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Inspected By: Dan Iley



Home Inspection Report

Prepared For:

Unspecified Client

Property Address:

2003

W. Big Bend

Memphis, Tn 38116

Inspected on Thu, Oct 22 2026 at 3:45PM

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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:	67 Years Old
Age Based On:	shelby County Assessors website
Bedrooms/Baths:	3/2
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 1384 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, 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:
meter base needs cover installed.



Figure 3-1

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
Approximate Roof Age:	less Than Two Years Old
Ventilation Present:	Ridge Vents
	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

Attic

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

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 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 5:



Figure 5-1

(Electrical continued)



Comment 6:

Open slot in fuse box needs to be covered for Safety.



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: Further Evaluation Required
Manufacturer:	goodman
Heating Fuel:	Gas
	Condition: Further Evaluation Required
Approximate Age:	five Years Old
Filter Type:	Disposable
	Condition: Satisfactory
Type of Distribution:	Metal Ducting, Flexible Ducting
	Condition: Further Evaluation Required



Comment 8:

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

(Heating continued)



Figure 8-1

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:	rheem
Condenser Approximate Age:	five Years Old

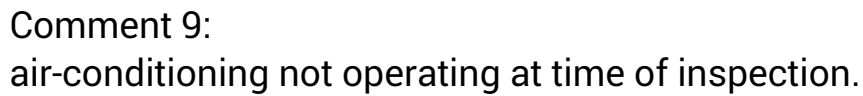


Figure 9-2

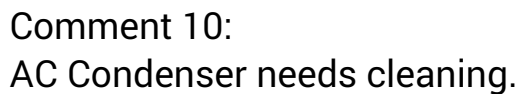


Figure 10-1

Page 14 of 31

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

Water Heater

Manufacturer:	Rheem
Fuel:	Electric
Capacity:	40 gal
Approximate Age:	New
Fuel Disconnect:	In Same Room

(Water Heater continued)



Comment 11:

Hot water heater not operating at time of inspection.



Figure 11-1

Bathrooms

(Bathrooms continued)



Comment 12:

