

# *Madison's Home Inspections*

## Property Inspection Report

, Clarksville TN, 37042  
Inspection prepared for: New House  
Inspection Date: 6/30/2012

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## Report Summary

The summary below consists of potentially significant findings. These findings can be a safety hazard, a deficiency requiring a major expenses to correct or items I would like to draw extra attention to. The summary is not a complete listing of all the findings in the report, and reflects the opinion of the inspector. Please review all of the pages of the report as the summary alone does not explain all the issues. All repairs must be done by a licensed & bonded trade or profession. I recommend obtaining a copy of all receipts, warranties and permits for the work done.

<b>Interior Areas</b>		
Page 3 Item: 1	Electrical	Globe Missing from Master closet light light over jetted tub is cracked incorrect light in hall
Page 4 Item: 3	Ceiling and Wall Condition	Hole in Wall beside the kitchen counter on Sink Side
Page 4 Item: 4	Doors	Latch Plates not installed on Closet door(s),
Page 5 Item: 9	Fireplace	Could not get pilot to light
<b>Kitchen / Eating area</b>		
Page 6 Item: 1	Cabinets / Counters	Gap between counter Top and Cabinet
Page 6 Item: 4	Dishwasher	Dishwasher bottom kick plate was not installed at time of inspection.
<b>Bathrooms</b>		
Page 7 Item: 1	Bath Tubs	Water leaking under jetted tub, Standing water Was Under tub
<b>Laundry</b>		
Page 8 Item: 1	Dryer Vent	Interior dryer vent Connection too close to wall
<b>Exterior Areas</b>		
Page 8 Item: 1	Covering Condition	Gap existed around where the service electrical conduit goes through the exterior wall, Gaps should be sealed as necessary to prevent moisture intrusion and entry by vermin.
Page 9 Item: 3	Grading	Area left of front Porch at Sewer Valve needs to be filled in
Page 9 Item: 8	Stairs/ Handrail & Guardrail	Deck Side railing loose
<b>Attic</b>		
Page 11 Item: 3	Electrical	light is attic is loose
<b>Heat/AC</b>		
Page 14 Item: 3	AC Compress Condition	Missing drain plugs on the attic a/c unit

## Inspection And Site Details

### 1. Property Information

Property Type

New Construction

Single Family Residential

### 2. Age of Home or Year Built

Year Built: 2012

### 3. Square Footage

Est. only 2572

### 4. Front of Home Faces

Southwest

### 5. Weather Conditions

Clear

Degrees F 75-80

### 6. Ground/Soil Surface Condition

Dry

### 7. Rain in the Last Three Days

No

## Limitations

### 1. Limitations

Information The following items are not included in this inspection: security, intercom and sound systems; communications wiring; central vacuum systems; elevators and stair lifts; sources of obnoxious odors; cosmetic deficiencies due to normal wear and tear in wall, floor and ceiling surfaces and coverings, or in equipment; deficiencies relating to interior decorating; low voltage and gas lighting systems. Any comments made regarding these items are as a courtesy only. Note that the inspector does not evaluate any areas or items which require moving stored items, furnishings, debris, equipment, floor coverings, insulation or similar materials. The inspector does not test for asbestos, lead, radon, mold, hazardous waste, urea formaldehyde urethane, or any other toxic substance. Some items such as window operability are tested on a sample basis. The client should be aware that paint may obscure wall and ceiling defects, floor coverings may obscure floor defects, and furnishings may obscure wall, floor and floor covering defects. If furnishings were present during the inspection, recommend a full evaluation of walls, floors and ceilings that were previously obscured when possible. Determining the cause of odors is not within the scope of this inspection. Inspector does not determines the life expectancy of any systems such as HVAC, Roof, Water Heater ect.

