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Inspected By: Dan Iley



Home Inspection Report

Prepared For:

Unspecified Client

Property Address:

3723

Merritt

Memphis, Tn 38128

Inspected on Thu, Aug 20 2026 at 9:15AM

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Thank you for the opportunity to conduct a home inspection of the property listed above. We understand that the function of this report is to assist you in understanding the condition of the property to assist in making an informed purchase decision.

The report contains a review of components in the following basic categories: site, exterior, roofing, structure, electrical, HVAC, plumbing, and interior. Additional categories may or may not be included. The report is designed to be easy to read and comprehend however it is important to read the entire report to obtain a full understanding of the scope, limitations and exclusions of the inspection.

In addition to the checklist items of the report there are several comments which are meant to help you further understand certain conditions observed. These are easy to find by looking for their icons along the left side margin. Comments with the blue icon are primarily informational and comments with the orange icon are also displayed on the summary. Please read them all.

DEFINITION OF CONDITION TERMS

Satisfactory: At the time of inspection the component is functional without observed signs of a substantial defect.

Marginal: At the time of inspection the component is functioning but is estimated to be nearing end of useful life. Operational maintenance recommended. Replacement anticipated.

Repair or Replace: At the time of inspection the component does not function as intended or presents a Safety Hazard. Repair or replacement is recommended.

Further Evaluation: The component requires further technical or invasive evaluation by qualified professional tradesman or service technician to determine the nature of any potential defect, the corrective action and any associated cost.

General

Property Type:	Single Family
Stories:	One
Approximate Age:	60 Years Old
Age Based On:	shelby County Assessors website
Bedrooms/Baths:	3/2
Door Faces:	East
Furnished:	No
Occupied:	No
Weather:	Sunny
Temperature:	Hot
Soil Condition:	Dry
Utilities On During Inspection:	Electric Service, Gas Service, Water Service

Square Footage



Comment 1:
measured square footage 1330 ft.²

Site

The condition of the vegetation, grading, surface drainage and retaining walls that are likely to adversely affect the building is inspected visually as well as adjacent walkways, patios and driveways.

Site Grading:	Mostly Level Condition: Satisfactory
Vegetation:	Generally Maintained Condition: Satisfactory
Driveway:	Concrete Condition: Satisfactory
Walkways:	Concrete Condition: Satisfactory
Steps/Stoops:	Concrete Condition: Satisfactory

(Site continued)

Patios/Decks: Concrete
Condition: Satisfactory

Exterior

The visible condition of exterior coverings, trim and entrances are inspected with respect to their effect on the condition of the building.

Exterior Covering: Brick, Lap Wood
Condition: Satisfactory

Exterior Trim Material: Wood
Condition: Satisfactory

Windows: Aluminum
Condition: Satisfactory

Entry Doors: Wood, Steel
Condition: Satisfactory

 Comment 2:
General pictures of exterior.



Figure 2-1



Figure 2-2

(Exterior continued)



Figure 2-3



Figure 2-4



Figure 2-5

(Exterior continued)



Comment 3:
Center glass missing from front security door.



Figure 3-1



Comment 4:
debris needs to be removed from front yard.



Figure 4-1

Garage

Garage Type:	Attached
Garage Size:	1 Car
Door Opener:	Chain Drive
Opener Safety Feature:	Light Beam
	Condition: Further Evaluation Required



Comment 5:
garage door not operating at time of inspection.



Figure 5-1

Roofing

The visible condition of the roof covering, flashings, skylights, chimneys and roof penetrations are inspected. The purpose of the inspection is to determine general condition, NOT to determine life expectancy.

Inspection Method:	Walked Roof/Arms Length
Roof Design:	Hip
Roof Covering:	architectural shingles
	Condition: Satisfactory

(Roofing continued)

Approximate Roof Age:	5 To 7 Years Old
Ventilation Present:	Roof, Soffit
	Condition: Satisfactory
Soffit and Fascia:	Wood
	Condition: Satisfactory
Gutters & Downspouts:	Metal
	Condition: Satisfactory

Structure

The visible condition of the structural components is inspected. The determination of adequacy of structural components is beyond the scope of a home inspection.

