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Inspected By: Dan Iley



Home Inspection Report

Prepared For:

Unspecified Client

Property Address:

2449
Lebonte
Memphis, Tn 38127

Inspected on Fri, Aug 21 2026 at 1:00PM

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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:	41 Years Old
Age Based On:	shelby County Assessors website
Bedrooms/Baths:	3/1
Door Faces:	North
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 1040 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:	Lap Wood Condition: Satisfactory
Exterior Trim Material:	Wood Condition: Satisfactory
Windows:	Vinyl 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:
Shingle needs to be attached at rear of house as noted by picture.



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:	From Ground with Binoculars, Walked Roof/Arms Length
Roof Design:	Gable
Roof Covering:	architectural shingles Condition: Satisfactory
Approximate Roof Age:	5 To 7 Years Old
Ventilation Present:	Gable Ends 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:	Wood Frame Condition: Satisfactory

Attic

Attic Entry:	Bedroom Closet
Roof Framing Type:	Joist and Rafters Condition: Satisfactory
Roof Deck Material:	Oriented Strand Board 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

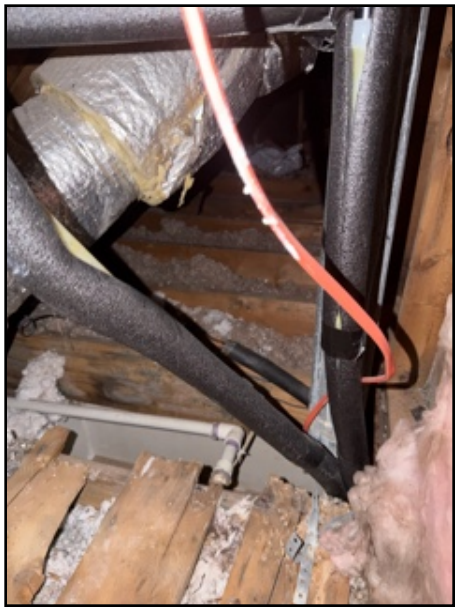


Figure 4-2

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:	Interior
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

(Electrical continued)

GFCI/AFCI Breakers:	Yes Condition: Satisfactory
Smoke Detectors:	9 volt Battery Type Condition: Satisfactory

Comment 5:
carbon monoxide detector is installed.



Figure 5-1



Figure 5-2

HVAC

HVAC System Type:	Central Split System

(HVAC continued)

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:	eight Years Old
Filter Type:	Disposable
	Condition: Repair or Replace
Type of Distribution:	Flexible Ducting
	Condition: Satisfactory

Comment 6:
Heat operating as intended.
Register temps above 100 degrees



Figure 6-1



Figure 6-2

(Heating continued)

Comment 7:
no air filter installed.



Figure 7-1

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:	undetermined No label present
Condenser Approximate Age:	undetermined

(Cooling continued)

Comment 8:
air-conditioning not cooling as intended Further evaluation needed by HVAC technician.



Figure 8-1

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

(Plumbing continued)

Water Heater

Manufacturer:	Rheem
Fuel:	Electric
Capacity:	40 gal
Approximate Age:	seven Years Old
Fuel Disconnect:	In Same Room

Comment 9:
Hot water heater not working at time of inspection.



Figure 9-1



Figure 9-2

Comment 10:
rusty water stain noted on front of hot water heater Recommend further evaluation by plumber.

(Water Heater continued)



Figure 10-1

Bathrooms

Comment 11:



Figure 11-1

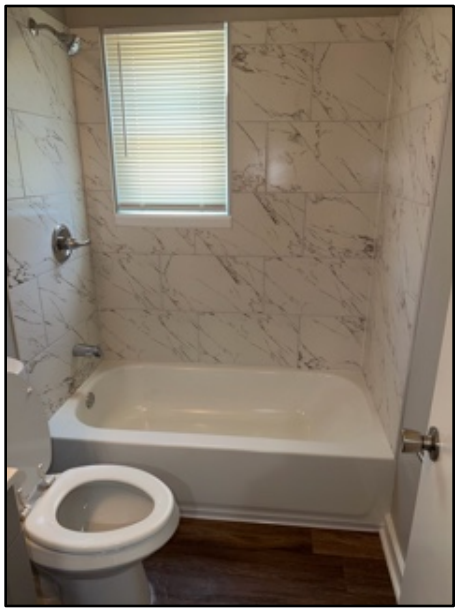


Figure 11-2

(Bathrooms continued)