## Interior Areas

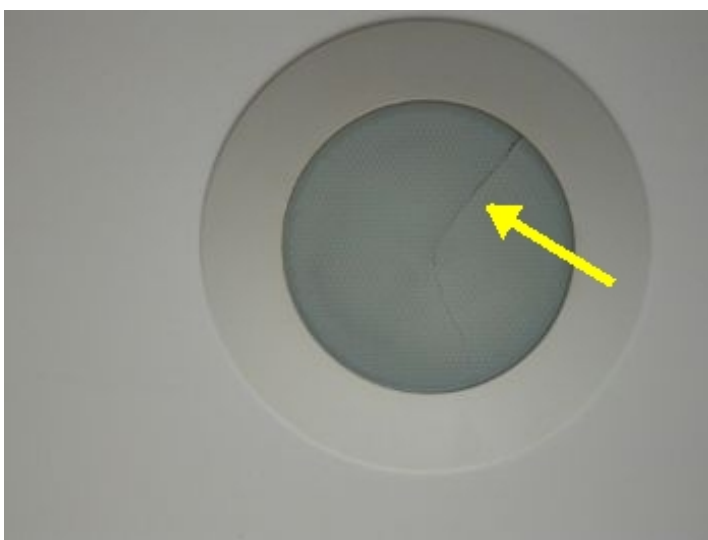
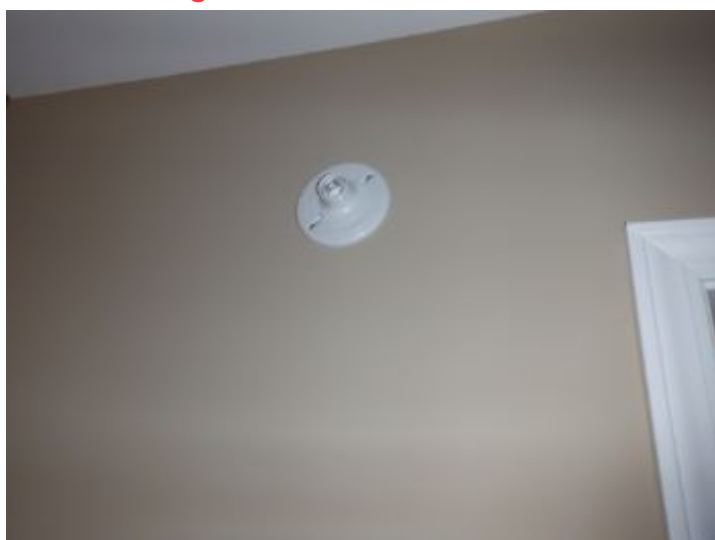
Personal items in the structure may prevent the inspector from viewing all areas on the interior. This section includes but not limited to Bedrooms, living room, dining areas, finished basements, halls,bonus rooms.

### 1. Electrical

Globe Missing from Master closet light

light over jetted tub is cracked

incorrect light in hall



light over jetted tub is cracked

### 2. GFCI

Ground Fault Circuit Interrupter (GFCI) protected electrical outlets in the bath and kitchen appeared to be in serviceable condition at the time of the inspection.

### 3. Ceiling and Wall Condition

Observations:

Hole in Wall beside the kitchen counter on Sink Side



#### 4. Doors

Observations:

Most interior / exterior doors appeared to be in serviceable condition at the time of the inspection. Notable exceptions will be listed in this report. Door inspection includes examination for proper installation, operation and condition.

Latch Plates not installed on Closet door(s),



Latch Plates not installed on Closet door(s),

#### 5. Window Condition

Observations:

The windows appeared to be in serviceable condition throughout the home at the time of the inspection. Windows are inspected for proper operation, condition of sill, sash, hardware and the condition of weather-sealing components.

## 6. Smoke Detectors

Observations:

Smoke detector locations appeared to be satisfactory at the time of the inspection.

## 7. Ceiling Fans

Observations:

Ceiling fans in the home were operable at the time of the inspection.

## 8. Door Bell

Observations:

Door bell responded to button at time of inspection.

## 9. Fireplace

Materials: Dining Room

Materials: prefabricated

Observations:

The home had a gas-fueled fireplace.

Wood fueled fireplace installed

Could not get pilot to light

## Kitchen / Eating area

The kitchen is used for food preparation and often for entertainment. Kitchens typically include a stove, dishwasher, sink and other appliances.

### 1. Cabinets / Counters

Gap between counter Top and Cabinet



## 2. Plumbing

Observations:

Kitchen plumbing appeared to be in serviceable condition at the time of the inspection.

## 3. Sinks

Observations:

Satisfactory

## 4. Dishwasher

The dishwasher was operated and appeared to be in serviceable condition at the time of the inspection.

Dishwasher bottom kick plate was not installed at time of inspection.



## 5. Garbage Disposal

Garbage disposal appeared to be in serviceable condition at the time of the inspection and responded to the switch. Operated

# Bathrooms

## 1. Bath Tubs

Observations:

Water leaking under jetted tub, Standing water Was Under tub



Water leaking under jetted tub, Standing water Was Under tub



water leak for jetted tub



water leak from jetted tub

## 2. Showers

Observations:

Satisfactory

# Laundry

## 1. Dryer Vent

Observations:

Interior dryer vent Connection too close to wall





## Exterior Areas

### 1. Covering Condition

Materials: Brick & Vinyl

Observations:

The exterior wall covering was in satisfactory condition at time of inspection.

Gap existed around where the service electrical conduit goes through the exterior wall, Gaps should be sealed as necessary to prevent moisture intrusion and entry by vermin.



gap

### 2. Eaves & Facia

Satisfactory

### 3. Grading

Observations:

Area left of front Porch at Sewer Value needs to be filled in



### 4. Electrical

Exterior lighting appeared to be in serviceable condition at the time of the inspection.

