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Home Inspection Report

Prepared For:

Unspecified Client

Property Address:

4734

Quintell

Memphis, Tn 38128

Inspected on Thu, Sep 10 2026 at 2:30PM

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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:	Two
Approximate Age:	58 Years Old
Age Based On:	shelby County Assessors website
Bedrooms/Baths:	4/2
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 2200 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, Vinyl Siding
Condition: Satisfactory
Exterior Trim Material: Wood, Vinyl, Aluminum
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



Figure 2-6

(Exterior continued)



Comment 3:
GFI outlet not working at front of house.



Figure 3-1



Comment 4:
electrical outlet not working in storage room.



Figure 4-1

(Exterior continued)



Comment 5:
electrical outlet at rear house not working.

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:	From Ground with Binoculars, 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, Ridge Vents Condition: Satisfactory
Chimney :	Brick Condition: Satisfactory
Flashings:	Metal Condition: Satisfactory
Soffit and Fascia:	Wood, Aluminum, Vinyl 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:	monolithic slab
Foundation Material:	Poured Concrete Condition: Satisfactory
Floor Structure:	Concrete Slab Condition: Satisfactory

(Structure continued)

Wall Structure: Full Masonry, Wood Frame
Condition: Satisfactory

Attic

Attic Entry:	Hallway
Roof Framing Type:	Joist and Rafters
	Condition: Further Evaluation Required
Roof Deck Material:	Solid Wood Plank
	Condition: Further Evaluation Required



Comment 6:
was not able to access attic due to attic stairs damage.



Figure 6-1

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 Panel Manufacturer:	General Electric
	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 7:



Figure 7-1



Comment 8:
carbon monoxide detector is installed.



Figure 8-1

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:

Attic

Type of Equipment:

Forced Air

Condition: Further Evaluation Required

Manufacturer:

goodman

Heating Fuel:

Gas

Condition: Further Evaluation Required

Approximate Age:

undetermined Could Not Access



Comment 9:

furnace not operating at time of inspection Further evaluation needed by HVAC tech technician.



Figure 9-1

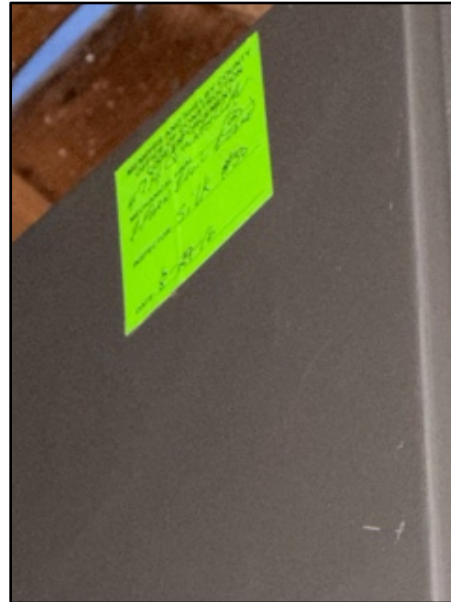


Figure 9-2

Furnaces over 10 years old should be checked, cleaned and serviced yearly

(Heating continued)

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



Comment 10:

no AC condenser installed at time of inspection.



Figure 10-1

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, PEX
	Condition: Satisfactory
Location of Main Water Shutoff:	At Meter
Waste Pipe Material:	PVC, Cast Iron
	Condition: Satisfactory
Location of Fuel Shutoff:	At Meter

Water Heater



Comment 11:

Hot water temperature 120° Could not access hot water heater in attic due to attic stairs damage.

Bathrooms

(Bathrooms continued)



Comment 12:



Figure 12-1



Figure 12-2



Figure 12-3

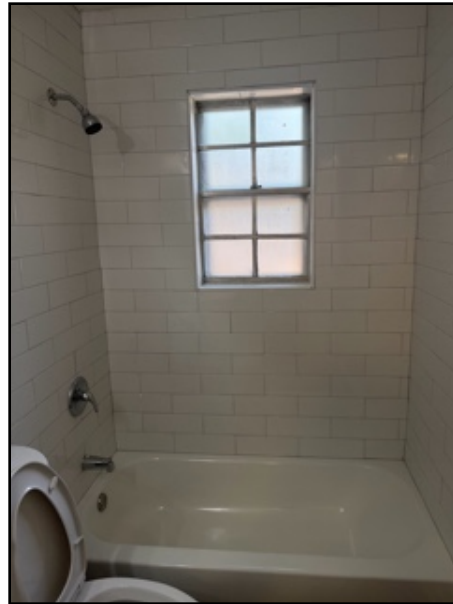


Figure 12-4

(Bathrooms continued)



Comment 13:

no hot water flowing in Hall bathroom downstairs although valve is turned on.



