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Home Inspection Report

Prepared For:

Unspecified Client

Property Address:

7021
Glenn Eagles
Memphis, Tn 38141

Inspected on Thu, Sep 10 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:	43 Years Old
Age Based On:	shelby County Assessors website
Bedrooms/Baths:	3/2
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 2006 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, 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



Figure 2-5



Figure 2-6

(Exterior continued)

Comment 3:
exposed wires noted at front left corner of house.



Figure 3-1

Comment 4:
small section of Gutter damaged near front door.



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, Hip
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:	Joist and Rafters
	Condition: Satisfactory
Roof Deck Material:	Plywood
	Condition: Satisfactory
Insulation:	Blown In Fiberglass, Fiberglass Batts
	Condition: Satisfactory

(Attic continued)

Comment 5:
Attic is in good condition.. Framing is sound and there is no evidence of leaks

Comment 6:
some insulation needed as noted by pictures above kitchen area.



Figure 6-1



Figure 6-2

(Attic continued)

Comment 7:
disconnected ductwork noted in attic above kitchen.



Figure 7-1



Figure 7-2

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:	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

(Electrical continued)

Smoke Detectors: 9 volt Battery Type
Condition: Satisfactory

Comment 8:



Figure 8-1

Comment 9:
no carbon monoxide detector installed at time of inspection.

(Electrical continued)

Comment 10:
electrical outlet not working in back room.



Figure 10-1

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:	Attic
Type of Equipment:	Forced Air Condition: Satisfactory
Manufacturer:	Carrier
Heating Fuel:	Gas Condition: Satisfactory
Approximate Age:	undetermined But Appears To Be At Least 15 Years Old

(Heating continued)

Filter Type:	Disposable Condition: Satisfactory
Type of Distribution:	Flexible Ducting Condition: Satisfactory

Comment 11:
Heat operating as intended.
Register temps above 100 degrees



Figure 11-1



Figure 11-2

Furnaces over 10 years old should be checked, cleaned and serviced yearly by a licensed contractor.

(HVAC continued)

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:	Carrier
Condenser Approximate Age:	undetermined But Appears To Be At Least 15 Years Old

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Comment 12:
air-conditioning not cooling as intended Also condensate drain pan flooded and condensation line drain line most likely clogged up.



Figure 12-1



Figure 12-2

(Cooling continued)



Figure 12-3

Comment 13:
no airflow coming from vent in back room Further evaluation needed.

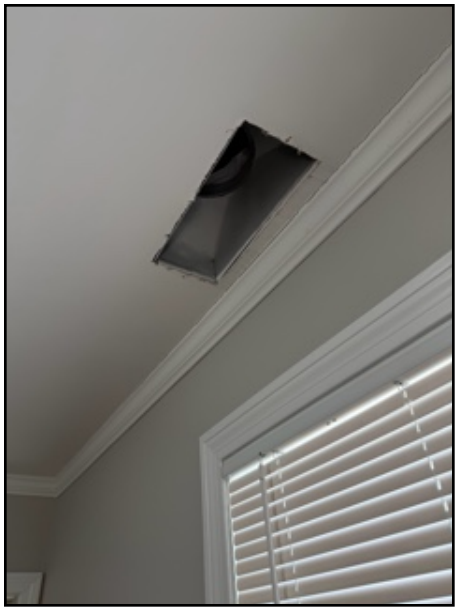


Figure 13-1

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

Water Heater

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

(Water Heater continued)

Comment 14:
Hot water heater not operating that time of inspection Gas turned off.



Figure 14-1



Figure 14-2

Bathrooms

(Bathrooms continued)

Comment 15:



Figure 15-1



Figure 15-2



Figure 15-3

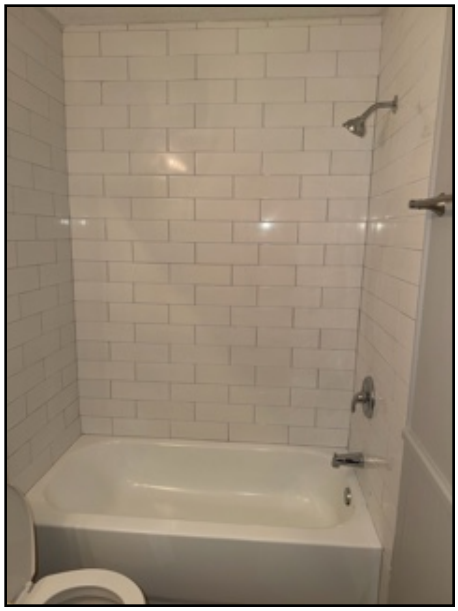


Figure 15-4

(Bathrooms continued)

Comment 16:
Master bath toilet will not flush.