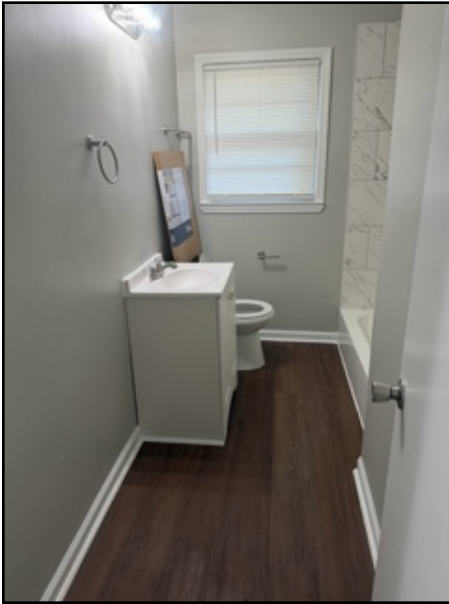


Figure 12-1

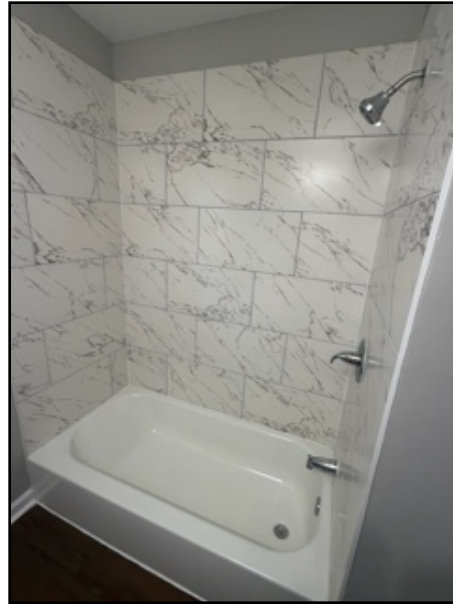


Figure 12-2

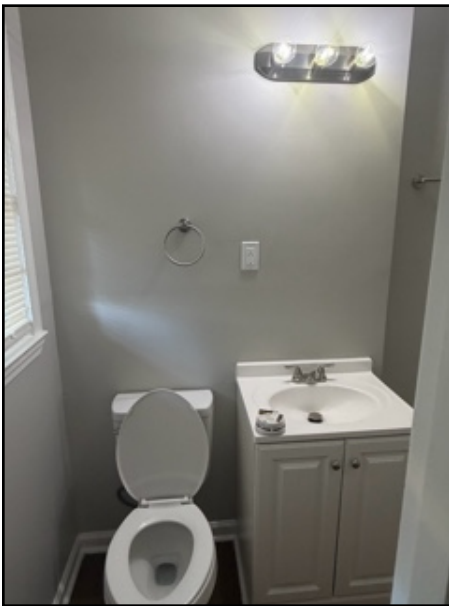


Figure 12-3

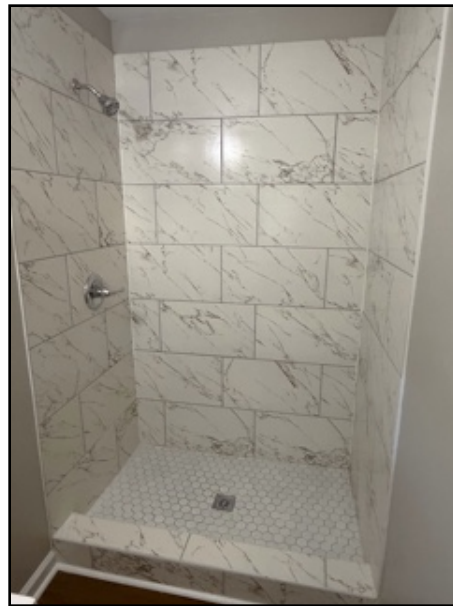


Figure 12-4

(Bathrooms continued)



Comment 13:
mirrors need to be installed in both bathrooms.

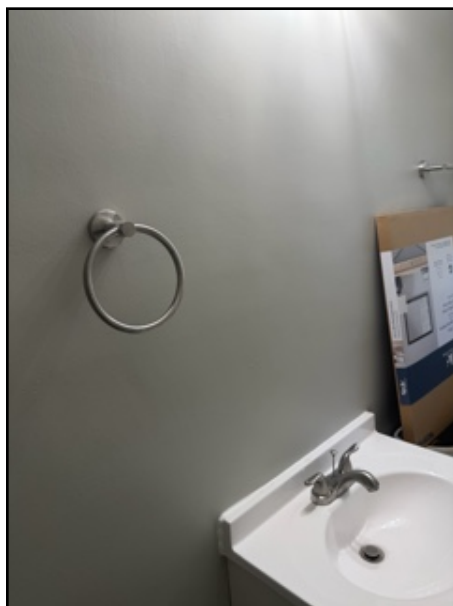


Figure 13-1

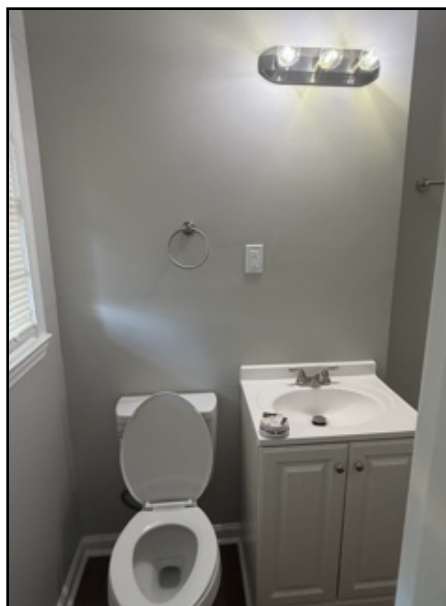


Figure 13-2

Kitchen

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

(Kitchen continued)



Comment 14:



Figure 14-1



Comment 15:
dishwasher needs to be installed correctly.



Figure 15-1

(Kitchen continued)



Comment 16:
stove not operating at time of inspection.



Figure 16-1

Laundry

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

(Laundry continued)



Comment 17:



Figure 17-1



Figure 17-2

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

(Interior continued)



Comment 18:

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



Figure 18-1



Figure 18-2



Figure 18-3

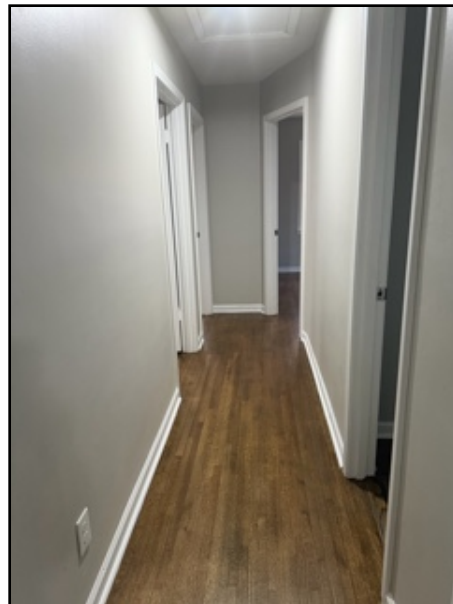


Figure 18-4

(Interior continued)



