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Home Inspection Report

Prepared For:

Unspecified Client

Property Address:

3230
Ardmore
Memphis, Tn 38127

Inspected on Wed, Jul 29 2026 at 11:00AM

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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:	67 Years Old
Age Based On:	shelby County Assessors website
Bedrooms/Baths:	2/1
Door Faces:	West
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 980 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: 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, Lap Wood 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:
faucet drips continuously in front of house.



Figure 3-1

(Exterior continued)

Comment 4:
main drain cleanout cap needed as noted by a picture.



Figure 4-1

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 Five Years Old
Ventilation Present:	Gable Ends, Ridge Vents Condition: Satisfactory
Soffit and Fascia:	Wood 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:	Crawl Space
Foundation Material:	Poured Concrete, Concrete Block
	Condition: Satisfactory
Signs of Water Penetration:	Moisture
	Condition: Satisfactory
Floor Structure:	Wood Frame
	Condition: Satisfactory
Subflooring:	Solid Wood Plank
	Condition: Satisfactory
Wall Structure:	Full Masonry
	Condition: Satisfactory

Comment 5:



Figure 5-1



Figure 5-2

(Structure continued)



Figure 5-3

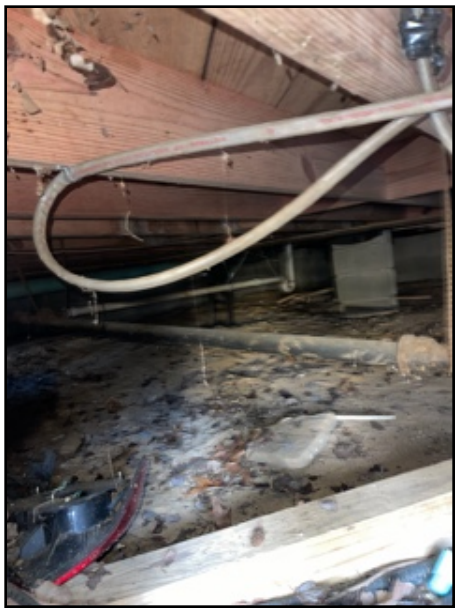


Figure 5-4

Attic

Attic Entry:	Hallway
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 6:
Attic is in good condition.. Framing is sound and there is no evidence of leaks



Figure 6-1



Figure 6-2



Figure 6-3



Figure 6-4

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:	Storage room
Service Panel Manufacturer:	murray
	Condition: Satisfactory
Service Voltage:	240 volts
Service Amperage:	125 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:	Hallway
Type of Equipment:	Forced Air
	Condition: Satisfactory
Manufacturer:	goodman
Heating Fuel:	Gas
	Condition: Satisfactory
Approximate Age:	10 Years Old
Filter Type:	Disposable
	Condition: Satisfactory
Type of Distribution:	Metal Ducting, Flexible Ducting
	Condition: Satisfactory

(Heating continued)

Comment 9:
furnace not operating at time of inspection Gas valve turned off.



Figure 9-1



Figure 9-2



Figure 9-3

(Heating continued)

Comment 10:
incorrect coupling installed on First vent pipe Piping should overlap from top to bottom to prevent leakage.



Figure 10-1

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:	undetermined Label Not Legible

(Cooling continued)

Comment 11:
Cooling as intended At time of inspection
Register temps around 65 degrees.



Figure 11-1



Figure 11-2

Comment 12:
copper line needs insulating.



Figure 12-1

(Cooling continued)

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, Cast Iron Condition: Satisfactory
Location of Fuel Shutoff:	At Meter

Water Heater

Manufacturer:	AO Smith
Fuel:	Natural Gas
Capacity:	40 gal
Approximate Age:	three Years Old
Temp & Pressure Relief Valve:	Present With Blow Off Leg Condition: Satisfactory
Fuel Disconnect:	In Same Room

(Water Heater continued)

Comment 13:
Hot water heater not operating at time of inspection.



Figure 13-1



Figure 13-2

Comment 14:
Hot water heater vent pipe needs to be securely attached to hot water heater.



Figure 14-1

Bathrooms

Comment 15:



Figure 15-1



Figure 15-2

Comment 16:
towel bar needs to be attached to wall as noted by picture.



Figure 16-1

Kitchen

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

Comment 17:



Figure 17-1



Figure 17-2

Laundry

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

(Laundry continued)

Comment 18:
dryer connection located in storage room.

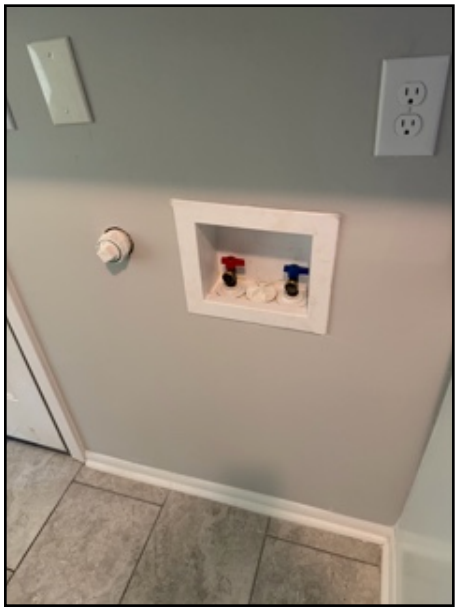


Figure 18-1



Figure 18-2

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:	Tile, Wood 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 19:
General pictures of Living room, dining area, bedrooms and closets.