Figure 13-1

Kitchen

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

(Kitchen continued)



Comment 14:



Figure 14-1



Figure 14-2



Figure 14-3

(Kitchen continued)



Comment 15:
stove not operating at time of inspection.



Figure 15-1



Comment 16:
dishwasher not operating at time of inspection.



Figure 16-1

Laundry

Dryer Venting:	To Exterior
	Condition: Satisfactory
Laundry Hook Ups:	Yes
	Condition: Satisfactory



Comment 17:

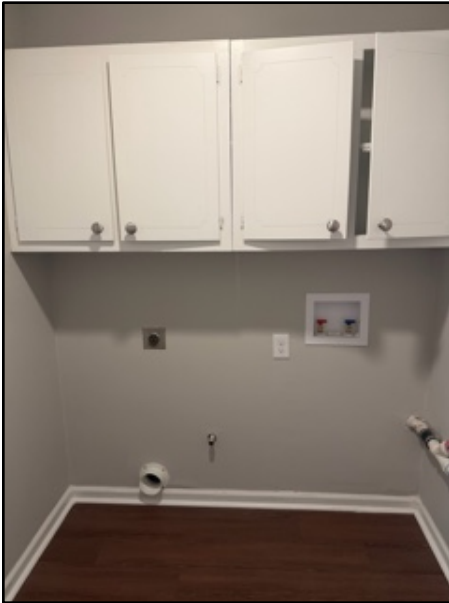


Figure 17-1

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

(Interior continued)

Entry Door Materials: Wood, Steel
Interior Door Materials: Wood



Comment 18:

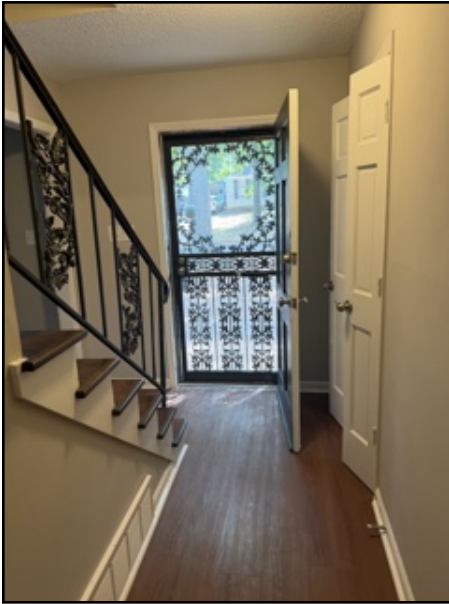


Figure 18-1



Figure 18-2



Figure 18-3



Figure 18-4

(Interior continued)



Figure 18-5



Figure 18-6



Figure 18-7



Figure 18-8

(Interior continued)