Foundation Types:	Floating Slab
Foundation Material:	Poured Concrete, Concrete Block
	Condition: Satisfactory
Floor Structure:	Concrete Slab
	Condition: Satisfactory
Wall Structure:	Full Masonry, Wood Frame
	Condition: Satisfactory

Attic

Attic Entry:	Hallway
Roof Framing Type:	Joist and Rafters
	Condition: Satisfactory
Roof Deck Material:	Plywood
	Condition: Satisfactory
Insulation:	Blown In Cellulose
	Condition: Satisfactory

(Attic continued)



Comment 6:

Attic is in good condition.. Framing is sound and there is no evidence of leaks



Figure 6-1



Figure 6-2



Figure 6-3



Figure 6-4

(Attic continued)



Comment 7:
attic stairs damaged as noted by picture.



Figure 7-1

Electrical

The inspector can not inspect hidden wiring or verify if the number of outlets is per the National Electric Code. A representative number of outlets, switches and fixtures are tested for operation.

Type of Service:	Overhead
Main Disconnect Location:	Service Panel
Service Panel Location:	Storage room
Service Voltage:	240 volts
Service Amperage:	125 amps
Service Panel Ground:	Ground Rod
Branch Circuit Wiring:	Non-Metallic Shielded Copper
	Condition: Satisfactory
Overcurrent Protection:	Breakers
	Condition: Satisfactory
GFCI/AFCI Breakers:	Yes
	Condition: Satisfactory

(Electrical continued)

Smoke Detectors: 9 volt Battery Type
Condition: Satisfactory



Comment 8:



Figure 8-1

(Electrical continued)



Comment 9:
carbon monoxide detector is installed.



Figure 9-1

HVAC

HVAC System Type: Central Split System

Heating

The heating system is inspected visually and operated by normal controls to determine general condition NOT life expectancy. The capacity or adequacy of the heating system is beyond the scope of a home inspection. A licensed HVAC contractor should be consulted if in question.

Location:	Hallway
Type of Equipment:	Forced Air
	Condition: Satisfactory
Manufacturer:	Air temp
Heating Fuel:	Gas
	Condition: Satisfactory
Approximate Age:	eight Years Old

(Heating continued)

Filter Type:

Disposable

Condition: Satisfactory

Type of Distribution:

Metal Ducting, Flexible Ducting

Condition: Satisfactory



Comment 10:

Heat operating as intended.

Register temps above 100 degrees



Figure 10-1



Figure 10-2



Comment 11:

Furnace fan motor makes odd or unusual noise Further evaluation needed by HVAC technician.

(Heating continued)



Figure 11-1

Furnaces over 10 years old should be checked, cleaned and serviced yearly by a licensed contractor.

Cooling

The cooling system is inspected by operation of the equipment by normal controls to determine general condition NOT life expectancy. The capacity or adequacy of cooling system is beyond the scope of a home inspection. A licensed HVAC contractor should be consulted if in question.

Energy Source:	Electric
Type of Equipment:	Split System
	Condition: Satisfactory
Condenser Make:	Air temp
Condenser Approximate Age:	eight Years Old

(Cooling continued)



Comment 12:
Cooling as intended At time of inspection
Register temps around 65 degrees.



Figure 12-1

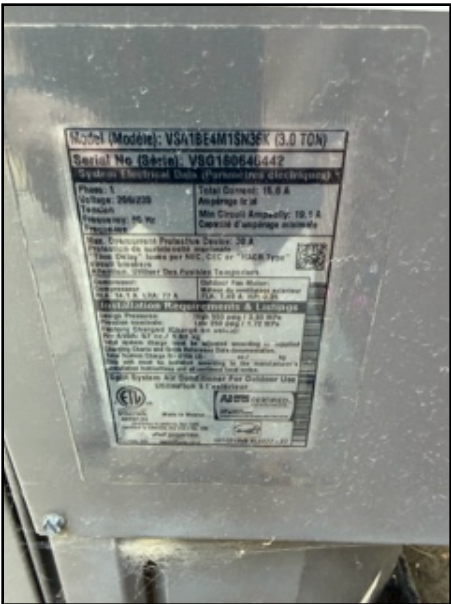


Figure 12-2

Air conditioners over 10 years old and heat pumps over 5 years old should be checked, cleaned and serviced yearly by a licensed contractor.

Plumbing

The plumbing system is inspected visually and by operating a representative number of fixtures and drains. Private water and waste systems are beyond the scope of a home inspection.