Figure 19-1



Figure 19-2

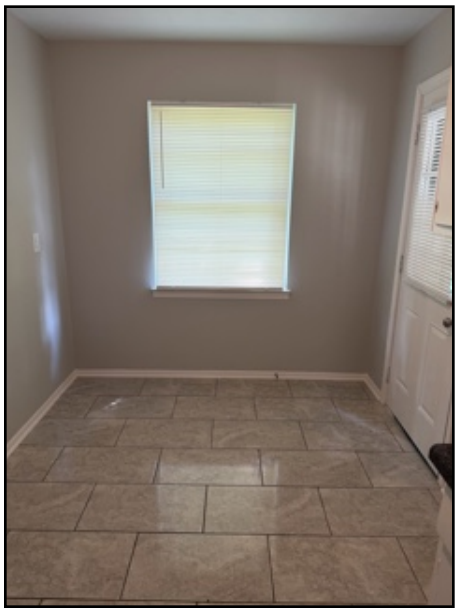


Figure 19-3



Figure 19-4

(Interior continued)



Figure 19-5

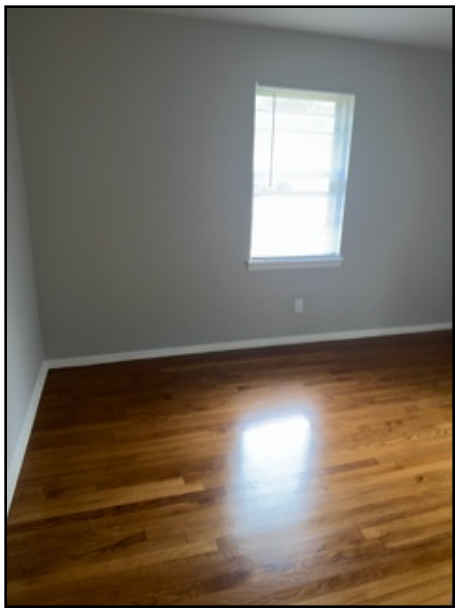


Figure 19-6

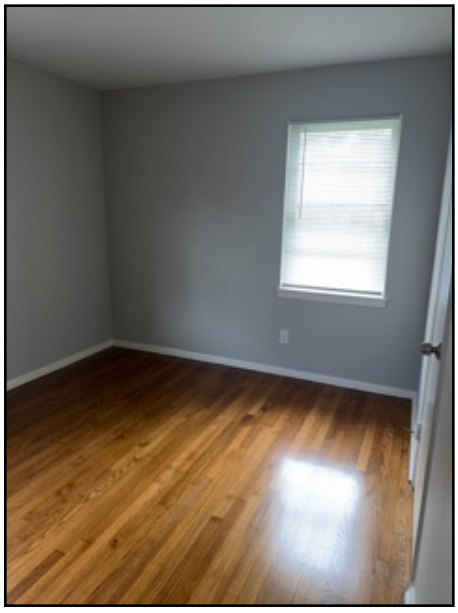


Figure 19-7

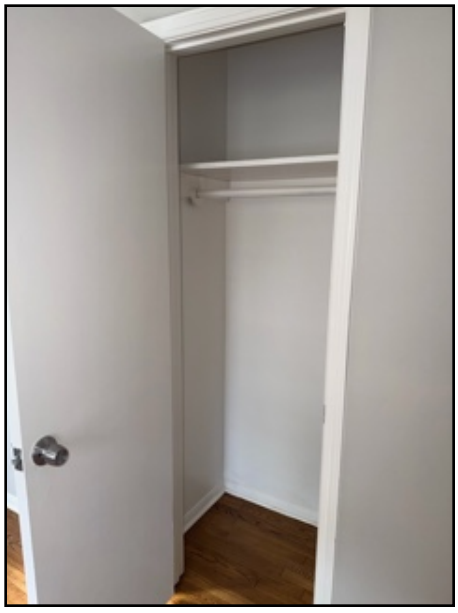


Figure 19-8

(Interior continued)



Figure 19-9



Figure 19-10



Figure 19-11

Report Summary

Exterior

1) faucet drips continuously in front of house.



Figure 3-1

2) main drain cleanout cap needed as noted by a picture.



Figure 4-1

(Report Summary continued)

HVAC: Heating

3) furnace not operating at time of inspection Gas valve turned off.



Figure 9-1



Figure 9-2



Figure 9-3

4) incorrect coupling installed on First vent pipe Piping should overlap from top to bottom to prevent leakage.

(Report Summary continued)



Figure 10-1

HVAC: Cooling

5) copper line needs insulating.



Figure 12-1

(Report Summary continued)

Plumbing: Water Heater

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



Figure 13-1



Figure 13-2

7) Hot water heater vent pipe needs to be securely attached to hot water heater.



Figure 14-1

(Report Summary continued)

Bathrooms

8) towel bar needs to be attached to wall as noted by picture.



Figure 16-1