



6250 Hwy 40 E  
St. Marys, GA 31558  
912-882-5658

Home Inspectors often expect to be paid at inspection. Some will take credit cards. Other prefer a check. You can mail the check to me, and I will hold it until they do the inspection. I will need a paid receipt for the lender.

**ALL FOR HIM HOMES, LLC**

Kenneth Neil Bickmore  
kbickmore60@gmail.com  
912-674-4625  
AllforHimHomes.com

912-500-9167

[okehinspect@gmail.com](mailto:okehinspect@gmail.com)

**QUANTUM HOME INSPECTIONS, INC**

Phil Hipchen  
912-223-1998  
quantuminspect@bellsouth.net

**COASTAL OAKS HOME INSPECTIONS**

Doug Cooper  
912-674-9317  
coastaloakshomeinspections.com  
Coastal\_Oaks@tds.net

**Rosario's Home Inspections, LLC**

Tom Rosario  
912-571-0938  
<https://www.rosarioshomeinspections.com/>

**McCall Home Inspections**

Nathan McCall  
912-409-2701  
[mccallhomeinspection@gmail.com](mailto:mccallhomeinspection@gmail.com)

**TRULIGHT HOME SOLUTIONS, LLC**

Nick Goss  
912-674-2522  
trulighthi@gmail.com  
[www.trulighthome.com](http://www.trulighthome.com)

**Okefenokee Home Inspections**

David Ingalls

Home inspectors cannot predict the future, they can only report what they see at the time of inspection. A good home inspection report is extensive, containing checklists, summaries, photographs, and notes. It may estimate the remaining useful life of major systems and equipment, as well as that of the roof, structure, paint, and finishes.

Buyers or Sellers may get a Home Inspection. The Seller may want an inspection before the home is listed to make repairs and not have unexpected surprises. The Buyer gets a home inspection after the seller has accepted your offer during the due diligence period set in the contract. You will want to schedule a home inspection as soon as possible to provide enough time for additional inspections or for negotiations with the seller,



**JACKIE FRYE**  
Broker Associate

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A home inspection helps you make a more informed decision about the home you're considering buying. A home inspection is a visual assessment of a house's physical structure and mechanical systems, including the roof, ceilings, walls, floors, windows, and doors. The inspector will check that major appliances are functional, scrutinize the heating and air-conditioning system, examine the plumbing and electrical systems, and may even poke around in the attic and basement. The goal of a home inspection is to uncover issues with the home itself. Inspectors won't tell you if you're getting a good deal on the home or offer an opinion on the sale price.

Home inspectors aren't federally regulated, and they're not even licensed in Georgia. Seek recommendations from friends and colleagues and check for certifications such as the American Society of Home Inspectors and the International Association of Certified Home Inspectors. Such organizations usually require members to pass an exam, honor a code of ethics and complete continuing education.

Home inspections can cost \$300 to \$500 or more, and you pay the Inspector at the time of inspection.

A home inspector should take a couple hours to complete a detailed walk-through of the home you're looking to buy. During that time, the inspector will take notes and pictures and, if you're tagging along, comment on what they see. Most importantly, the inspector will provide an objective opinion on the home's condition. A home inspector doesn't necessarily determine whether your home is compliant with local building codes. They also won't comment on anything aesthetic, unless it betrays a larger problem. For example, they may point out a ceiling stain that indicates water damage. Although inspectors should have a keen eye for detail, they won't be able to detect the unseen. That means hidden pests, asbestos, mold, or other potentially hazardous substances might go unnoticed. Areas that aren't readily accessible, inside walls or walls blocked by furniture, like the septic tank, won't be covered, either.

A Home Inspector has general knowledge of home construction, but some areas may require a specialized inspection. Lenders may require other inspections. Well, Septic tank, roof, fireplace, or swimming pool.

**Roof Inspection** the home inspector will do a visual inspection of the roof. It is up to you if you want a professional Roofer to look at the roof.

**Septic Tank** for sewage and a **well** as source of water for the home. Note the Septic tank may need to be pumped before it can be inspected. If it has been pumped in the last 5 years get the receipt, you may not have to pay to have it pumped again.

**Dept. of Environmental Health, Septic and Well Inspections**

107 North Gross Rd, Kingsland, GA 31548  
912-729-6012

NOTE: Water Test can be done by Environmental Health. They are limited to what their water test provided. Their test may not pass VA, FHA or USDA guidelines. Ask the lender.



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**Camden County UGA Water Test.**

<https://extension.uga.edu/county-offices/camden/agriculture-and-natural-resources/testing-services.html>

1409 Georgia Ave, Woodbine, GA 31569.

You will need to prepay for inspection and pick up sample bottles at office in Woodbine. Return filled sample bottles.

912-576-3219 or [UGE3039@UGA.edu](mailto:UGE3039@UGA.edu)

**Woodrow Sapp Well Drilling and Water Management.**

Can inspect well and do water sample.

<https://www.woodrowsapp.com/>

912-265-2603

**Water Utility Management**

You mail the water sample to them and get the report back quickly.

<https://waterga.com/>

912-352-9339

**O'Quinn Well (not water test)**

Well Inspections

912-674-0800

**Septic - Mike Todd**

912-218-6395

**Cox-Shythe Septic Service**

912-324-1507

**Pool Inspection:**

**Jeffs Pool Service**

\$80 inspection

912-576-3636

[jeffspoolsbrunswickga.com](http://jeffspoolsbrunswickga.com)

**Coastal Georgia Pool Service**

912-882-6580

**Chimney Sweep and inspection**

Lighthouse Chimney Sweep

Roland Whitehouse

(904) 583-1300 (904) 261-8163

Furnishing of any names of vendors provided by Broker or Broker's Affiliated Licensee is done as a ministerial act and only as a courtesy to the undersigned and does not in any way constitute any warranty or representation as to the quality of the vendors, their services, or subsequent reports. The acceptance of this list acknowledges that they had the option to select any vendor of their choice and that the Broker is not responsible for any guarantees, representations, or warranties of the selected vendors they choose. The Client/Customer releases the Broker and the Broker's Affiliate Licensee from any liability or claim arising out of or in connection with the services of the vendor.



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