Figure 18-5



Figure 18-6

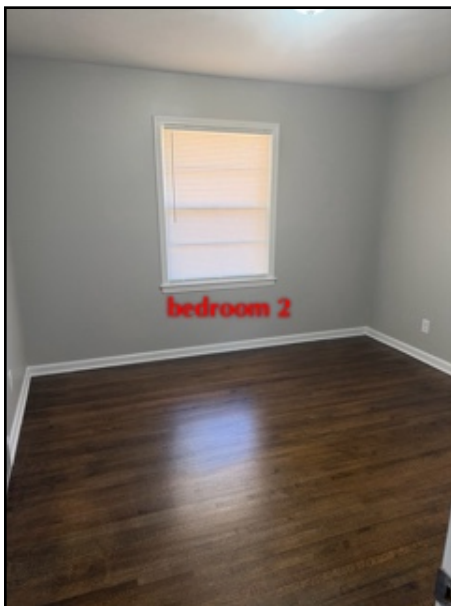


Figure 18-7

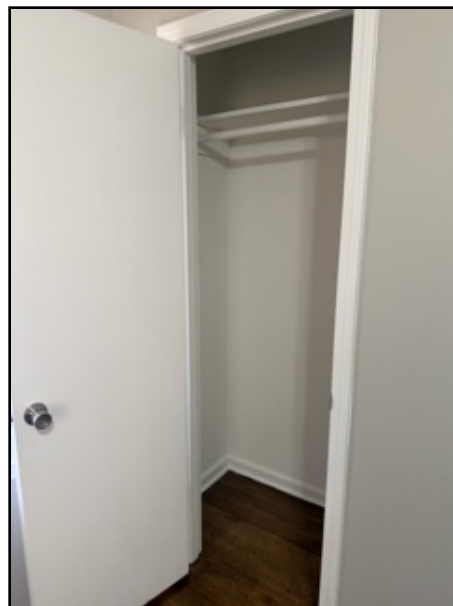


Figure 18-8

(Interior continued)



Figure 18-9



Figure 18-10



Figure 18-11

(Interior continued)



Comment 19:
smoke detector missing in master bedroom.



Figure 19-1

Report Summary

Exterior

1) meter base needs cover installed.



Figure 3-1

Electrical

2) Open slot in fuse box needs to be covered for Safety.



Figure 6-1

(Report Summary continued)

HVAC: Heating

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



Figure 8-1

(Report Summary continued)

HVAC: Cooling

4) air-conditioning not operating at time of inspection.



Figure 9-1



Figure 9-2

5) AC Condenser needs cleaning.



Figure 10-1

(Report Summary continued)

Plumbing: Water Heater

6) Hot water heater not operating at time of inspection.



Figure 11-1

Bathrooms

7) mirrors need to be installed in both bathrooms.

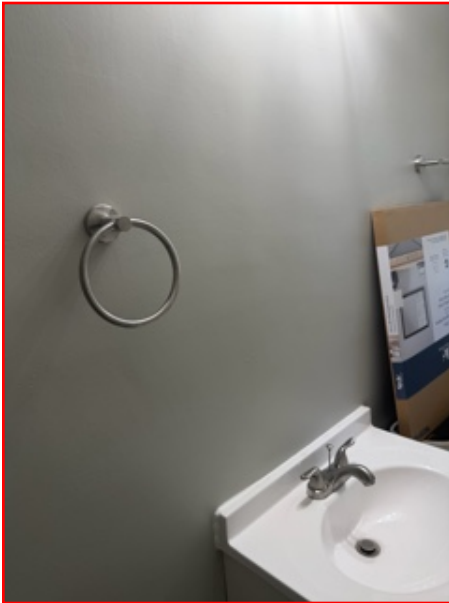


Figure 13-1

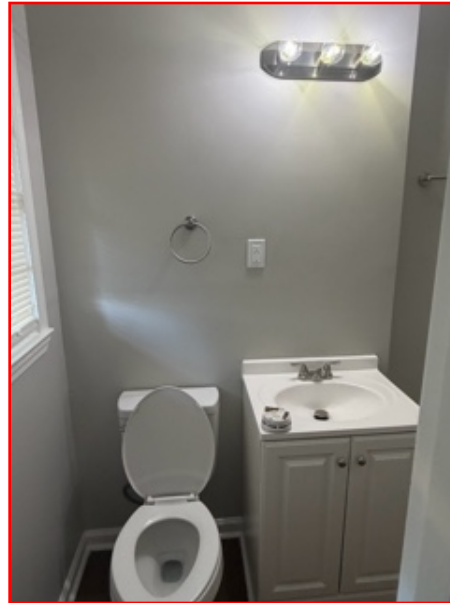


Figure 13-2

(Report Summary continued)

Kitchen

8) dishwasher needs to be installed correctly.



Figure 15-1

9) stove not operating at time of inspection.



Figure 16-1

(Report Summary continued)

Interior

10) smoke detector missing in master bedroom.

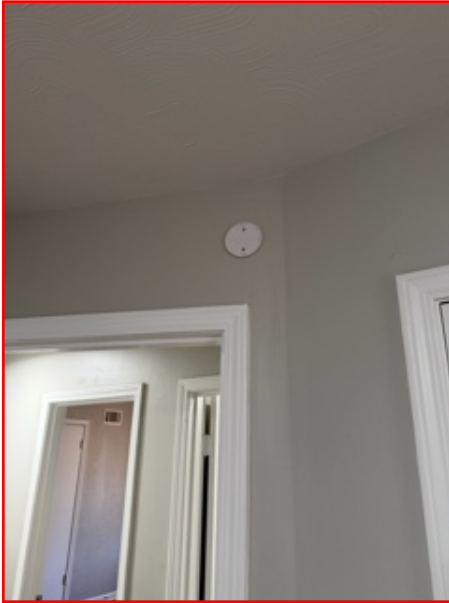


Figure 19-1