

Midsouth Home Inspections
1280 River Hollow Cove
Cordova, TN 38016
(901) 336-3551
midsouthhomeinspections.com
diley123@yahoo.com
Inspected By: Dan Iley



Home Inspection Report

Prepared For:

Unspecified Client

Property Address:

2278

Arlene

Memphis, Tn 38127

Inspected on Thu, Sep 10 2026 at 12:45PM

Table of Contents

General	4
Site	4
Exterior	5
Roofing	8
Structure	9
Electrical	9
HVAC	11
Plumbing	15
Bathrooms	17
Kitchen	18
Laundry	20
Interior	21
Report Summary	27

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:	63 Years Old
Age Based On:	shelby County Assessors website
Bedrooms/Baths:	3/1
Door Faces:	South
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 1700 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, Sloped Away From Structure 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, Wood siding
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:
Number missing for house as noted by picture.



Figure 3-1



Comment 4:
debris removal needed in carport area.



Figure 4-1

(Exterior continued)



Comment 5:
doorbell not working 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:	Gable
Roof Covering:	architectural shingles
	Condition: Satisfactory
Approximate Roof Age:	less Than Two Years Old
Ventilation Present:	Gable Ends
	Condition: Satisfactory
Chimney :	Brick
	Condition: Satisfactory
Flashings:	Metal
	Condition: Satisfactory
Soffit and Fascia:	Wood
	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

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:	Interior
Service Panel Manufacturer:	murray
	Condition: Satisfactory
Service Voltage:	240 volts
Service Amperage:	150 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
Smoke Detectors:	9 volt Battery Type
	Condition: Satisfactory

(Electrical continued)



Comment 6:



Figure 6-1



Comment 7:
carbon monoxide detector is installed.



Figure 7-1

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:

goodman

Heating Fuel:

Gas

Condition: Satisfactory

Approximate Age:

four Years Old

Type of Distribution:

Metal Ducting

Condition: Satisfactory



Comment 8:

Heat operating as intended.

Register temps above 100 degrees



Figure 8-1

(Heating continued)



Comment 9:
no air filter box installed under furnace.



Figure 9-1



Comment 10:
there should not be any tape on furnace vent Piping should overlap from top to bottom.



Figure 10-1

(Heating continued)

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:	goodman
Condenser Approximate Age:	four Years Old



Comment 11:
Cooling as intended At time of inspection
Register temps around 65 degrees.



Figure 11-1



Figure 11-2

(Cooling continued)



Comment 12:
dalkin mini split cooling as intended.



Figure 12-1



Figure 12-2



Comment 13:
insulation needed on AC copper line.



Figure 13-1

Air conditioners over 10 years old and heat pumps over 5 years old should

(Cooling continued)

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

Water Heater

Manufacturer:	General Electric
Fuel:	Natural Gas
Capacity:	40 gal
Approximate Age:	two Years Old
Fuel Disconnect:	In Same Room

(Water Heater continued)



Comment 14:
Hot water temperature 120°.



Figure 14-1



Figure 14-2



Comment 15:
vent collar needs to be attached to ceiling in hot water heater room.



Figure 15-1

Bathrooms



Comment 16:



Figure 16-1



Figure 16-2



Comment 17:

water spurts out of top of faucet in bathroom Further evaluation needed by plumber.



Figure 17-1

Kitchen

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



Comment 18:



Figure 18-1



Figure 18-2

(Kitchen continued)



Figure 18-3



Comment 19:
dishwasher not working at time of inspection.



Figure 19-1

(Kitchen continued)



Comment 20:
exposed wiring noted in kitchen area.

