

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:

5293

Beaverton

Memphis, Tn 38127

Inspected on Mon, Apr 27 2026 at 10:15AM

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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:	53 Years Old
Age Based On:	shelby County Assessors website
Bedrooms/Baths:	3/1
Door Faces:	East
Furnished:	No
Occupied:	No
Weather:	Overcast
Temperature:	Warm
Soil Condition:	Dry
Utilities On During Inspection:	Electric Service, Gas Service, Water Service

Square Footage



Comment 1:
measured square footage 1070 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

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, 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



Comment 3:
New cleanout cap needed in front yard.



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:	Gable
Roof Covering:	architectural shingles
	Condition: Satisfactory
Approximate Roof Age:	less Than Two Years Old
Ventilation Present:	Gable Ends, 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:	monolithic slab
Foundation Material:	Poured Concrete
	Condition: Satisfactory
Floor Structure:	Concrete Slab
	Condition: Satisfactory
Wall Structure:	Wood Frame
	Condition: Satisfactory

Attic

Attic Entry:	Hallway
Roof Framing Type:	Wood Trusses
	Condition: Satisfactory
Roof Deck Material:	Plywood
	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

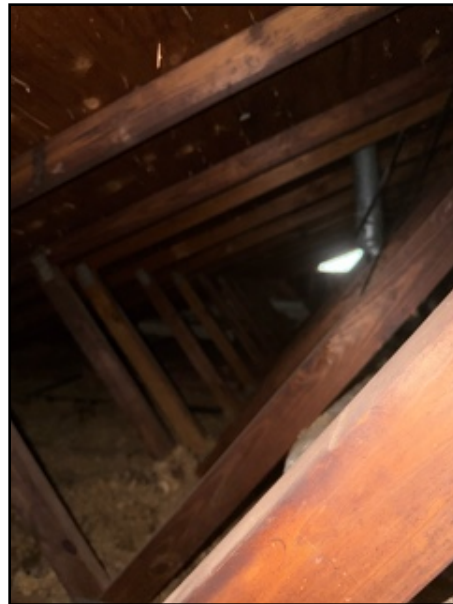


Figure 4-2



Figure 4-3



Figure 4-4

(Attic continued)



Comment 5:
junction box cover needed in attic.



Figure 5-1

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:	Underground
Main Disconnect Location:	Service Panel
Service Panel Location:	Storage room
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

(Electrical continued)

Smoke Detectors: 9 volt Battery Type
Condition: Satisfactory

 Comment 6:
wires need to be organized a little better or cover installed over them.



Figure 6-1

(Electrical continued)



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:	nine Years Old

(Heating continued)

Filter Type:

Disposable

Type of Distribution:

Condition: Further Evaluation Required

Metal Ducting, Flexible 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 install installed under furnace as noted by picture.



Figure 9-1

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:

goodman

Condenser Approximate Age:

nine Years Old

(Cooling continued)

**Comment 10:**

Air conditioning needs to be serviced by HVAC technician Register temps too high in relation to outside temperature.



Figure 10-1



Figure 10-2

**Comment 11:**

copper line needs insulating.



Figure 11-1

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
 Condition: Satisfactory
 Location of Fuel Shutoff: At Meter

Water Heater

Manufacturer: AO Smith
 Fuel: Electric
 Capacity: 40 gal
 Approximate Age: One Year Old
 Fuel Disconnect: In Same Room



Comment 12:
 Hot water temperature 118°.



Figure 12-1



Figure 12-2

Bathrooms



Comment 13:



Figure 13-1

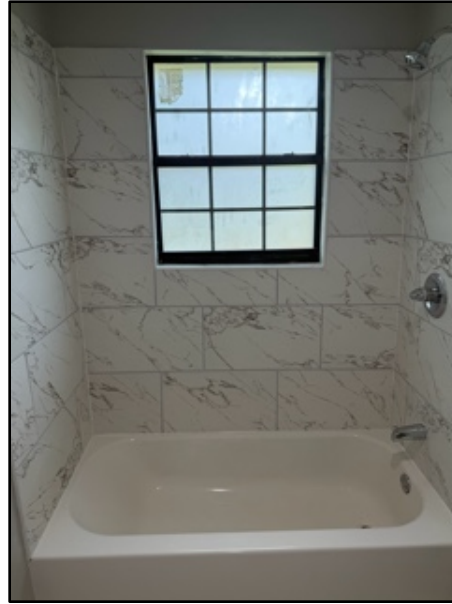


Figure 13-2

Kitchen

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

(Kitchen continued)



Comment 14:



Figure 14-1



Figure 14-2



Comment 15:
no dishwasher installed at time of inspection.



Figure 15-1

(Kitchen continued)



Comment 16:
cap needed on gas line in kitchen for Safety.