Figure 11-3

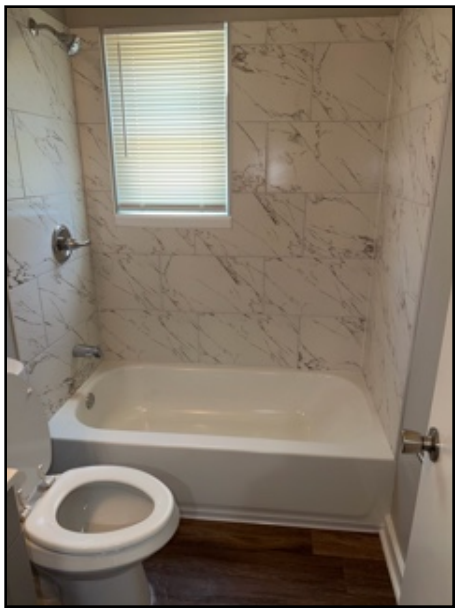


Figure 11-4

Kitchen

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

(Kitchen continued)

Comment 12:



Figure 12-1

Comment 13:
dishwasher not working at time of inspection.



Figure 13-1

(Kitchen continued)

Comment 14:
countertop needs to be secured to Cabinet.



Figure 14-1

Laundry

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

(Laundry continued)

Comment 15:



Figure 15-1

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

(Interior continued)

Comment 16:
General pictures of Living room, dining area, bedrooms and closets.

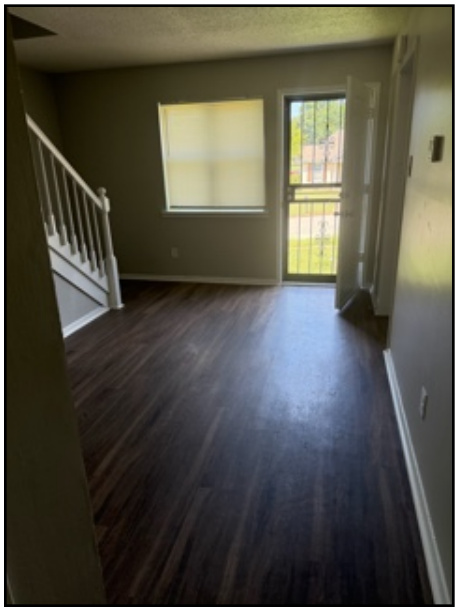


Figure 16-1



Figure 16-2

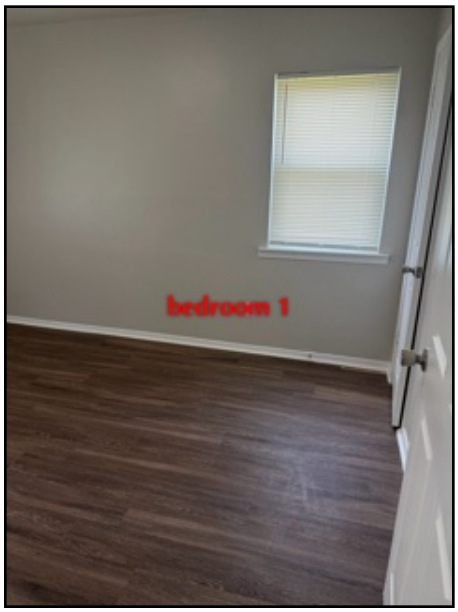


Figure 16-3

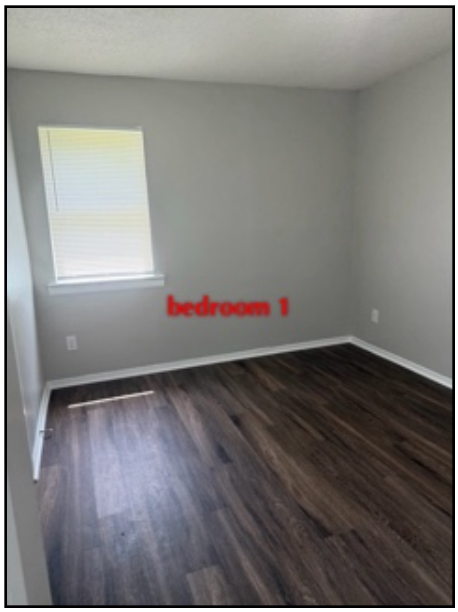


Figure 16-4

(Interior continued)

