



Inspection Report

Weeks Auction Group

Property Address:
220 McRee Dr.
Camilla Ga 31730



South Georgia Home Inspections

Eric House
105 Imperial Dr
Thomasville Ga 31792





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Date: 11/11/2020	Time:	Report ID:
Property: 220 McRee Dr. Camilla Ga 31730	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 (1 story)

Approximate age of building:

Over 25 Years

Temperature:

Over 60 (F) = 15.5 (C)

Weather:

Clear

Ground/Soil surface condition:

Dry

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: Walked roof
B.	Columns and Piers	X				Roof-Type: Gable
C.	Grading and Drainage	X				Roof Ventilation: Soffit Vents
D.	Roof Covering (If the roof is inaccessible, report the method used to inspect)	X				Roof Covering: Metal
E.	Roof Structure and Attic (If the attic is inaccessible report the method used to inspect.)	X				Method used to observe attic: From entry
F.	Walls (Interior and Exterior)	X				Roof Structure: 2 X 6 Rafters
G.	Ceilings and Floors	X				Ceiling Structure: 2X6
H.	Doors (Interior and Exterior)				X	Attic Insulation: Fiberglass
I.	Windows				X	Attic info: Scuttle hole
J.	Fireplace / Chimney			X		Method used to observe Crawlspace: From entry
K.	Porches, Decks and Carport (Attached)			X		Foundation: Masonry block Brick
L.	Other	X				Columns or Piers: Masonry block

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

Floor Structure:
2 X 8

Wall Structure:
2 X 4 Wood

Chimney (exterior):
N/A

Operable Fireplaces:
None

Types of Fireplaces:
None

Number of Woodstoves:
None

Comments:

G. The Sheetrock on the ceiling reveals a light stain which appears from a water leak. Stain appears old at the Utility Room. This damage is considered cosmetic. A qualified person should repair or replace as needed.



G. Picture 1

H. The Back door of the home does not have a door knob to open and close the door, this is for your information.



H. Picture 1

I. One window at the Guest Bedroom is damaged and loose from frame.. This is a small repair. I recommend repair as needed.



I. Picture 1



I. Picture 2

L. The vinyl siding is damaged at the right side facing front of the home, this is considered cosmetic damage. I recommend repair as desired.



L. Picture 1

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

IN NI NP RR

Styles & Materials

Electrical Service Conductors:

Overhead service

Panel Capacity:

150 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. The exterior outlet at the rear entry is missing a cover. Electrical issues are considered a hazard until repaired. .



A. Picture 1

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

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

Styles & Materials

Type and Energy Source:
Heat Pump Forced Air (also provides cool air)

Heat System Brand:

AGED

Energy Source:

Electric

Number of Heat Systems (excluding wood):

One

Ductwork:

Insulated

Filter Type:

Disposable

Central Air Manufacturer:

AGED

Type and Energy Source:

Air conditioner unit

Number of AC Only Units:

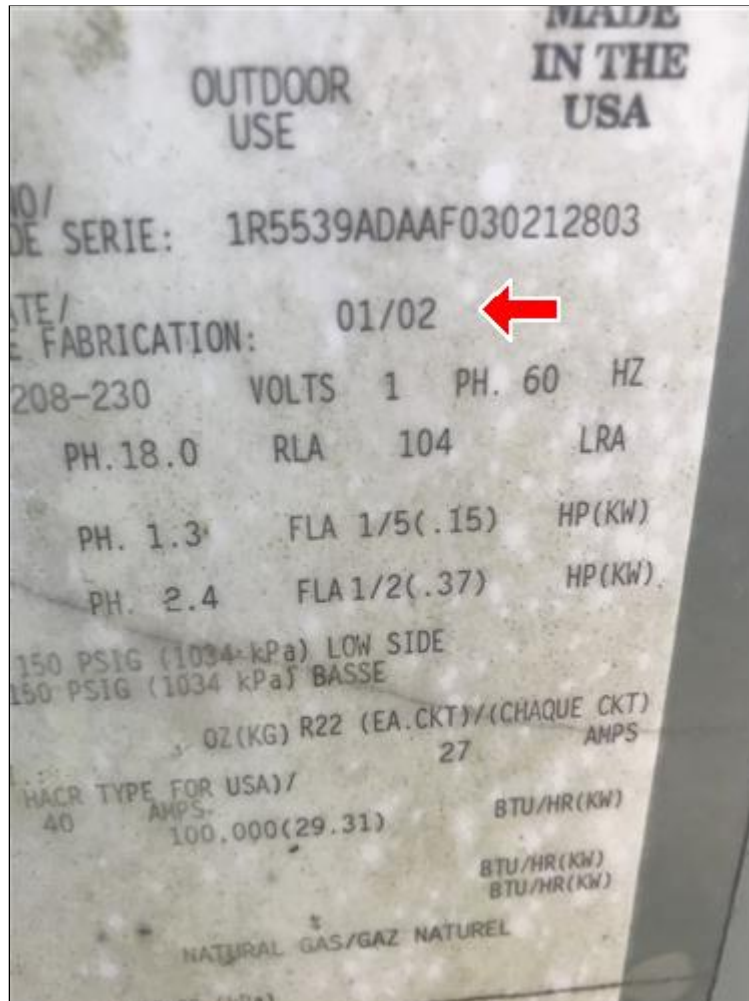
One

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

Comments:

B. (1) While inspecting the home, I could not get the Thermostat for the unit it come on. I recommend a HVAC technician further inspect and repair as needed.

(2) The condenser outside (AC unit) is very old and may last a few years more, but maybe not. I have seen units fail shortly after a home inspection during the seasonal change from mild to hot weather. I cannot determine how long your AC will last before a replacement is necessary.



