



Inspection Report

Weeks Auction Group

Property Address:

11376 Salem Rd.

Pavo Ga 31778



South Georgia Home Inspections

Eric House

105 Imperial Dr

Thomasville Ga 31792





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Date: 11/12/2020	Time:	Report ID:
Property: 11376 Salem Rd. Pavo Ga 31778	Customer: Weeks 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 home. 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 home 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:

Seller only

Type of building:

Single Family (2 story)

Approximate age of building:

Over 10 Years

Temperature:

Over 60 (F) = 15.5 (C)

Weather:

Clear

Ground/Soil surface condition:

Damp

Rain in last 3 days:

No

Radon Test:

No

Water Test:

No

I. STRUCTURAL SYSTEMS

		IN	NI	NP	RR	Styles & Materials
A.	Foundations (If all crawlspace areas are not inspected, provide an explanation.)	X				Viewed roof covering from: Ladder
B.	Columns and Piers	X				Roof-Type: Gable
C.	Grading and Drainage	X				Hip
D.	Roof Covering (If the roof is inaccessible, report the method used to inspect)				X	Roof Ventilation: Soffit Vents
E.	Roof Structure and Attic (If the attic is inaccessible report the method used to inspect.)	X				Roof Covering: Architectural
F.	Walls (Interior and Exterior)				X	Method used to observe attic: Inaccessible
G.	Ceilings and Floors				X	Roof Structure: Not visible
H.	Doors (Interior and Exterior)	X				Method used to observe Crawlspace: From entry
I.	Windows				X	Foundation: Masonry block
J.	Fireplace / Chimney	X				Columns or Piers: Masonry block
K.	Porches, Decks and Carport (Attached)				X	Floor Structure: 2 X 10
						Floor System Insulation: NONE
						Wall Structure: 2 X 4 Wood
						Number of Woodstoves: None

IN=Inspected, NI=Not Inspected, NP=Not Present, RR=Repair or Replace

Comments:

D. The Roof shingles are missing at the front of home. This damage should be repaired or replaced. A qualified person should repair or replace as needed.



D. Picture 1

F. The composite board siding in areas is starting to deteriorate in areas, further deterioration will occur if not corrected. I recommend a qualified person further inspect and repair as needed.



F. Picture 1



F. Picture 2



F. Picture 3



F. Picture 4

G. Signs of fungi growth is present on the floor system in crawlspace in one area. We did not inspect, test or determine if this growth is or is not a health hazard. The underlying cause is moisture. Th duct work being close to the floor system is the issue also, there is no vapor barrier, this is for your information.



G. Picture 1

I. The sill plate is deteriorated at left side (facing front) and right side (facing front) on multiple windows. Further deterioration may occur if not repaired. A qualified person should repair or replace as needed.



I. Picture 1



I. Picture 2

K. (1) The wooden hand rails at the front and the rear of the home are loose, this is a small repair.



K. Picture 1



K. Picture 2 Damaged column trim. (small repair)

(2) The brick pavers at the right side (facing front) loose, and missing in areas. . A qualified person should repair or replace as needed.



K. Picture 3



K. Picture 4

II. ELECTRICAL SYSTEMS

		IN	NI	NP	RR
A.	Branch Circuits - Connected Devices and Fixtures (Report as in need of repair the lack of ground fault circuit protection where required.)				X
B.	Smoke Detector	X			
C.	Carbon Monoxide Detector			X	

IN NI NP RR

Styles & Materials

Electrical Service Conductors:

Below ground

Panel Capacity:

200 AMP

Panel Type:

Circuit breakers

Branch wire 15 and 20 AMP:

Copper

Wiring Methods:

Romex

IN=Inspected, NI=Not Inspected, NP=Not Present, RR=Repair or Replace

Comments:

A. There is a flood light in the crawl space that is not properly wired, this cold be a hazard in the future, I recommend further investigation bye a qualified electrician.