Figure 16-1

Kitchen

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

(Kitchen continued)

Comment 17:



Figure 17-1



Figure 17-2

Comment 18:
vent hood not operating at time of inspection.



Figure 18-1

(Kitchen continued)

Comment 19:
dishwasher not operating at time of inspection.



Figure 19-1

Laundry

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

(Laundry continued)

Comment 20:

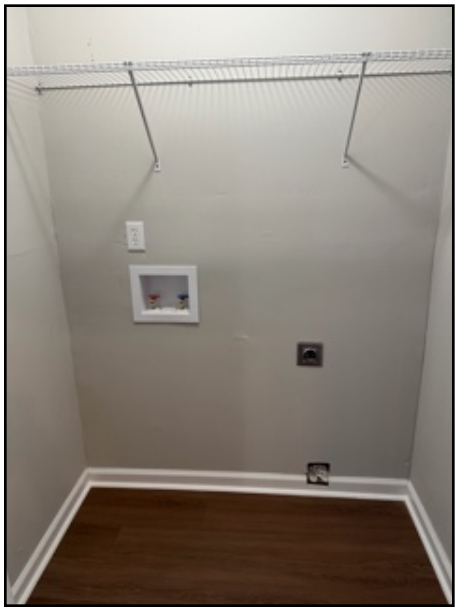


Figure 20-1

Comment 21:
dryer outlet not operating in laundry room.



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:	Aluminum
Entry Door Types:	Hinged Condition: Satisfactory
Entry Door Materials:	Wood, Steel
Interior Door Materials:	Wood

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

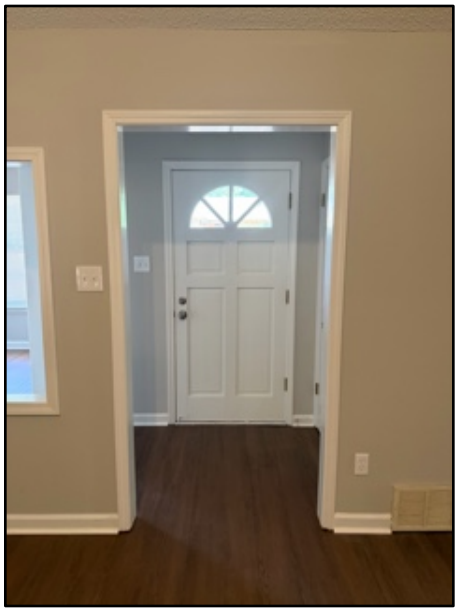


Figure 22-1



Figure 22-2

(Interior continued)

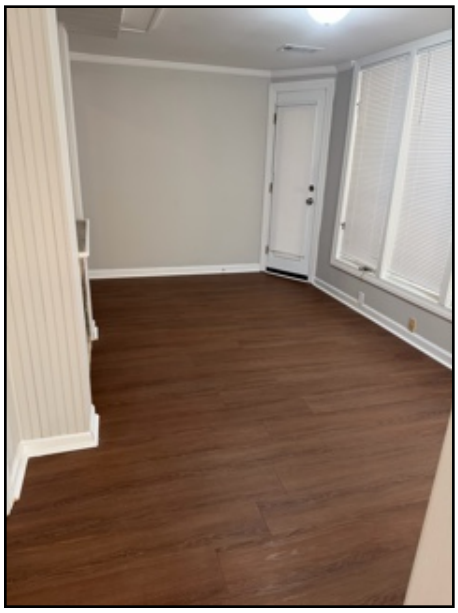


Figure 22-3



Figure 22-4



Figure 22-5



Figure 22-6

(Interior continued)

