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Home Inspection Report

Prepared For:

Unspecified Client

Property Address:

1633

puryear

Memphis, Tn 38116

Inspected on Wed, Sep 9 2026 at 9:00AM

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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:	68 Years Old
Age Based On:	shelby County Assessors website
Bedrooms/Baths:	3/1.1
Door Faces:	North
Furnished:	No
Occupied:	No
Weather:	Sunny
Temperature:	Warm
Soil Condition:	Dry
Utilities On During Inspection:	Electric Service, Gas Service, Water Service

Square Footage



Comment 1:
measured square footage 1044 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: Marginal
Walkways:	Concrete Condition: Satisfactory
Steps/Stoops:	Concrete Condition: Satisfactory

(Site continued)



Comment 2:

minor concrete repair needed on driveway as noted by picture.



Figure 2-1

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:	Vinyl Condition: Satisfactory
Entry Doors:	Wood, Steel Condition: Satisfactory

(Exterior continued)



Comment 3:
General pictures of exterior.



Figure 3-1



Figure 3-2



Figure 3-3



Figure 3-4

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
Approximate Roof Age:	less Than Two Years Old
Ventilation Present:	Roof, Soffit, Turbine
	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:	monolithic slab
Foundation Material:	Poured Concrete
	Condition: Satisfactory
Floor Structure:	Concrete Slab
	Condition: Satisfactory
Wall Structure:	Full Masonry, Wood Frame
	Condition: Satisfactory

Attic

Attic Entry:	Hallway, Garage
Roof Framing Type:	Joist and Rafters
	Condition: Satisfactory
Roof Deck Material:	Solid Wood Plank
	Condition: Satisfactory
Insulation:	Blown In Fiberglass
	Condition: Satisfactory

(Attic continued)



Comment 4:

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



Figure 4-1



Figure 4-2



Figure 4-3



Figure 4-4

(Attic continued)



Comment 5:
attic access door needed as noted by picture.



Figure 5-1



Comment 6:
ductwork appears to be disconnected in attic as noted by picture.



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:	Exterior
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



Comment 7:



Figure 7-1

(Electrical continued)



Comment 8:
carbon monoxide detector is installed.

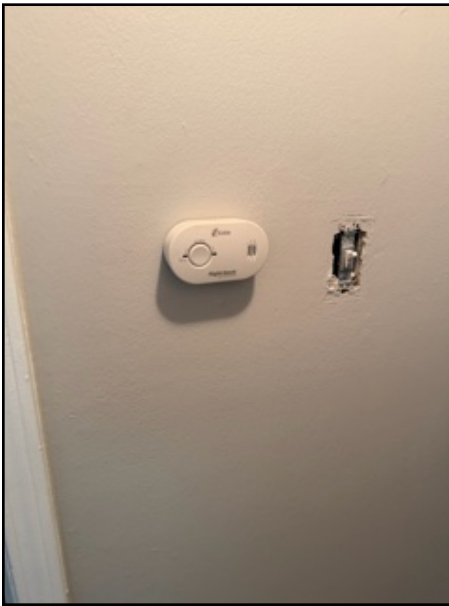


Figure 8-1



Comment 9:
electrical outlet and light switch covers needed throughout house.



Figure 9-1



Figure 9-2

(Electrical continued)



Comment 10:
electrical outlet needs to be replaced in living room.

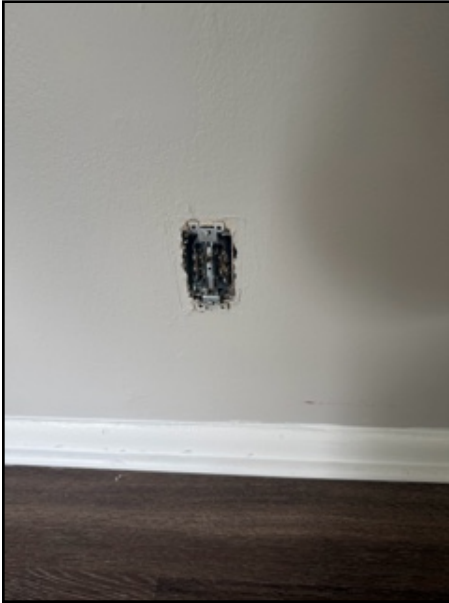


Figure 10-1



Comment 11:
junction box cover needed in kitchen.

