HOME INSPECTION REPORT

Street address	City	State / ZIP	Inspection date	Report date

Client(s)	Inspection company	Phone

Home inspector	Association and member no.	Inspector signature

Building	Weather	Temperature	Occupancy	People present

Standards of practice followed: _____

This report is the written notice of defects O.C.G.A. § 8-3-331(3) calls for. The inspection was a visual inspection of the readily accessible systems and components in sections 1 through 9, as they were on the inspection date.

Condition terms

Code	Term	Meaning
S	**Satisfactory**	Inspected. Working as intended, with no defect seen.
D	**Defect**	Inspected. A defect that needs repair, or a closer look by the expert named in the system's findings.
SH	**Safety hazard**	A defect that puts people at risk of injury, fire, shock, or gas exposure. Correct it before the home is lived in.
NI	**Not inspected**	Present, but not inspected. The reason is in the system's "Not inspected, and why" row.
NP	**Not present**	Not found at this property.

Summary of defects O.C.G.A. § 8-3-331(3)

Every item marked SH or D, safety hazards first, under the same number it has in its system. A repair request can list these numbers.

No.	Term	System	Defect and location	Expert to retain, and action

1 Structure and foundation

Component	Type, material, and notes	S	D	SH	NI	NP
Foundation						
Crawl space or basement						
Piers and columns						
Floor structure						
Wall structure						
Roof and ceiling structure						
Moisture or wood damage signs						
Crawl space entry and method						
Attic entry and method						
Not inspected, and why						

No.	Term	Component and location	Observation	Expert to retain, and action
1.1				
1.2				
1.3				

2 Exterior

Component	Type, material, and notes	S	D	SH	NI	NP
Wall cladding						
Trim and flashing						
Entry doors						
Windows						
Porches, decks, steps, railings						
Eaves, soffits, and fascia						
Grading and drainage						
Driveways and walks						
Retaining walls						
Garage or carport						
Not inspected, and why						

No.	Term	Component and location	Observation	Expert to retain, and action
2.1				
2.2				
2.3				

3 Roofing

Component	Type, material, and notes	S	D	SH	NI	NP
Roof covering						
Gutters and downspouts						
Flashings						
Chimneys and skylights						
Roof penetrations						
Leak signs						
Inspection method						
Not inspected, and why						

No.	Term	Component and location	Observation	Expert to retain, and action
3.1				
3.2				
3.3				

4 Plumbing

Component	Type, material, and notes	S	D	SH	NI	NP
Water supply piping						
Fixtures and faucets						
Functional flow						
Drain, waste, and vent piping						
Functional drainage						
Water heater						
Relief valve and discharge pipe						
Water heater venting						
Main water shutoff						
Fuel piping and shutoff						
Sewer or septic connection						
Not inspected, and why						

No.	Term	Component and location	Observation	Expert to retain, and action
4.1				
4.2				
4.3				

5 Electrical

Component	Type, material, and notes	S	D	SH	NI	NP
Service entrance						
Service amperage and voltage						
Main panel and disconnect						
Subpanels						
Grounding and bonding						
Breakers and wire sizes						
Branch circuit wiring						
Receptacles, polarity, ground						
GFCI and AFCI protection						
Lights and switches						
Smoke alarms						
Carbon monoxide alarms						
Not inspected, and why						

No.	Term	Component and location	Observation	Expert to retain, and action
5.1				
5.2				
5.3				

6 Heating

Component	Type, material, and notes	S	D	SH	NI	NP
Equipment type and energy						
Normal operation						
Safety controls						
Flue and venting						
Ducts and distribution						
Air filter						
Fireplaces and stoves						
Not inspected, and why						

No.	Term	Component and location	Observation	Expert to retain, and action
6.1				
6.2				
6.3				

7 Cooling

Component	Type, material, and notes	S	D	SH	NI	NP
Equipment type						
Normal operation						
Condensate drain						
Ducts and distribution						
Temperature split						
Not inspected, and why						

No.	Term	Component and location	Observation	Expert to retain, and action
7.1				
7.2				
7.3				

8 Interiors

Component	Type, material, and notes	S	D	SH	NI	NP
Walls, ceilings, and floors						
Stairs and railings						
Doors						
Windows						
Counters and cabinets						
Kitchen appliances						
Laundry hookups						
Water stains						
Bedroom egress						
Not inspected, and why						

No.	Term	Component and location	Observation	Expert to retain, and action
8.1				
8.2				
8.3				

9 Insulation and ventilation

Component	Type, material, and notes	S	D	SH	NI	NP
Attic insulation						
Attic ventilation						
Crawl space vapor barrier						
Crawl space vents						
Kitchen exhaust						
Bathroom exhaust						
Dryer vent						
Not inspected, and why						

No.	Term	Component and location	Observation	Expert to retain, and action
9.1				
9.2				
9.3				

About this report

This was a visual inspection of the readily accessible systems and components on the inspection date. It does not find concealed or latent defects, and it is not a warranty or a guarantee, a code inspection, or an estimate of repair costs, remaining life, or market value.

The scope is the one in the signed inspection agreement and the standards of practice named on page 1. Systems the agreement leaves out, such as septic systems, wells, pools, and environmental tests, are not covered here.

Termites and other wood-destroying organisms are outside this inspection. Damage or signs noted here are not an Official Georgia Wood Infestation Inspection Report, which only a pest control company licensed in the wood-destroying organisms category can issue.

Where a finding names an expert, that expert should decide how far the defect goes and how to correct it. Read the whole report, and ask the inspector about anything that is unclear.