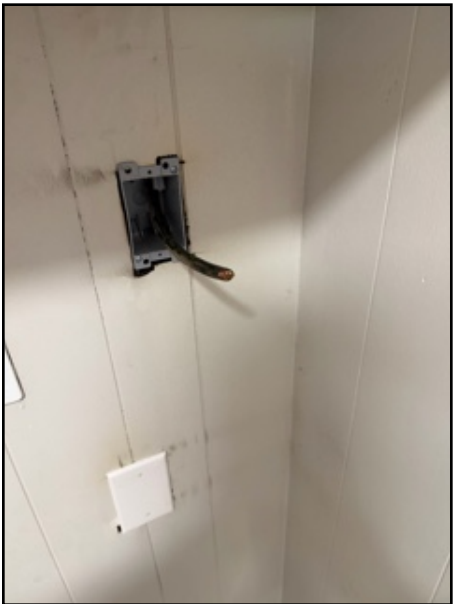


Figure 20-1

Laundry

Dryer Venting:	No Venting Condition: Further Evaluation Required
Laundry Hook Ups:	Yes Condition: Satisfactory

(Laundry continued)



Comment 21:
no clothes dryer Connections installed at time of inspection.



Figure 21-1

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:	Vinyl Condition: Satisfactory
Walls:	Painted Drywall Condition: Satisfactory
Window Types:	Single Hung Condition: Satisfactory
Window Materials:	Aluminum
Entry Door Types:	Hinged Condition: Satisfactory
Entry Door Materials:	Wood, Steel
Interior Door Materials:	Wood

(Interior continued)



Comment 22:

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



Figure 22-1

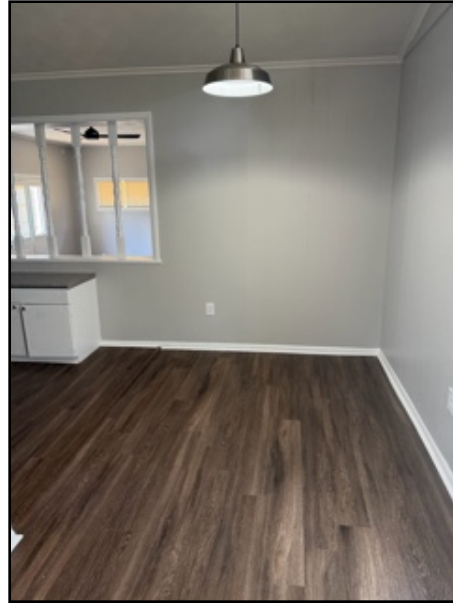


Figure 22-2

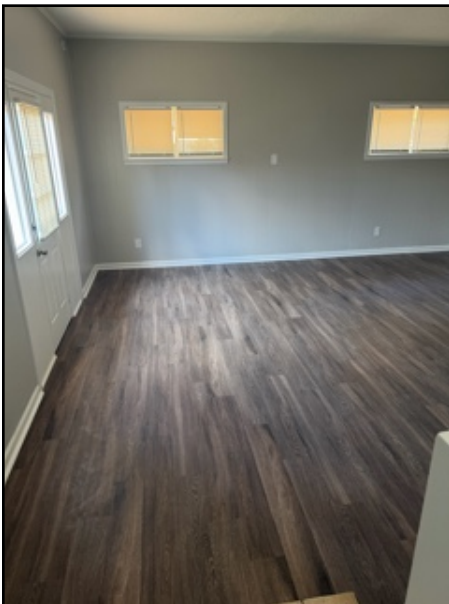


Figure 22-3



Figure 22-4

(Interior continued)



Figure 22-5

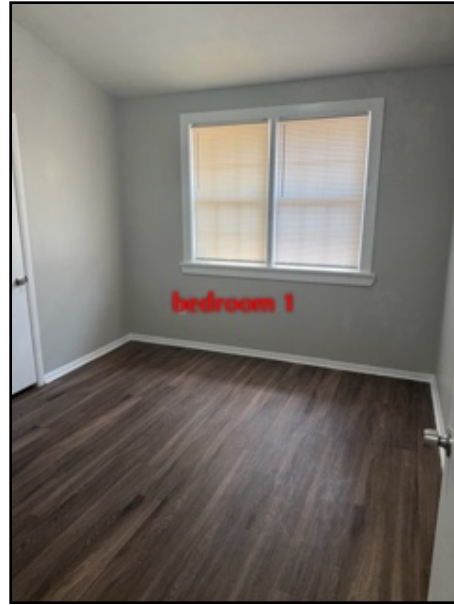


Figure 22-6



Figure 22-7



Figure 22-8

(Interior continued)