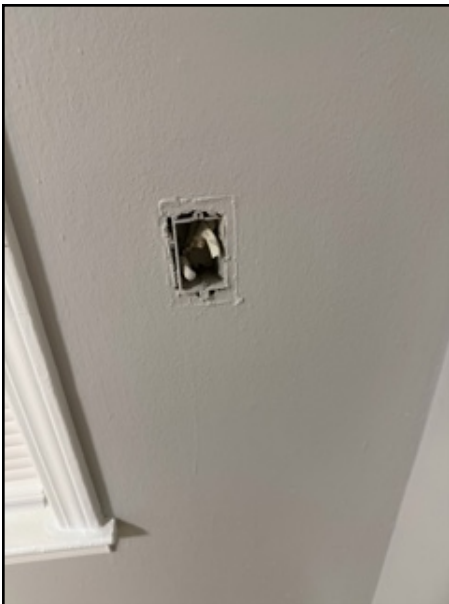


Figure 11-1

(Electrical continued)



Comment 12:
exposed wires noted in laundry room.

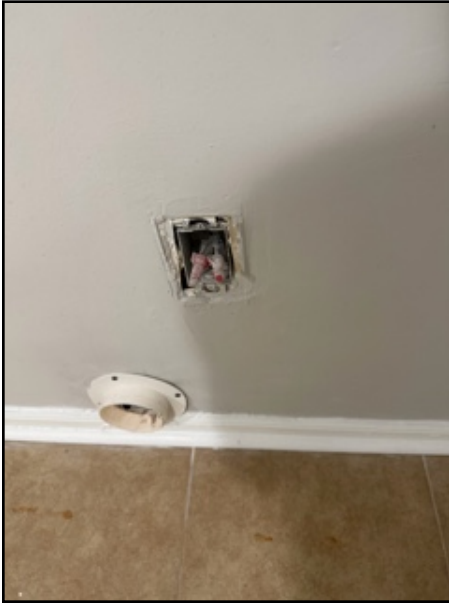


Figure 12-1

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: Further Evaluation Required
Manufacturer:	ruud
Heating Fuel:	Gas
	Condition: Further Evaluation Required
Approximate Age:	12 Years Old

(Heating continued)

Filter Type:

Disposable

Condition: Satisfactory

Type of Distribution:

Metal Ducting

Condition: Further Evaluation Required



Comment 13:

furnace not operating that time of inspection No gas turned on.



Figure 13-1



Figure 13-2

(Heating continued)



Comment 14:
incorrect vent installed on furnace as noted by picture.



Figure 14-1

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

(Cooling continued)



Comment 15:
no AC condenser installed at time of inspection.



Figure 15-1

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

(Plumbing continued)

Water Heater

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



Comment 16:

Hot water temperature only lukewarm Further evaluation needed by Plumber.



Figure 16-1



Figure 16-2

Bathrooms

(Bathrooms continued)



Comment 17:



Figure 17-1

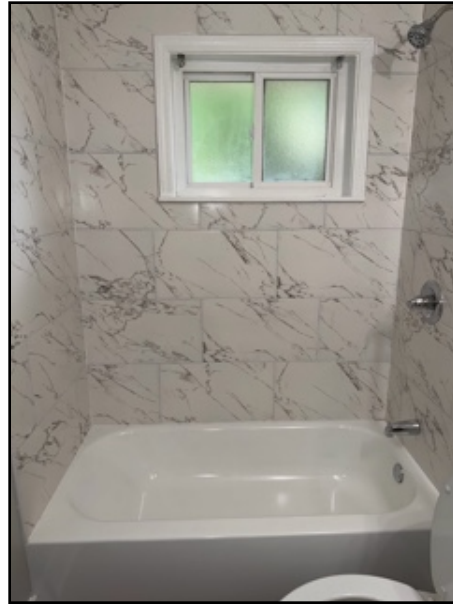


Figure 17-2



Figure 17-3

Kitchen

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



Comment 18:



Figure 18-1



Figure 18-2

(Kitchen continued)



Comment 19:
dishwasher not operating at time of inspection.



Figure 19-1



Comment 20:
kitchen faucet, not working at time of inspection.