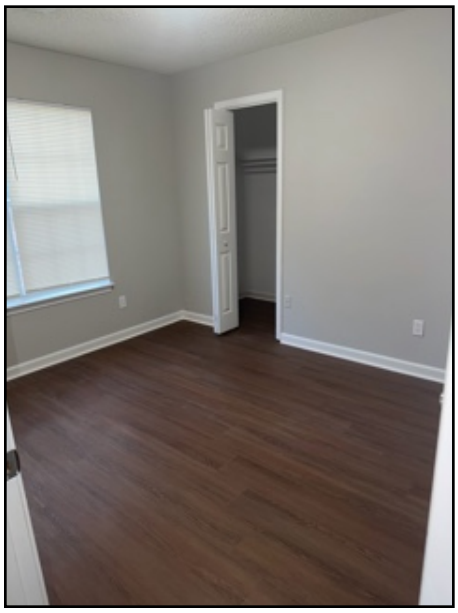


Figure 22-7



Figure 22-8

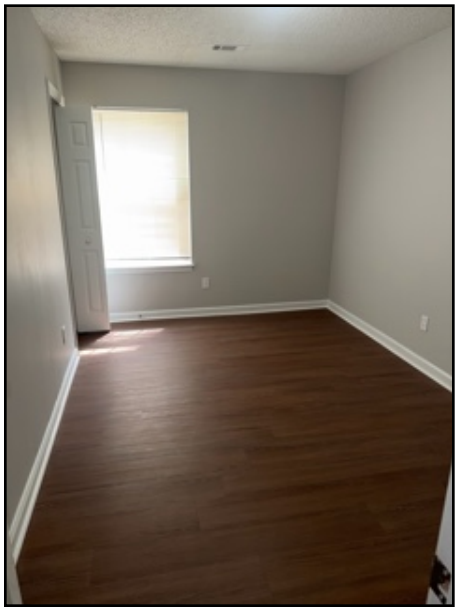


Figure 22-9



Figure 22-10

(Interior continued)