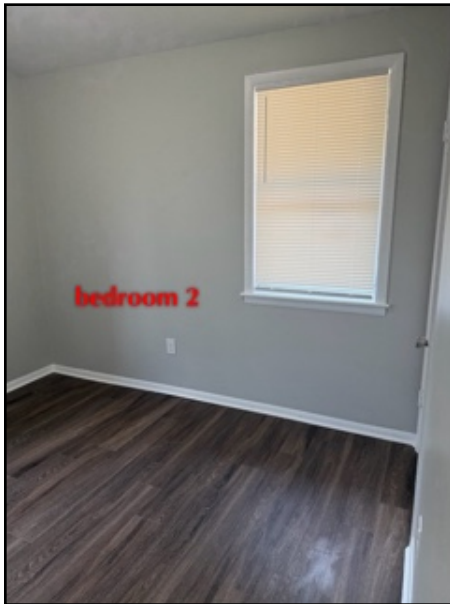


Figure 22-9



Figure 22-10

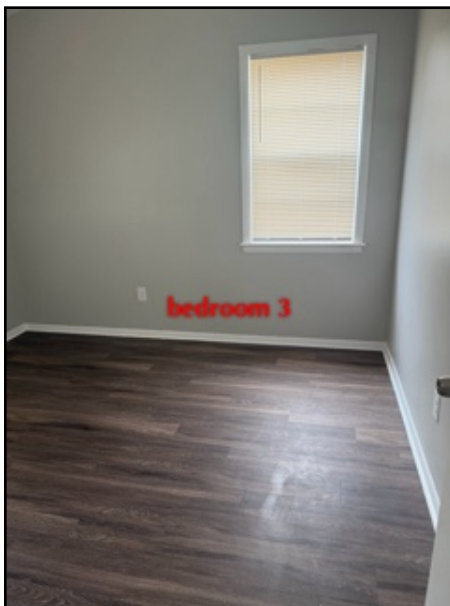


Figure 22-11

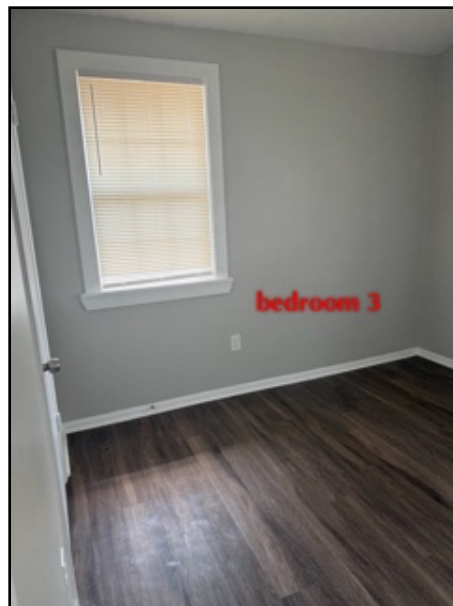


Figure 22-12

(Interior continued)



Figure 22-13



Comment 23:
Air gap noted around front security door.



Figure 23-1

(Interior continued)