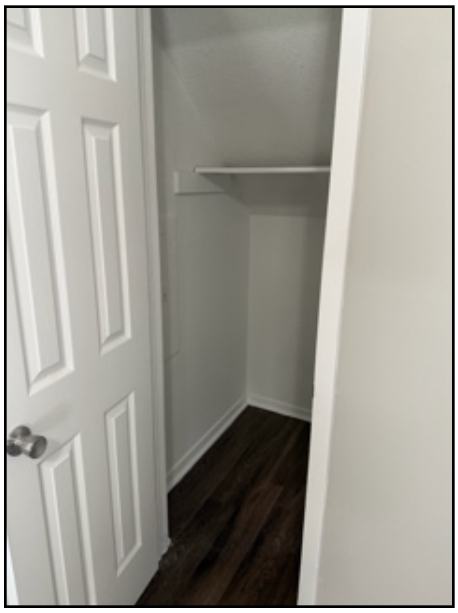


Figure 16-5

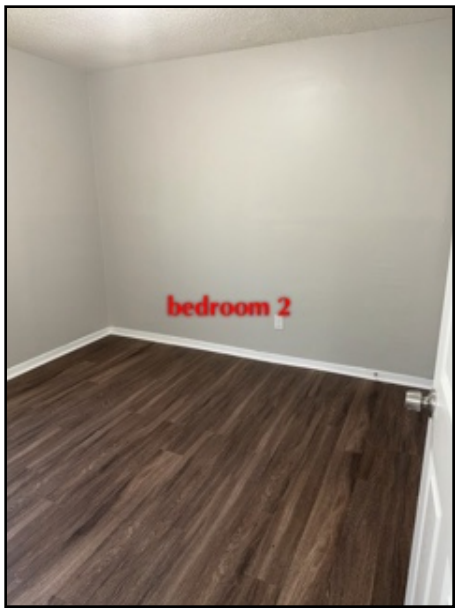


Figure 16-6

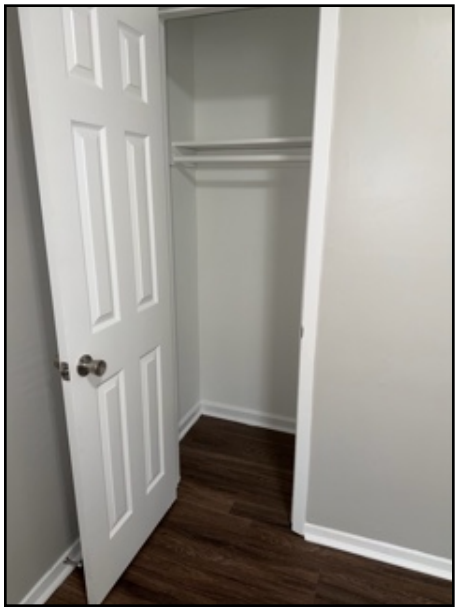


Figure 16-7



Figure 16-8

(Interior continued)

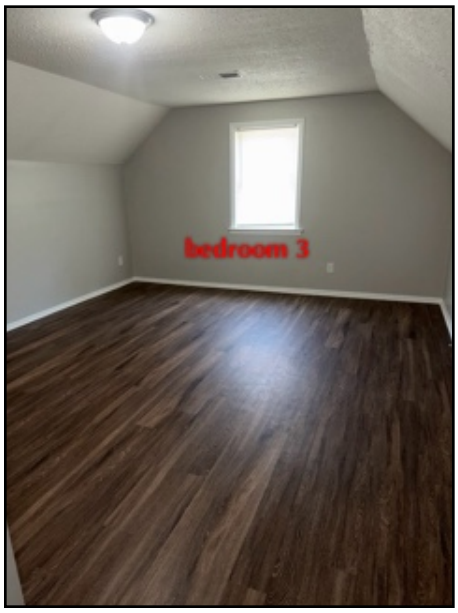


Figure 16-9

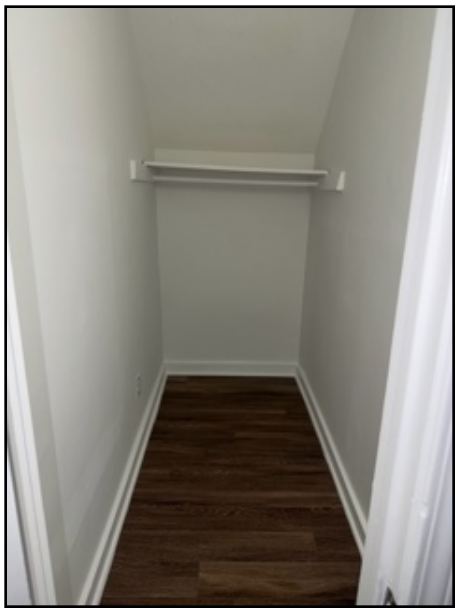


Figure 16-10

Comment 17:
no clothes rod installed in first bedroom closet.



Figure 17-1

(Interior continued)

Comment 18:
smoke detectors needed in each bedroom.

