



## 20/20 HOME INSPECTIONS

*Our Vision for Your Investment*

There is a growing desire by both home sellers and home buyers to know the condition of a home prior to sale because the purchase of a home is the largest investment that a typical consumer will make. An objective and independent home inspection performed by a trained, qualified inspector provides valuable information for the seller and the buyer.

A home buyer may request a home inspection to learn about the condition, operations, and functions of their future home. The home buyer is encouraged to be present at the end of the inspection to discuss findings with the inspector.

Many home sellers request a home inspection early in the process of selling their home. They then display the Home Inspection Report to support their Disclosure Statement, and show that they have made the appropriate repairs to the home. These actions encourage and reassure prospective home buyers.

The inspection report is not a guarantee, a warranty, or an insurance policy. After the inspection, if you have concerns or questions about your new home, a consultation phone call with the inspector may be helpful in determining what course to follow.



20/20 HOME INSPECTIONS  
1424 HATTIESBURG COURT  
GRAYSON GA 30017



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**770-978-6336** OFFICE

**770-634-8552** CELL

**Serving Metro Atlanta**

Home Inspections conducted in  
accordance with the standards and  
guidelines set forth by the  
American Society of Home Inspectors

## ABOUT YOUR INSPECTOR



- **Inspection Training Associates (ITA) trained and certified**
- **ASHI Associate**
- **International Code Council (ICC) Residential Building Inspector Certified**
- **Over 30 years in construction and related engineering experience**
- **Georgia Tech engineering graduate**
- **Master of Business Administration**
- **Georgia Registered Professional Engineer (P.E. #11259)**

## ABOUT THE COMPANY



**20/20 Home Inspections, LLC**  
1424 Hattiesburg Court  
Grayson, GA 30017

Owned and operated by  
**Bill and Joan Johnson**

770-978-6336 office  
770-634-8552 mobile  
770-978-6819 fax  
[www.2020HomeInspect.com](http://www.2020HomeInspect.com)  
[2020HomeInspect@comcast.net](mailto:2020HomeInspect@comcast.net)

Insured (including referring agents)  
**SUPRA Key**

## YOUR INSPECTION COVERS

Your home inspection is performed in a manner consistent with the Standards of Practice and Code of Ethics of the American Society of Home Inspectors by a trained ITA Home Inspector. The average inspection time is four to five hours, depending on the size, age, type, and complexity of the home. The typical home inspection includes the following:

### Structural Components

- Foundations
- Floors and Walls
- Roof Structure

### Plumbing

- Water Distribution
- Waste Lines, Traps, and Vents
- Bathroom Fixtures
- Water Heater

### Electrical

- Entrance Service
- Service Panels and Breakers
- Grounding
- Wiring and Conductors
- Branch Circuits and Outlets

### Heating & Cooling

- Heating System and Venting
- Air Conditioning and Heat Pump
- Distribution and Ductwork
- Insulation

### Roof

- Roof Material and Condition
- Flashing
- Gutters and Downspouts

### Exterior

- Walls, Siding, and Trim
- Deck and Patio
- Chimney
- Windows and Doors
- Sidewalks and Driveways
- Building Perimeter Drainage

### Interior

- Doors & Windows
- Fireplace
- Installed Kitchen Appliances

### Other Areas

- Garage and Carport
- Attic
- Basement and Crawl Space

The inspection is an objective visual analysis of a home's structure and various systems, conducted to determine the condition of the home at the time of the inspection.

Following completion of the inspection the client will receive one comprehensive, computerized report with digital photographs and other information. The client may request that one complimentary copy be e-mailed to their real estate agent.

The full report consists of the following:

- Computer-generated visual analysis, including digital photographs
- Inspection Agreement
- ASHI Standards of Practice
- Other resources