Supply Pipe Material:	Copper
	Condition: Satisfactory
Location of Main Water Shutoff:	At Meter
Waste Pipe Material:	PVC
	Condition: Satisfactory
Location of Fuel Shutoff:	At Meter

(Plumbing continued)

Water Heater

Manufacturer:	Rheem
Fuel:	Natural Gas
Capacity:	40 gal
Approximate Age:	New
Temp & Pressure Relief Valve:	Present With Blow Off Leg
	Condition: Satisfactory
Fuel Disconnect:	In Same Room



Comment 13:

Hot water heater not operating at time inspection.



Figure 13-1

Bathrooms

(Bathrooms continued)



Comment 14:



Figure 14-1

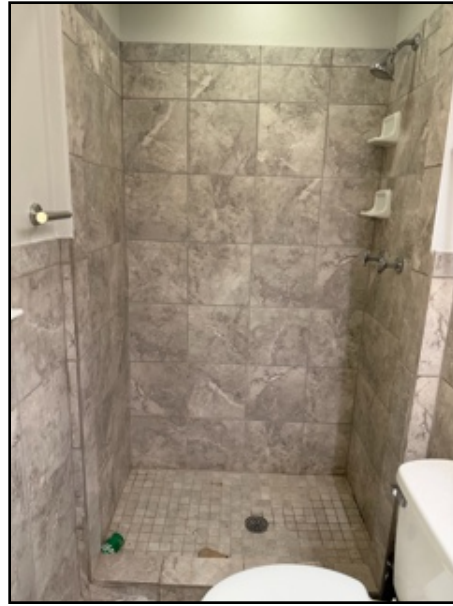


Figure 14-2



Figure 14-3

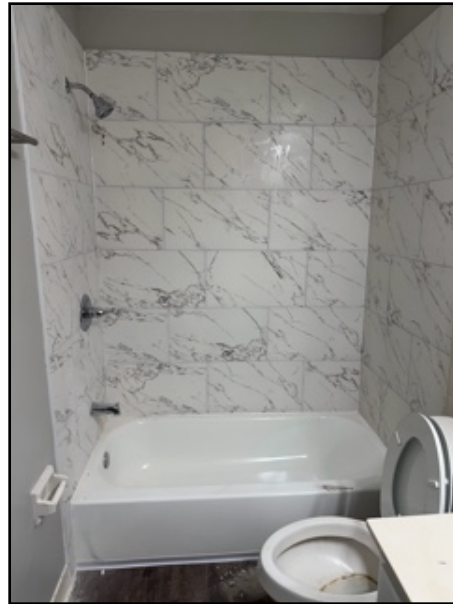


Figure 14-4

(Bathrooms continued)



Comment 15:
exhaust fan not working in Hall bathroom.



Figure 15-1

Kitchen

Cabinets:	Wood
	Condition: Satisfactory
Countertops:	Laminated
	Condition: Satisfactory
Sink:	Double
	Condition: Satisfactory

(Kitchen continued)



Comment 16:



Figure 16-1



Figure 16-2



Comment 17:
no dishwasher installed at time inspection.



Figure 17-1

(Kitchen continued)



Comment 18:
no electrical outlet installed for vent hood.



Figure 18-1



Comment 19:
cap needed on gas line in kitchen.



Figure 19-1

Laundry

Built In Cabinets:	Yes
	Condition: Satisfactory
Dryer Venting:	To Exterior
	Condition: Satisfactory
Laundry Hook Ups:	Yes
	Condition: Satisfactory



Comment 20:



Figure 20-1

Interior

The interior inspection is limited to readily accessible areas that are not concealed by furnishings or stored items. A representative number of windows and doors.

Floors:	Tile, Wood, Vinyl
	Condition: Satisfactory
Walls:	Painted Drywall
	Condition: Satisfactory
Window Types:	Single Hung
	Condition: Satisfactory
Window Materials:	Aluminum

(Interior continued)

Entry Door Types:	Hinged
Entry Door Materials:	Condition: Satisfactory
Interior Door Materials:	Wood, Steel
	Wood



Comment 21:

General pictures of Living room, dining area, bedrooms and closets.