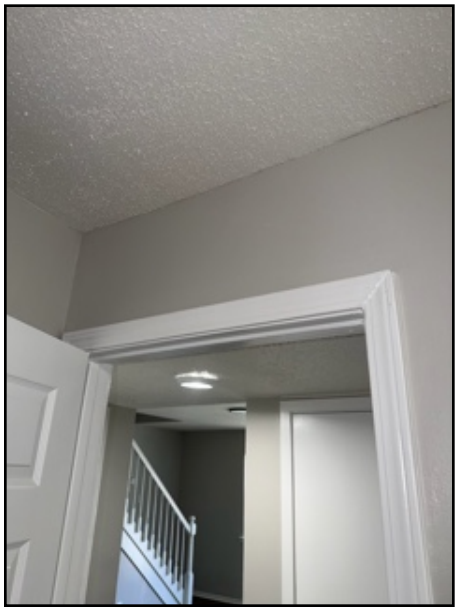


Figure 18-1

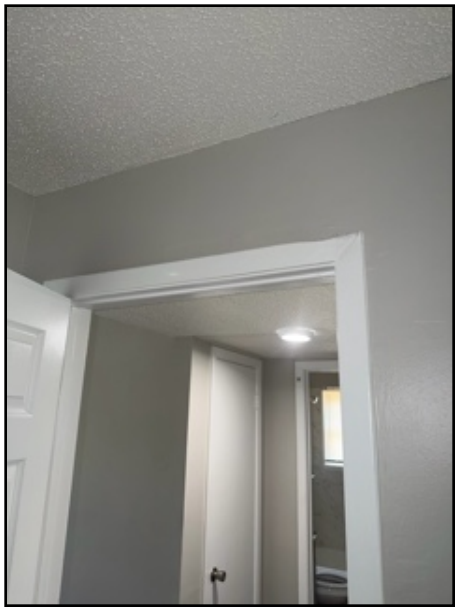


Figure 18-2

Report Summary

Exterior

1) Shingle needs to be attached at rear of house as noted by picture.



Figure 3-1

HVAC: Heating

2) no air filter installed.



Figure 7-1

(Report Summary continued)

HVAC: Cooling

3) air-conditioning not cooling as intended Further evaluation needed by HVAC technician.



Figure 8-1

Plumbing: Water Heater

4) Hot water heater not working at time of inspection.



Figure 9-1



Figure 9-2

5) rusty water stain noted on front of hot water heater Recommend further evaluation by plumber.

(Report Summary continued)



Figure 10-1

Kitchen

6) dishwasher not working at time of inspection.



Figure 13-1

7) countertop needs to be secured to Cabinet.

(Report Summary continued)



Figure 14-1

Interior

8) no clothes rod installed in first bedroom closet.



Figure 17-1

9) smoke detectors needed in each bedroom.

(Report Summary continued)

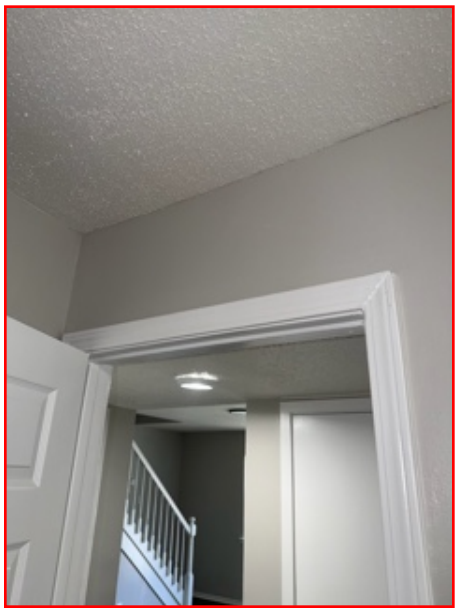


Figure 18-1

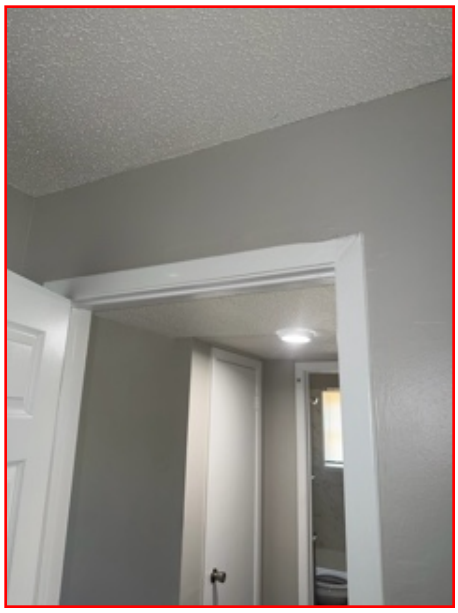


Figure 18-2