Figure 20-1

Laundry

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



Comment 21:

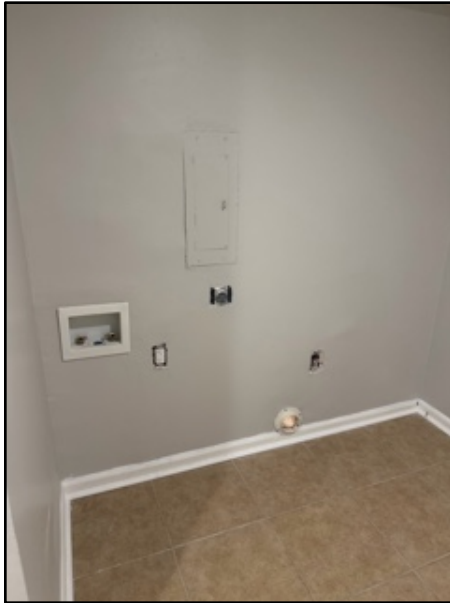


Figure 21-1

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:	Vinyl
Entry Door Types:	Hinged
	Condition: Satisfactory

(Interior continued)

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



Comment 22:
General pictures of Living room, dining area, bedrooms and closets.



Figure 22-1



Figure 22-2



Figure 22-3

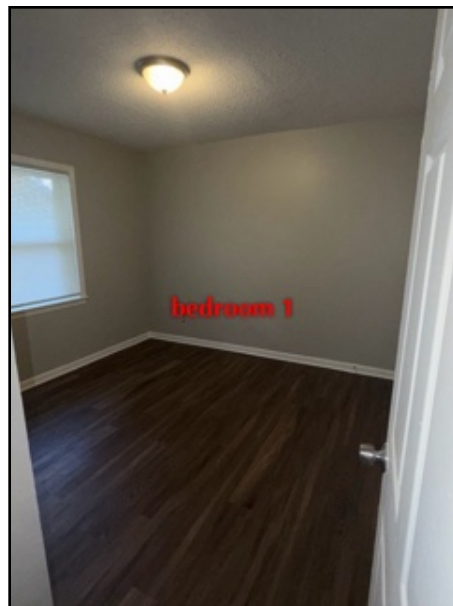


Figure 22-4

(Interior continued)



Figure 22-5



Figure 22-6

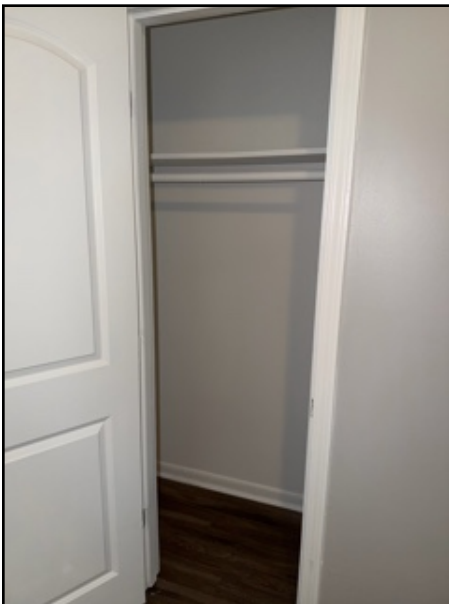


Figure 22-7



Figure 22-8

(Interior continued)



Figure 22-9



Comment 23:
vent covers missing in living room.



Figure 23-1

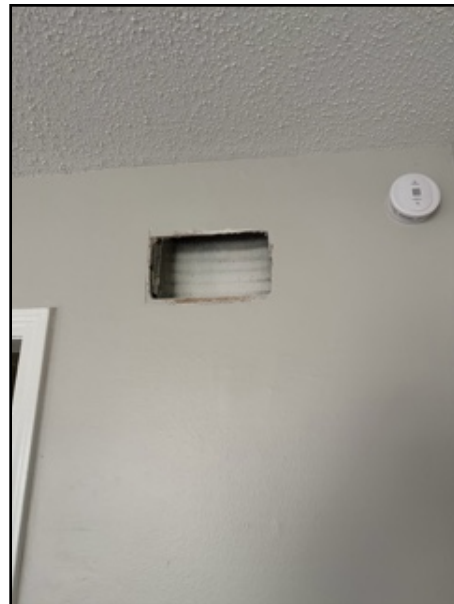


Figure 23-2

Report Summary

Site

1) minor concrete repair needed on driveway as noted by picture.