Figure 21-1

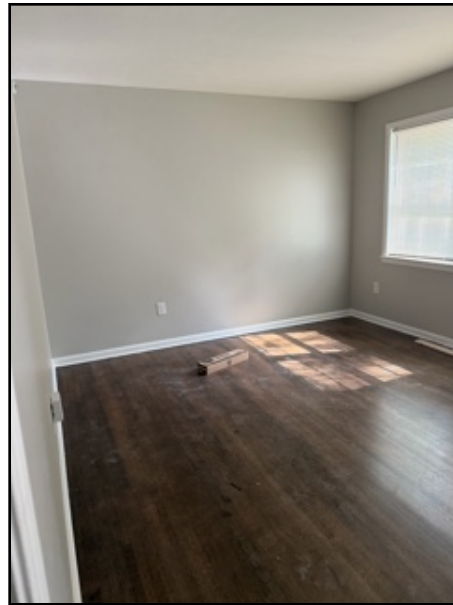


Figure 21-2



Figure 21-3



Figure 21-4

(Interior continued)



Figure 21-5



Figure 21-6



Figure 21-7



Figure 21-8

(Interior continued)



Figure 21-9



Figure 21-10



Figure 21-11

(Interior continued)



Comment 22:
weatherstripping needed for door leading to patio.

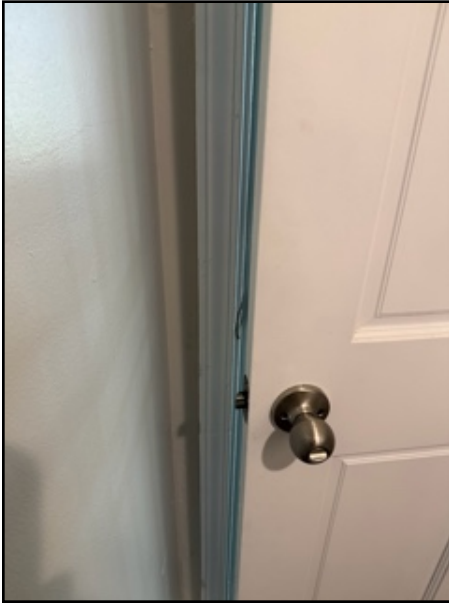


Figure 22-1



Comment 23:
door return needs to be attached on security door that leads to patio.



Figure 23-1

(Interior continued)



Comment 24:
evaluation needed by Electrician for old nightlight in hallway.



Figure 24-1



Comment 25:
Center support needed in second bedroom closet.

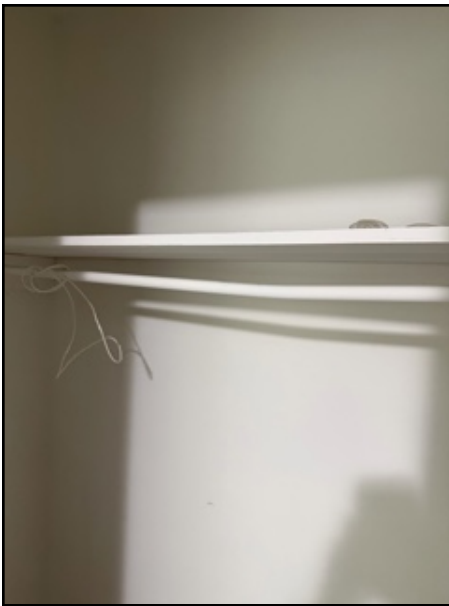


Figure 25-1

(Interior continued)



Comment 26:
exposed wires noted in master bedroom.

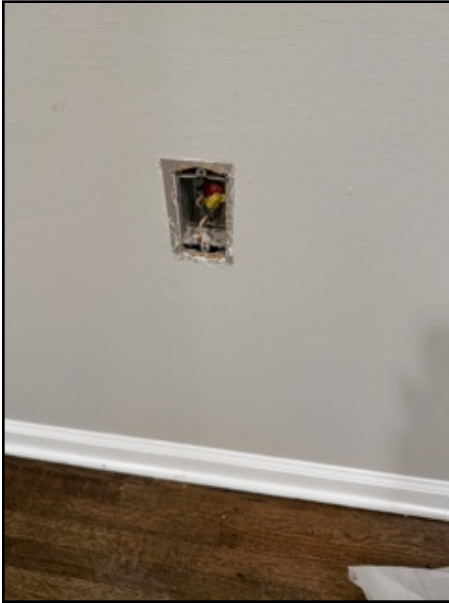


Figure 26-1



Comment 27:
Window Glass broken in master bedroom.