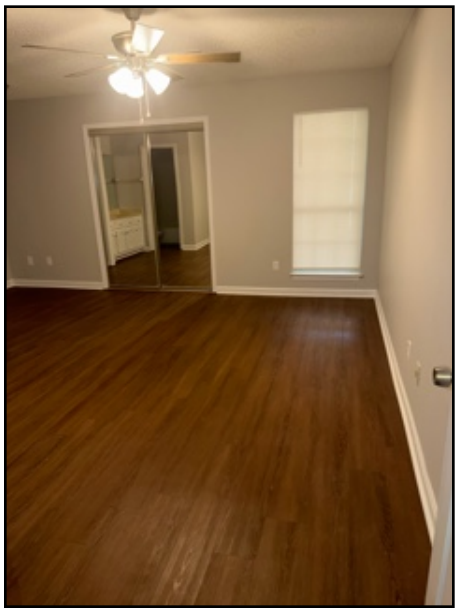


Figure 22-11

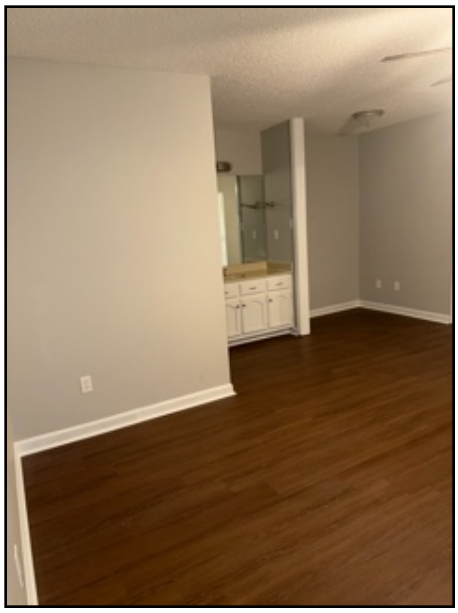


Figure 22-12

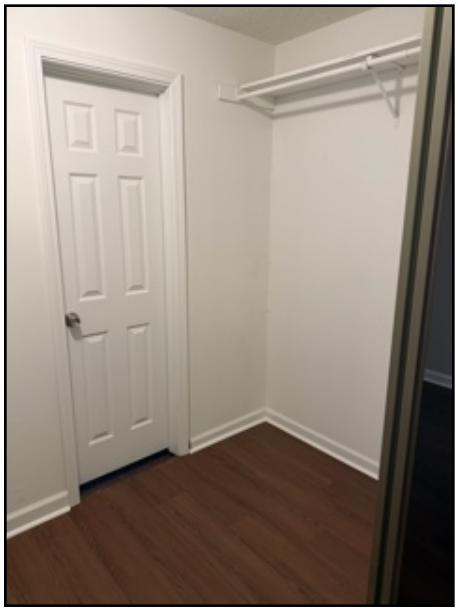


Figure 22-13



Figure 22-14

(Interior continued)

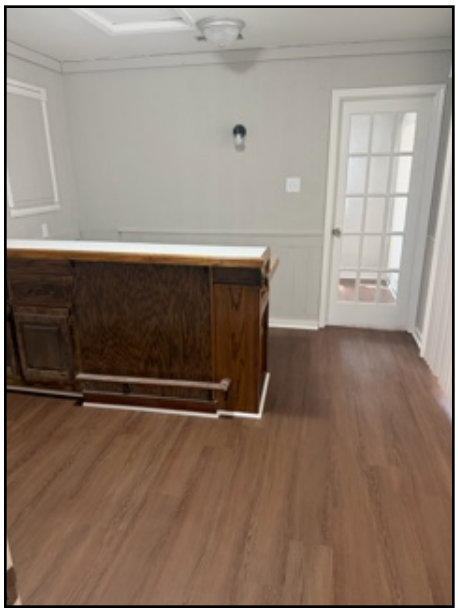


Figure 22-15

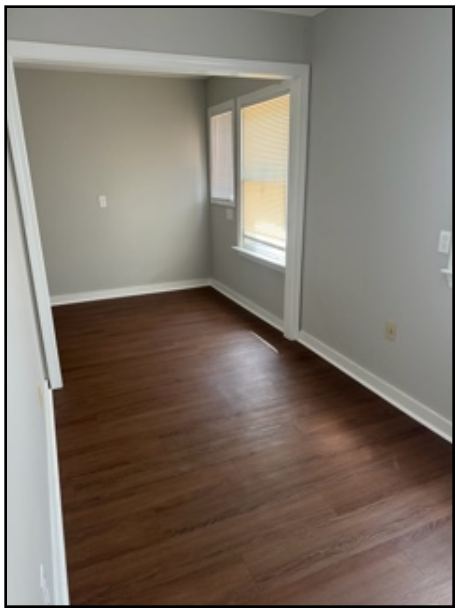


Figure 22-16



Figure 22-17

(Interior continued)

Comment 23:
longer chain needed in first bedroom closet.

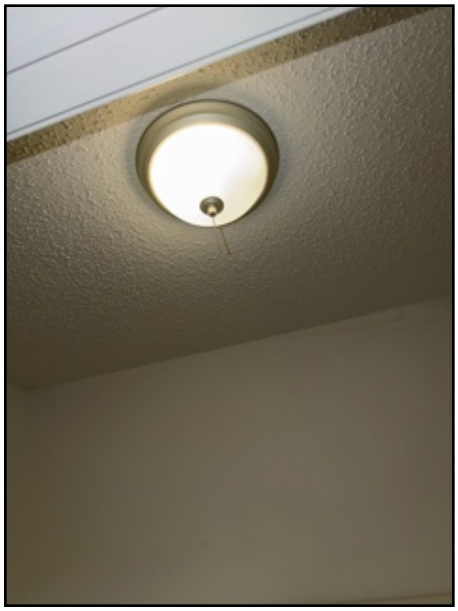


Figure 23-1

Comment 24:
vent cover missing in back room.

