.7	Steps, Stairways, Balconies and Railings	X				
5.8	Smoke Detectors	X				
5.9	Carbon Monoxide Detectors			X		

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Comments:

5.0 The Ceiling Tile on the ceiling reveals a light stain which appears from a water leak. Stain appears old at the building. While this damage is cosmetic, it needs to be repaired. . This is most likely due to condensation from the ductwork above in the ceiling.



5.0 Picture 1



5.0 Picture 2



5.0 Picture 3

5.3 The Entry door at the side of the building has leaked in the past, I am not sure if this is an active leak. I recommend a qualified person further inspect and repair as needed



5.3 Picture 1

The interior of the building was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

6. Rest Rooms / Other (duplicate using the Components bar)

7. Electrical System for Building

The building inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The building inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The building inspector shall report any observed aluminum branch circuit wiring. The building inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The building inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.

		IN	NI	NP	RR	Styles & Materials
7.0	Service Entrance Conductors	X				Electrical Service
7.1	Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels	X				Conductors: Overhead service
7.2	Brand Circuit Conductors, Overcurrent Devices and Compatibility of Their Amperage and Voltage	X				Panel capacity: Adequate
7.3	Connected Devices and Fixtures (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)	X				Panel Type: Circuit breakers Branch wire 15 and 20 AMP: Copper
7.4	Polarity and Grounding of Receptacles Within 6 Feet of Interior Plumbing Fixtures, and All Receptacles in Garage, Carport, Exterior Walls of Inspected Structure	X				Wiring Methods: Romex
7.5	Operation of GFCI (Ground Fault Circuit Interrupters)	X				
7.6	Location of Main and Distribution Panels	X				

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The electrical system of the building was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

8. Heating / Cooling

		IN	NI	NP	RR	Styles & Materials
8.0	Heating Equipment		X			Energy Source: Electric
8.1	Presence of Installed Heat Source in Each Room	X				Ductwork: Insulated
8.2	Cooling and Air Handler Equipment				X	Number of AC Only Units: Three
8.3	Presence of Installed Cooling Source in Each Room	X				
8.4	Normal Operating Controls	X				
8.5	Automatic Safety Controls	X				
8.6	Distribution Systems (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)	X				

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Comments:

8.2 The Air -Conditioner unit that cools the front office did not work at the time of the inspection. This is for your information. I recommend a qualified service tech further inspect and repair as needed.

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INVOICE

South Georgia Home Inspections
105 Imperial Dr
Thomasville Ga 31792
Inspected By: Eric House

Inspection Date: 6/13/2023
Report ID:

Customer Info:	Inspection Property:
Wiregrass Auction Group	17 1st NE Cairo Ga 39828
Customer's Real Estate Professional:	

Inspection Fee:

Service	Price	Amount	Sub-Total
			Tax \$0.00
			Total Price \$0.00

Payment Method:
Payment Status:
Note:

Inspection Agreement

This inspection was performed in accordance with and under the terms of a Pre-Inspection Agreement. The agreement was signed and agreed upon before the preparation of this report and a signed copy of the agreement is available upon request. An unsigned copy of the agreement may be attached to this report for your information or it may also be available on the company web site.