Figure 2-1

Structure: Attic

2) attic access door needed as noted by picture.



Figure 5-1

3) ductwork appears to be disconnected in attic as noted by picture.

(Report Summary continued)



Figure 6-1

Electrical

4) electrical outlet and light switch covers needed throughout house.



Figure 9-1



Figure 9-2

5) electrical outlet needs to be replaced in living room.

(Report Summary continued)

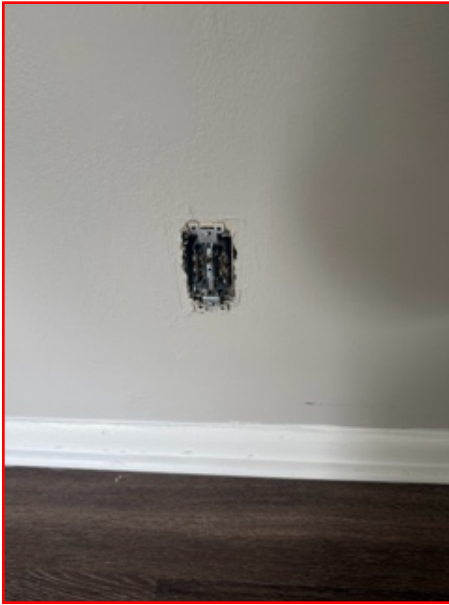


Figure 10-1

6) junction box cover needed in kitchen.



Figure 11-1

7) exposed wires noted in laundry room.

(Report Summary continued)

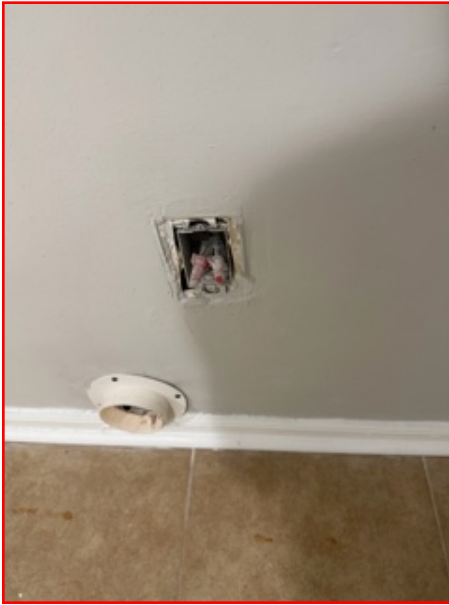


Figure 12-1

HVAC: Heating

8) furnace not operating that time of inspection No gas turned on.



Figure 13-1



Figure 13-2

9) incorrect vent installed on furnace as noted by picture.

(Report Summary continued)



Figure 14-1

HVAC: Cooling

10) no AC condenser installed at time of inspection.



Figure 15-1

(Report Summary continued)

Plumbing: Water Heater

11) Hot water temperature only lukewarm Further evaluation needed by Plumber.



Figure 16-1



Figure 16-2

Kitchen

12) dishwasher not operating at time of inspection.



Figure 19-1

13) kitchen faucet, not working at time of inspection.

(Report Summary continued)



Figure 20-1

Interior

14) vent covers missing in living room.



Figure 23-1

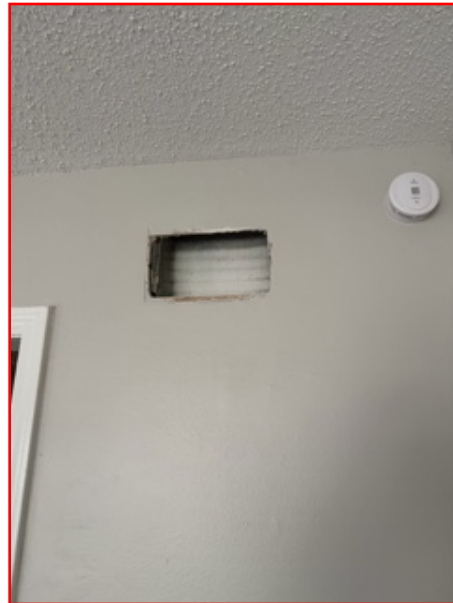


Figure 23-2