 **Comment 24:**
support bracket needed in first bedroom closet or stronger rod installed.

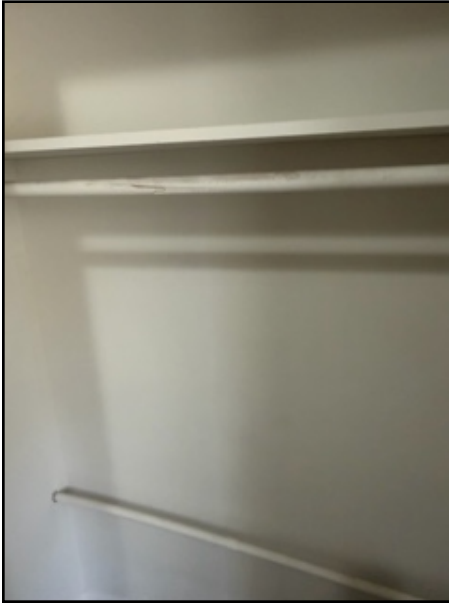


Figure 24-1

 **Comment 25:**
overhead light not working in third bedroom.

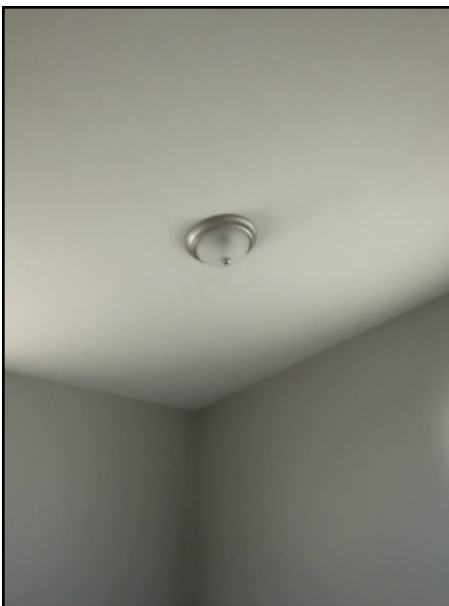


Figure 25-1

Report Summary

Exterior

1) Number missing for house as noted by picture.



Figure 3-1

2) debris removal needed in carport area.



Figure 4-1

3) doorbell not working at time of inspection.

(Report Summary continued)



Figure 5-1

HVAC: Heating

4) no air filter box installed under furnace.



Figure 9-1

5) there should not be any tape on furnace vent Piping should overlap from top to bottom.

(Report Summary continued)



Figure 10-1

HVAC: Cooling

6) insulation needed on AC copper line.



Figure 13-1

(Report Summary continued)

Plumbing: Water Heater

7) vent collar needs to be attached to ceiling in hot water heater room.



Figure 15-1

Bathrooms

8) water spurts out of top of faucet in bathroom Further evaluation needed by plumber.



Figure 17-1

(Report Summary continued)

Kitchen

9) dishwasher not working at time of inspection.



Figure 19-1

10) exposed wiring noted in kitchen area.

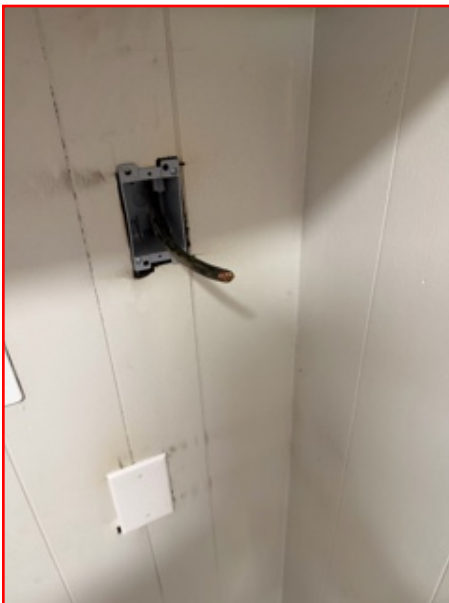


Figure 20-1

(Report Summary continued)

Interior

11) Air gap noted around front security door.



Figure 23-1

12) support bracket needed in first bedroom closet or stronger rod installed.



Figure 24-1

13) overhead light not working in third bedroom.

(Report Summary continued)

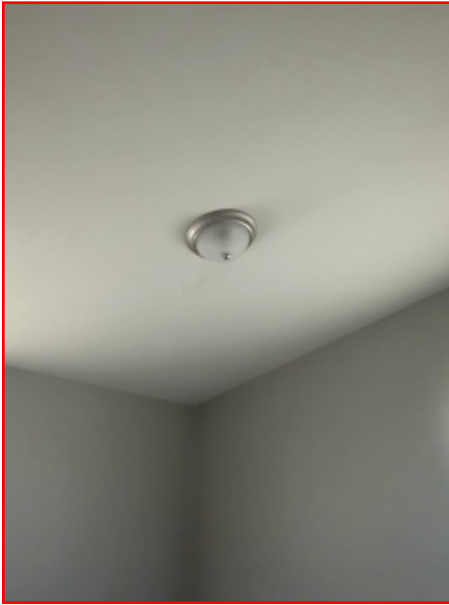


Figure 25-1