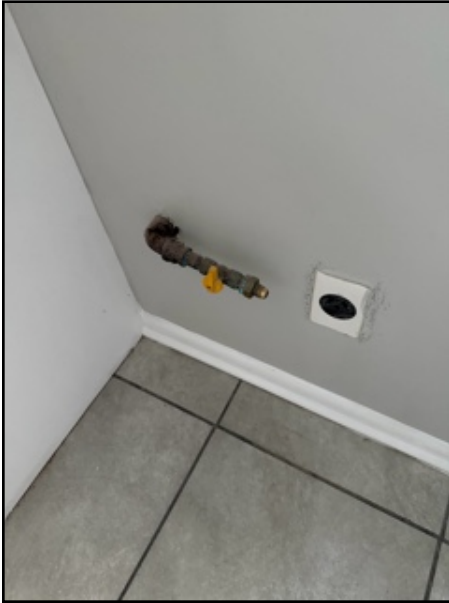


Figure 16-1

Laundry

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

(Laundry continued)



Comment 17:
dryer Connection located in storage room.



Figure 17-1



Figure 17-2



Figure 17-3

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



Comment 18:

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



Figure 18-1



Figure 18-2

(Interior continued)



Figure 18-3



Figure 18-4



Figure 18-5



Figure 18-6

(Interior continued)



Figure 18-7

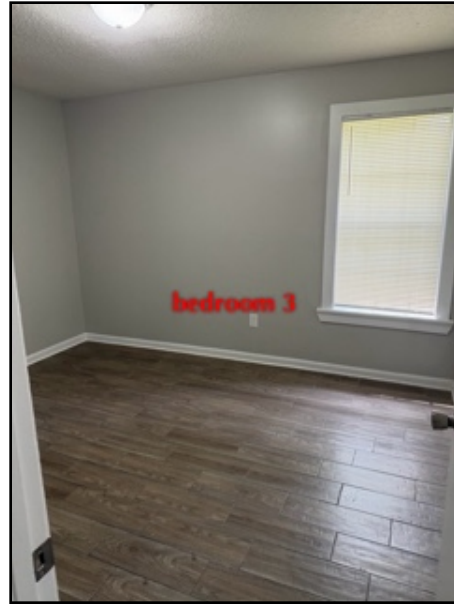


Figure 18-8



Figure 18-9

(Interior continued)



Comment 19:

no doorstop installed in second bedroom as noted by picture.

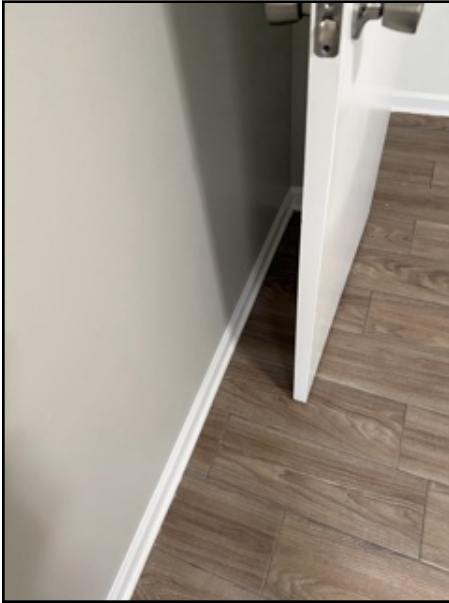


Figure 19-1

Report Summary

Exterior

1) New cleanout cap needed in front yard.



Figure 3-1

Structure: Attic

2) junction box cover needed in attic.



Figure 5-1

(Report Summary continued)

Electrical

3) wires need to be organized a little better or cover installed over them.



Figure 6-1

HVAC: Heating

4) no air filter box install installed under furnace as noted by picture.



Figure 9-1

(Report Summary continued)

HVAC: Cooling

5) Air conditioning needs to be serviced by HVAC technician Register temps too high in relation to outside temperature.



Figure 10-1



Figure 10-2

6) copper line needs insulating.



Figure 11-1

(Report Summary continued)

Kitchen

7) no dishwasher installed at time of inspection.



Figure 15-1

8) cap needed on gas line in kitchen for Safety.

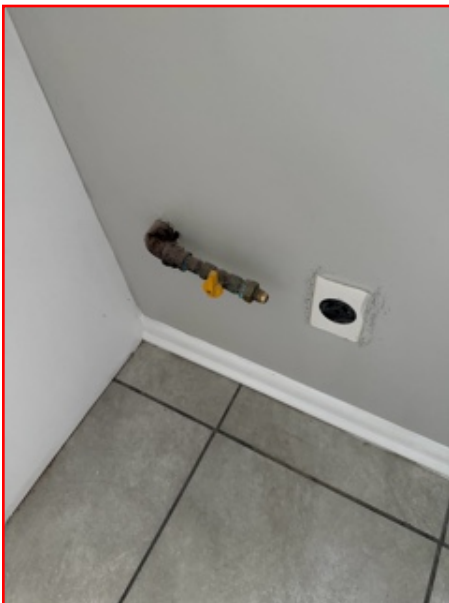


Figure 16-1

(Report Summary continued)

Interior

9) no doorstop installed in second bedroom as noted by picture.



Figure 19-1