Figure 18-9

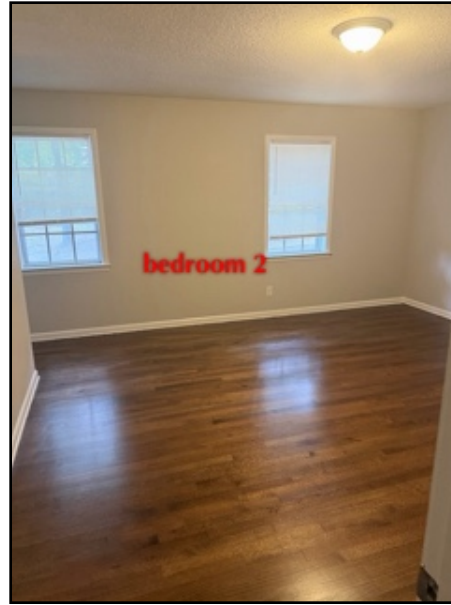


Figure 18-10



Figure 18-11

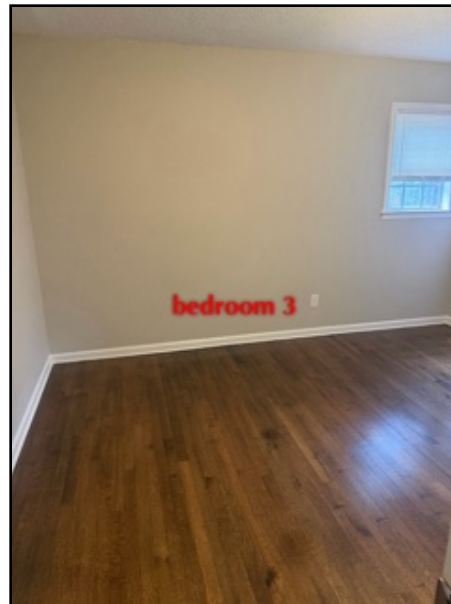


Figure 18-12

(Interior continued)



Figure 18-13



Figure 18-14



Figure 18-15



Figure 18-16

(Interior continued)



Figure 18-17



Comment 19:
support bracket needed in master bedroom closet.

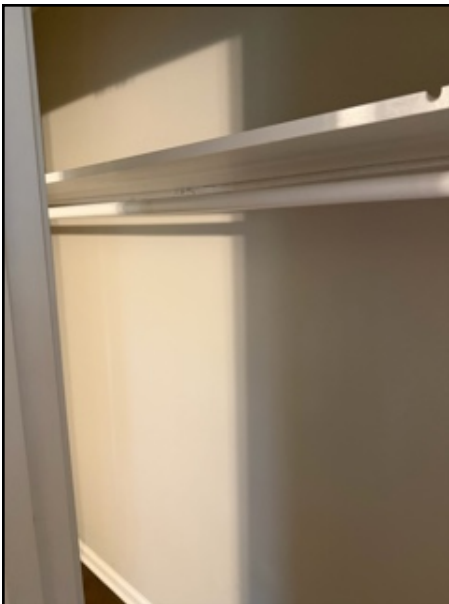


Figure 19-1

(Interior continued)



Comment 20:
dining room light could not be turned off.



Figure 20-1

Report Summary

Exterior

1) GFI outlet not working at front of house.



Figure 3-1

2) electrical outlet not working in storage room.



Figure 4-1

3) electrical outlet at rear house not working.

(Report Summary continued)

Structure: Attic

4) was not able to access attic due to attic stairs damage.



Figure 6-1

HVAC: Heating

5) furnace not operating at time of inspection Further evaluation needed by HVAC tech technician.



Figure 9-1

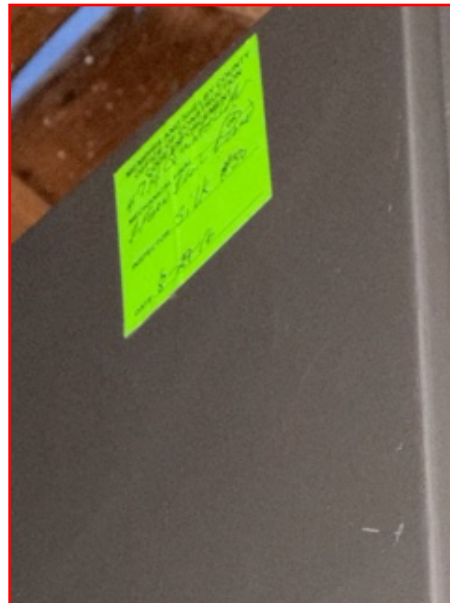


Figure 9-2

(Report Summary continued)

HVAC: Cooling

6) no AC condenser installed at time of inspection.



Figure 10-1

Plumbing: Water Heater

7) Hot water temperature 120° Could not access hot water heater in attic due to attic stairs damage.

(Report Summary continued)

Bathrooms

8) no hot water flowing in Hall bathroom downstairs although valve is turned on.



Figure 13-1

Kitchen

9) stove not operating at time of inspection.



Figure 15-1

10) dishwasher not operating at time of inspection.

(Report Summary continued)



Figure 16-1

Interior

11) support bracket needed in master bedroom closet.



Figure 19-1

12) dining room light could not be turned off.

(Report Summary continued)



Figure 20-1