Figure 27-1

Report Summary

Exterior

1) Center glass missing from front security door.



Figure 3-1

2) debris needs to be removed from front yard.



Figure 4-1

(Report Summary continued)

Garage

3) garage door not operating at time of inspection.

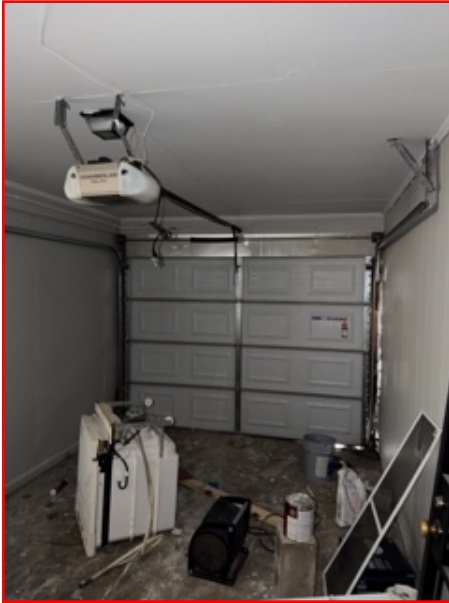


Figure 5-1

Structure: Attic

4) attic stairs damaged as noted by picture.



Figure 7-1

(Report Summary continued)

HVAC: Heating

5) Furnace fan motor makes odd or unusual noise Further evaluation needed by HVAC technician.



Figure 11-1

(Report Summary continued)

Plumbing: Water Heater

6) Hot water heater not operating at time inspection.



Figure 13-1

Bathrooms

7) exhaust fan not working in Hall bathroom.



Figure 15-1

(Report Summary continued)

Kitchen

8) no dishwasher installed at time inspection.



Figure 17-1

9) no electrical outlet installed for vent hood.



Figure 18-1

10) cap needed on gas line in kitchen.

(Report Summary continued)



Figure 19-1

Interior

11) weatherstripping needed for door leading to patio.

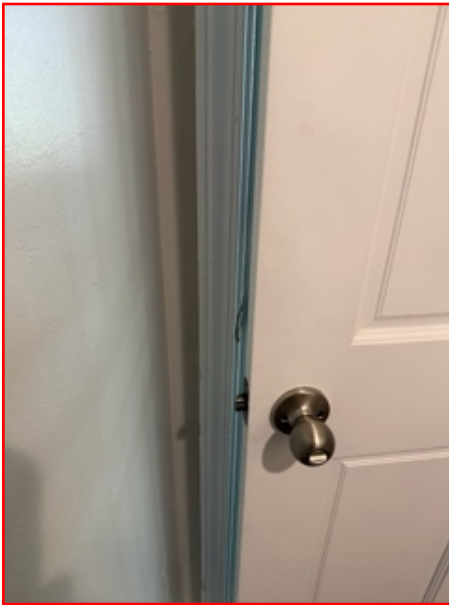


Figure 22-1

12) door return needs to be attached on security door that leads to patio.

(Report Summary continued)



Figure 23-1

13) evaluation needed by Electrician for old nightlight in hallway.



Figure 24-1

14) Center support needed in second bedroom closet.

(Report Summary continued)

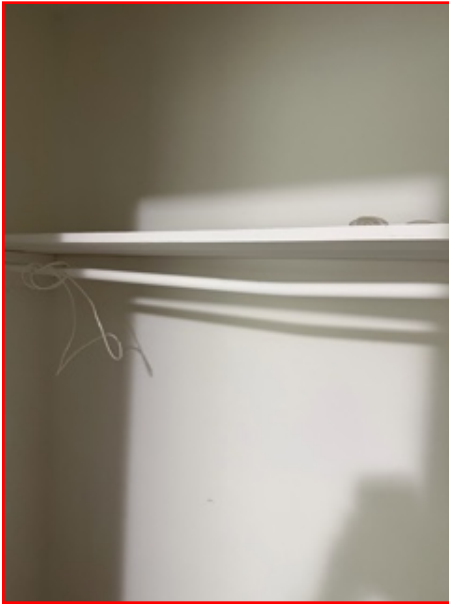


Figure 25-1

15) exposed wires noted in master bedroom.



Figure 26-1

16) Window Glass broken in master bedroom.

(Report Summary continued)



Figure 27-1