B. Picture 1 01/22

IV. PLUMBING SYSTEM

		IN	NI	NP	RR	Styles & Materials
A.	Water Supply System and Fixtures	X				Water Source: Public
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 Distribution (inside home): Galvanized
D.	Sump Pump			X		Washer Drain Size: Not visible
E.	Main Water Shut Off (Describe Location)		X			Plumbing Waste: Cast iron
F.	Main Fuel Shut Off (Describe Location)			X		Water Heater Power Source: Electric
G.	Gas Piping Fuel Storage			X		Water Heater Capacity: 50 Gallon (2-3 people)
				X		Water Heater Manufacturer: AGED

IN NI NP RR

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Comments:

B. There is an small active leak at the Hall Bathroom waste line, I recommend a qualified plumber further *investigate*.



B. Picture 1

C. The T&P (Test and Pressure) valve on water heater needs a 3/4 threaded pipe to extend within 6 inches of floor for safety. (PVC is not approved for hot water use). I recommend repair by a qualified person.

V. APPLIANCES

		IN	NI	NP	RR	Styles & Materials
A.	Dishwasher			X		Dishwasher Brand: AGED
B.	Food Waste Disposer			X		Disposer Brand: NONE
C.	Range Hood	X				Exhaust/Range hood: VENTED
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				
K.	Other Built-in Appliances			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
220 McRee Dr.
Camilla Ga 31730

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

H. Doors (Interior and Exterior) **Repair or Replace**

The Back door of the home does not have a door knob to open and close the door, this is for your information.

I. STRUCTURAL SYSTEMS



H. Picture 1

I. **Windows**

Repair or Replace

One window at the Guest Bedroom is damaged and loose from frame.. This is a small repair. I recommend repair as needed.

I. STRUCTURAL SYSTEMS



I. Picture 1

I. STRUCTURAL SYSTEMS



I. Picture 2

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

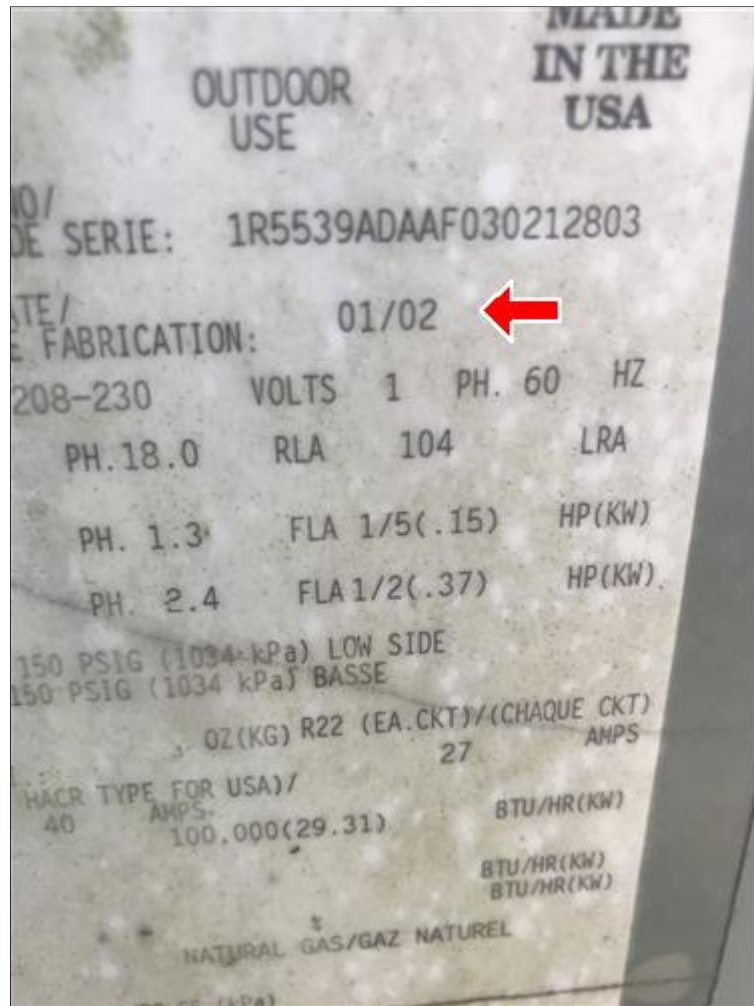
B. Cooling Equipment

Repair or Replace

(1) While inspecting the home, I could not get the Thermostat for the unit to come on. I recommend a HVAC technician further inspect and repair as needed.

(2) The condenser outside (AC unit) is very old and may last a few years more, but maybe not. I have seen units fail shortly after a home inspection during the seasonal change from mild to hot weather. I cannot determine how long your AC will last before a replacement is necessary.

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS



B. Picture 1 01/22

IV. PLUMBING SYSTEM

C. Water Heating Equipment (Report as in need of repair those conditions specifically listed as recognized hazards by TREC Rules)

Inspected

The T&P (Test and Pressure) valve on water heater needs a 3/4 threaded pipe to extend within 6 inches of floor for safety. (PVC is not approved for hot water use). I recommend repair by a qualified person.

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.

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INVOICE

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

Inspection Date: 11/11/2020
Report ID:

Customer Info:	Inspection Property:
Weeks Auction Group	220 McRee Dr. Camilla Ga 31730
Customer's Real Estate Professional:	

Inspection Fee:

Service	Price	Amount	Sub-Total
Heated Sq Ft 0 - 1,000	275.00	1	275.00
			Tax \$0.00
			Total Price \$275.00

Payment Method: Check
Payment Status: Invoice Sent
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.