### 5. GFCI

Ground Fault Circuit Interrupter (GFCI) protected electrical outlets appeared to be in serviceable condition at the time of the inspection.

### 6. Driveway and Walkway Condition

Materials: [concrete](#)

Satisfactory

### 7. Deck(s)

All visible deck components appeared to be in serviceable condition at the time of the inspection.

### 8. Stairs/ Handrail & Guardrail

Deck Side railing loose

## Garage

### 1. Type of Garage

Type: [Attached/Basement](#)

## 2. Garage Vehicle Door Condition

sectional door • Number of doors 1

Observations:

Overhead vehicle door appeared to be in serviceable condition at the time of the inspection.

## 3. Garage Opener Status

Observations:

The automatic garage door opener responded to the controls at the time of the inspection.

## 4. Garage Door's Reverse Status

Observations:

The automatic reverse feature was tested and appeared to be operating in a satisfactory manner at the time of the inspection.

## 5. Smoke Detectors

Observations:

present

## 6. GFCI

Observations:

Ground Fault Circuit Interrupter (GFCI) protected electrical outlets in the garage appeared to be in serviceable condition at the time of the inspection.

# Roof

I am not a professional roofer. Feel free to hire one prior to closing.

I am not required to inspect antennae, interiors of flues or chimneys which are not readily accessible, and other installed accessories. This is not an exhaustive inspection of every installation detail of the roof system according to manufacturers specifications or construction codes. It is virtually impossible to detect a leak except as it is occurring or by specific water test, which are beyond the scope of the home inspector.

## 1. Roof Covering

Materials: [Asphalt shingles](#)

Observations:

Roof covering appeared to be in serviceable condition at the time of the inspection

## 2. Gutter

Observations:

Roof gutter system appeared to be in serviceable condition at the time of the inspection

### 3. Roof Penetrations

Observations:

Roof penetrations appeared to be in serviceable condition at the time of the inspection

### 4. Ventilation

Observations:

Satisfactory

## Attic

### 1. Method of inspect

Traversed

### 2. Structure

Observations:

Joist type roofing present

### 3. Electrical

light is attic is loose



loose

### 4. Insulation Condition

Materials: blown in insulation

Average Depth 12-14" Of insulation.



### 5. Ventilation

Observations:

Attic ventilation appeared to be satisfactory at the time of the inspection.

## Foundation/ Crawlspace/ Basement

### 1. Basement type

Finished

## Electrical

### 1. Cable Feeds

Observations:

- underground
- Three conductors

### 2. Voltage

120-240

### 3. Electrical Panel

garage

Observations:

The main electrical service panel appeared to be in serviceable condition at the time of the inspection.

### 4. Main Amp Breaker

200 amp

## 5. Breakers

Wiring Type

- copper

Observations:

functional

## 6. General Gound Conditions

Observations:

The main electrical service appeared to be properly grounded at the time of the inspection.

## Heat/AC

The heating, ventilation, and air conditioning and cooling system (often referred to as HVAC) is the climate control system for the structure. The goal of these systems is to keep the occupants at a comfortable level while maintaining indoor air quality, ventilation while keeping maintenance costs at a minimum. The HVAC system is usually powered by electricity and natural gas, but can also be powered by other sources such as butane, oil, propane, solar panels, or wood.

The inspector will usually test the heating and air conditioner using the thermostat or other controls. For a more thorough investigation of the system please contact a licensed HVAC service person.

### 1. Manufacture Name

Goodman

### 2. Approx Tons

Size: 2.5

### 3. AC Compress Condition

Observations:

The air-conditioning system responded to the controls and appeared to operate in a satisfactory manner.

Recommend annually service

Missing drain plugs on the attic a/c unit





Missing drain plugs on the attic a/c unit

**4. Heater Condition**

type [heat pump](#) • [split system](#)

could not test due to exterior temperature, could possible cause damage to the system

**5. Thermostats**

functional

**6. Filters**

Recommend replacing filters monthly.

**Heat/A/C #2**

**1. Manufacture Name**

Goodman

**2. Approx Tons**

Approx tonage: 2

**3. AC Compress Condition**

Observations:

The air-conditioning system responded to the controls and appeared to operate in a satisfactory manner.

**4. Heater Condition**

type [heat pump](#)

could not test due to exterior temperature



## Fuel Systems

### 1. Main Gas Valve

Observations:

Satisfactory

Natural gas



### 2. Appliances

- [Fireplace](#)

## Plumbing

### 1. Plumbing Commits

Observations:

Water is supplied by a public system



## 2. Main water line and Valve condition



water shut off valve

## 3. Exterior Plumbing Condition

Observations:

Outside faucet appears to be serviceable at time of inspection.

