



Inspection Report

Mr. Mark Manley

Property Address:
329 Doerun Rd
Doerun Ga 31744



South Georgia Home Inspections

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





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|--|-------------------------------------|----------------------------------|
| Date: 4/19/2021 | Time: | Report ID: |
| Property: 329 Doerun Rd Doerun Ga 31744 | Customer: Mr. Mark Manley | 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:

Vacant (inspector only)

Type of building:

Single Family (1 story)

Approximate age of building:

Over 25 Years, Over 50 Years

Temperature:

Below 65 (F) = 18 (C), Over 60 (F) = 15.5 (C) Cloudy, Clear

Weather:

Cloudy, Clear

Ground/Soil surface condition:

Damp, Dry

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 | | | | 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 | Ceiling Structure: Not visible |
| G. | Ceilings and Floors | | | | X | Attic info: No Storage |
| H. | Doors (Interior and Exterior) | X | | | | Method used to observe Crawlspace: From entry |
| I. | Windows | | | | X | Foundation: Masonry block Brick |
| J. | Fireplace / Chimney | | X | | | Columns or Piers: Masonry block |
| K. | Porches, Decks and Carport (Attached) | | | | X | Floor Structure: 2 X 8 |
| L. | Other | X | | | | Floor System Insulation: NONE |

IN NI NP RR

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

Wall Structure:
2 X 4 Wood

Number of Woodstoves:
None

Comments:

B. Some of the brick piers are leaning in areas, block piers have been added, however these mason blocks do not a proper footing underneath them.. Some are leaning.



B. Picture 1

F. (1) The Vinyl siding at the exterior in areas is damaged. . A qualified person should repair or replace as needed.



F. Picture 1



F. Picture 2

(2) The sheetrock on the wall is damaged at the Bedroom. While this damage is cosmetic, it needs to be repaired..



F. Picture 3 Window leaking in this area , replacment maybe needed.

G. (1) Sub-flooring and floor joist(s) and main sill plate are deteriorated from moisture absorption or water intrusion under the Hall Bath. Repairs are needed.



G. Picture 1



G. Picture 2



G. Picture 3



G. Picture 4

(2) Tile is damaged Sub floor is deteriorated in this area at the hall bath. While this damage is cosmetic, the repair cost should be considered due to the amount of damage.

(3) The Sheetrock on the ceiling is damaged at the Washer/Dryer room. While this damage is cosmetic, it needs to be repaired. A qualified person should repair or replace as needed.



G. Picture 5



G. Picture 6

I. (1) The wood trim is peeling paint at most windows. Further deterioration may occur if not repaired. I prep and paint and as needed.



I. Picture 1

(2) There are cracked glass in some windows throughout home.



I. Picture 2



I. Picture 3

K. The front porch support header is starting to deteriorate, further deterioration will occur if not corrected. A qualified person should further investigate and repair as needed.



K. Picture 1

II. ELECTRICAL SYSTEMS

| | | IN | NI | NP | RR |
|----|--------------------------|----|----|----|----|
| 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

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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
IN NI NP RR

Styles & Materials

Heat System Brand:

AGED

Energy Source:

Electric

Number of Heat Systems

(excluding wood):

One

Ductwork:

Insulated

Central Air Manufacturer:

AGED

Type and Energy Source:

Window AC

Number of AC Only Units:

One

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Comments:

C. The duct pipe insulation is loose in the crawlspace. Energy loss is occurring in crawlspace and immediate correction is needed. .



C. Picture 1



C. Picture 2 Dis connected duct work in the crawlspace

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): Galvanized (old) |
| 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 Cast iron |
| G. | Gas Piping Fuel Storage | | | X | | |

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Comments:

A. The toilet supply line is leaking in th Hall Bath, repairs are needed bye a qualified plumber.

V. APPLIANCES

| | | IN | NI | NP | RR | Styles & Materials |
|----|---|----|----|----|----|--------------------------------------|
| B. | Food Waste Disposer | | | X | | Dishwasher Brand: AGED |
| C. | Range Hood | | X | | | Exhaust/Range hood: VENTED |
| F. | Trash Compactor | | | X | | Range/Oven: UNKNOWN |
| G. | Bathroom Exhaust Fans and/or Heaters | | | X | | Built in Microwave: NONE |
| H. | Whole House Vacuum Systems | | | X | | Trash Compactors: NONE |
| 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

Mr. Mark Manley

Address

329 Doerun Rd
Doerun Ga 31744

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

B. Columns and Piers

Repair or Replace

Some of the brick piers are leaning in areas, block piers have been added, however these mason blocks do not a proper footing underneath them.. Some are leaning.

I. STRUCTURAL SYSTEMS



B. Picture 1

F. Walls (Interior and Exterior)

Repair or Replace

(1) The Vinyl siding at the exterior in areas is damaged. . A qualified person should repair or replace as needed.



F. Picture 1

I. STRUCTURAL SYSTEMS



F. Picture 2

(2) The sheetrock on the wall is damaged at the Bedroom. While this damage is cosmetic, it needs to be repaired..



F. Picture 3 Window leaking in this area , replacment maybe needed.

G. Ceilings and Floors

Repair or Replace

(1) Sub-flooring and floor joist(s) and main sill plate are deteriorated from moisture absorption or water intrusion under the Hall Bath. Repairs are needed.

I. STRUCTURAL SYSTEMS



G. Picture 1



G. Picture 2

I. STRUCTURAL SYSTEMS



G. Picture 3

I. STRUCTURAL SYSTEMS



G. Picture 4

- (2) Tile is damaged Sub floor is deteriorated in this area at the hall bath. While this damage is cosmetic, the repair cost should be considered due to the amount of damage.
- (3) The Sheetrock on the ceiling is damaged at the Washer/Dryer room. While this damage is cosmetic, it needs to be repaired. A qualified person should repair or replace as needed.

I. STRUCTURAL SYSTEMS



G. Picture 5



G. Picture 6

I. Windows

Repair or Replace

(1) The wood trim is peeling paint at most windows. Further deterioration may occur if not repaired. I prep and paint and as needed.

I. STRUCTURAL SYSTEMS



I. Picture 1

(2) There are cracked glass in some windows throughout home.



I. Picture 2

I. STRUCTURAL SYSTEMS



I. Picture 3

K. Porches, Decks and Carport (Attached)

Repair or Replace

The front porch support header is starting to deteriorate, further deterioration will occur if not corrected. A qualified person should further investigate and repair as needed.



K. Picture 1

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

C. Ducts and Vents

Repair or Replace

The duct pipe insulation is loose in the crawlspace. Energy loss is occurring in crawlspace and immediate correction is needed. .



C. Picture 1



C. Picture 2 Dis connected duct work in the crawlspace

IV. PLUMBING SYSTEM

A. Water Supply System and Fixtures

Repair or Replace

The toilet supply line is leaking in th Hall Bath, repairs are needed bye a qualified plumber.

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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