A. Picture 1



A. Picture 2 Wires layin on ground, not properly secured.



A. Picture 3

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

		IN	NI	NP	RR
A.	Heating Equipment	X			
B.	Cooling Equipment	X			
C.	Ducts and Vents	X			

IN NI NP RR

Styles & Materials

Type and Energy Source:

Heat Pump Forced Air (also provides cool air)

Heat System Brand:

UNKNOWN

IN NI NP RR

IN=Inspected, NI=Not Inspected, NP=Not Present, RR=Repair or Replace

Energy Source:

Electric

Number of Heat Systems

(excluding wood):

One

Ductwork:

Insulated

Filter Type:

Disposable

Central Air Manufacturer:

UNKNOWN

Type and Energy Source:

Air conditioner unit

Number of AC Only Units:

Two

IV. PLUMBING SYSTEM

		IN	NI	NP	RR	Styles & Materials
A.	Water Supply System and Fixtures	X				Water Source: Well
B.	Drains, Waste, Vents	X				Water Filters: (We do not inspect filtration systems)
C.	Water Heating Equipment (Report as in need of repair those conditions specifically listed as recognized hazards by TREC Rules	X				Plumbing Water Supply (into home): Copper
D.	Sump Pump			X		Plumbing Water Distribution (inside home): PVC
E.	Main Water Shut Off (Describe Location)		X			Washer Drain Size: 2" Diameter
F.	Main Fuel Shut Off (Describe Location			X		Plumbing Waste: PVC
G.	Gas Piping Fuel Storage			X		Water Heater Power Source: Electric
						Water Heater Capacity: 50 Gallon (2-3 people)

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V. APPLIANCES

		IN	NI	NP	RR	Styles & Materials
A.	Dishwasher	X				Dishwasher Brand: GENERAL ELECTRIC
B.	Food Waste Disposer	X				Disposer Brand: DISPOSALL
C.	Range Hood	X				Exhaust/Range hood: RE-CIRCULATE
D.	Ranges/Ovens/Cooktops	X				Range/Oven: UNKNOWN
E.	Microwave Cooking Equipment	X				Built in Microwave: NONE
F.	Trash Compactor			X		Trash Compactors: NONE
G.	Bathroom Exhaust Fans and/or Heaters			X		
H.	Whole House Vacuum Systems			X		
I.	Garage Door Operators (Report whether door reverses when met with resistance)	X				
J.	Dryer Vents	X				
		IN	NI	NP	RR	

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General Summary



South Georgia Home Inspections

**105 Imperial Dr
Thomasville Ga 31792**

Customer
Weeks Auction Group

Address
11376 Salem Rd.
Pavo Ga 31778

The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling**; or **warrants further investigation by a specialist**, or **requires subsequent observation**. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

I. STRUCTURAL SYSTEMS

D. Roof Covering (If the roof is inaccessible, report the method used to inspect)

Repair or Replace

The Roof shingles are missing at the front of home. This damage should be repaired or replaced. A qualified person should repair or replace as needed.

I. STRUCTURAL SYSTEMS



D. Picture 1

F. Walls (Interior and Exterior)

Repair or Replace

The composite board siding in areas is starting to deteriorate in areas, further deterioration will occur if not corrected. I recommend a qualified person further inspect and repair as needed.

I. STRUCTURAL SYSTEMS



F. Picture 1

I. STRUCTURAL SYSTEMS



F. Picture 2



F. Picture 3

I. STRUCTURAL SYSTEMS



F. Picture 4

G. Ceilings and Floors

Repair or Replace

Signs of fungi growth is present on the floor system in crawlspace in one area. We did not inspect, test or determine if this growth is or is not a health hazard. The underlying cause is moisture. The duct work being close to the floor system is the issue also, there is no vapor barrier, this is for your information.

I. STRUCTURAL SYSTEMS



G. Picture 1

I. Windows

Repair or Replace

The sill plate is deteriorated at left side (facing front) and right side (facing front) on multiple windows. Further deterioration may occur if not repaired. A qualified person should repair or replace as needed.

I. STRUCTURAL SYSTEMS



I. Picture 1



I. Picture 2

K. Porches, Decks and Carport (Attached)

Repair or Replace

(1) The wooden hand rails at the front and the rear of the home are loose, this is a small repair.

I. STRUCTURAL SYSTEMS



K. Picture 1

I. STRUCTURAL SYSTEMS



K. Picture 2 Damaged column trim. (small repair)

(2) The brick pavers at the right side (facing front) loose, and missing in areas. . A qualified person should repair or replace as needed.

I. STRUCTURAL SYSTEMS



K. Picture 3

I. STRUCTURAL SYSTEMS



K. Picture 4

II. ELECTRICAL SYSTEMS

- A. **Branch Circuits - Connected Devices and Fixtures (Report as in need of repair the lack of ground fault circuit protection where required.)**
- Repair or Replace**
- There is a flood light in the crawl space that is not properly wired, this could be a hazard in the future, I recommend further investigation by a qualified electrician.

II. ELECTRICAL SYSTEMS



A. Picture 1



A. Picture 2 Wires layin on ground, not properly secured.

II. ELECTRICAL SYSTEMS



A. Picture 3

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.