F Y I: It is common for outside faucets to drip for 15 to 30 seconds after turning off.

FYI: When the temp is below 35, make sure that all connections to outside faucets are disconnected to keep from freezing.

## 4. WASTE SYSTEM

Info from MLS:

House is on a public sewer system

## Water Heater

The following items are not included in this inspection: solar water heating systems; circulation systems. Any comments made regarding these items are as a courtesy only. Note that the inspector does not provide an estimate of remaining life on water heaters, does not determine if water heaters are appropriately sized, or perform any evaluations that require a pilot light to be lit.

### 1. Manufacturer

MGF Name: [American](#)

### 2. Number Of Gallons

50 gallons

### **3. Age**

FYI: The lifespan of water heaters depends upon the following:

- The quality of the water heater
- The chemical composition of the water
- The long-term water temperature settings
- The quality and frequency of past and future maintenance

I recommend flushing the water heater once a year and replacing the anode every four years.

You should keep the water temperature set at a minimum of 110 degrees Fahrenheit to kill microbes and a maximum of 130 degrees to prevent scalding

### **4. Water Heater Condition**

type: [electric](#)

Observations:

The water heater provided hot water upon demand.

### **5. Plumbing**

Satisfactory

### **6. Overflow Condition**

Satisfactory

## ***Report Conclusion***

## **1. Report**

### CONCLUSION

I hope and trust that you will be happy with the quality of my report. I have made every effort to provide you with an accurate assessment of the conditions of the property and its components and to alert you to any significant defects or adverse conditions. However, I may not have tested every outlet, and opened every window and door, or identified every problem. Also because my inspection is essentially visual, latent defects could exist. I can not see behind walls. Therefore, you should not regard my inspection as a guarantee or warranty. It is simply a report on the general condition of a property at a given point in time. As a homeowner, you should expect problems to occur. Roofs will leak, basements may have water problems, and systems may fail without warning. I can not predict future events. For these reasons you should keep a comprehensive insurance policy current. Any component can fail at time of operation.

This report was written exclusively for my client. It is not transferable to other people. The report is only supplemental to a seller's disclosure.

Thank you taking the time to read this report, and call if you have any questions. I am always attempting to improve the quality of my service and report.

### PER-CLOSING WALK THROUGH

The walk through prior to closing is the time for client to inspect the property. Conditions can change between the time of a home inspection and the time of closing. Restrictions that existed during the inspection may have been removed for the walk-through. Defects or problems that were not found during the home inspection may be discovered during the walk through. Client should be thorough during the walk through.

any defects or problem discovered during the walk through should be negotiated with the owner/seller of the property prior to closing. client assumes responsibility for all known defects after settlement.

## ***Maintenance***

## **1. Maintenance**

In order to maintain the home value and prevent damage from moisture intrusion it is important that you pay attention to various areas of your home which will require maintenance on a regular schedule.

Although as the homeowner, you are responsible for determining necessary maintenance and seeing that it is performed, some basic suggestions might include but are not limited to:

Concrete/asphalt surfaces:

- Seal or patch gaps and cracks to avoid damage from freezing moisture. Freezing moisture will enlarge cracks in concrete and asphalt.

Exterior walls

- Trim back vegetation
- Seal gaps or cracks in walls and around doors and windows where moisture may penetrate with an appropriate sealant or paint
- Replace any missing exterior wall covering material.

Roof

- The roof should be free of debris, which will hold moisture next to the roof covering material and hasten deterioration.
- Keep the gutter system in good repair, sealing leaks and cleaning the gutters and downspouts
- Replace missing or damaged shingles and seal areas where flashing may not protect the roof structure
- Be sure that downspouts route roof drainage away from the foundation.
- In cold climates, downspouts which are connected to underground drains are subject to freeze problems in the fall and spring.

Decks and porches

- Keep the finish in good condition. Clear finishes may require maintenance as often as every year or two.

Plumbing

- Monitor pipe fittings, boilers and water heaters for corrosion or leakage. Maintain major appliances as recommended by local professionals.

Heating

- Have the system, including the cabinet, burners, blower and filter cleaned and adjusted on an appropriate schedule. You can determine what constitutes an appropriate schedule by consulting with a qualified heating contractor.

Moisture damage

- Moisture intrusion can cause damage to the home by effecting the ability of the soil to support the weight of the foundation and by creating conditions favorable to the growth of biological organisms such as mold fungus. Mold fungus will cause wood with which it comes into contact to decay and may create unhealthy conditions by increasing concentrations of mold spores in the indoor air of the home. Always watch for any signs of moisture intrusion and take steps to correct it immediately.