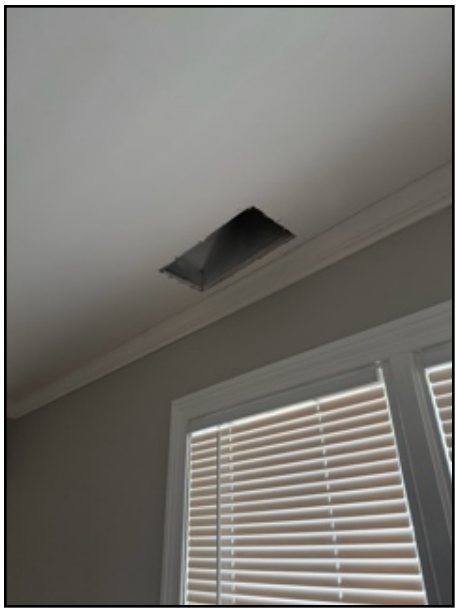


Figure 24-1

Report Summary

Exterior

1) exposed wires noted at front left corner of house.



Figure 3-1

2) small section of Gutter damaged near front door.



Figure 4-1

(Report Summary continued)

Structure: Attic

3) some insulation needed as noted by pictures above kitchen area.



Figure 6-1



Figure 6-2

4) disconnected ductwork noted in attic above kitchen.



Figure 7-1



Figure 7-2

(Report Summary continued)

Electrical

5) no carbon monoxide detector installed at time of inspection.

6) electrical outlet not working in back room.



Figure 10-1

HVAC: Cooling

7) air-conditioning not cooling as intended Also condensate drain pan flooded and condensation line drain line most likely clogged up.



Figure 12-1



Figure 12-2

(Report Summary continued)



Figure 12-3

8) no airflow coming from vent in back room Further evaluation needed.



Figure 13-1

(Report Summary continued)

Plumbing: Water Heater

9) Hot water heater not operating that time of inspection Gas turned off.



Figure 14-1



Figure 14-2

Bathrooms

10) Master bath toilet will not flush.



Figure 16-1

(Report Summary continued)

Kitchen

11) vent hood not operating at time of inspection.



Figure 18-1

12) dishwasher not operating at time of inspection.



Figure 19-1

(Report Summary continued)

Laundry

13) dryer outlet not operating in laundry room.

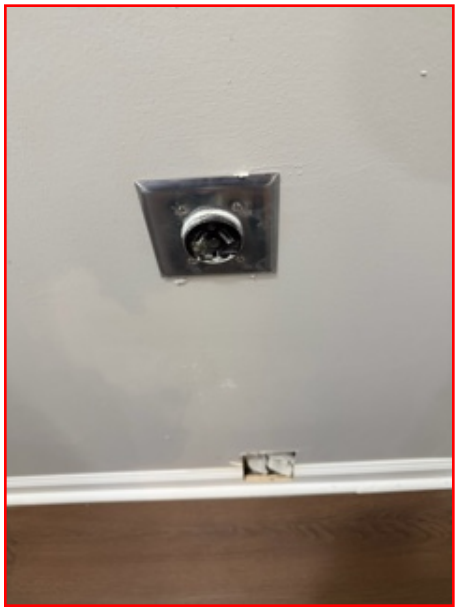


Figure 21-1

Interior

14) longer chain needed in first bedroom closet.

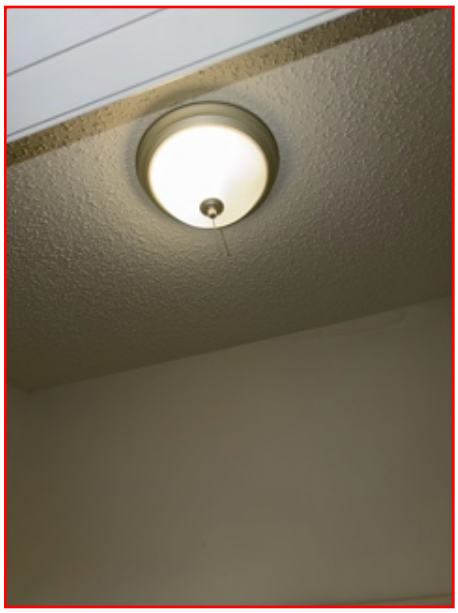


Figure 23-1

15) vent cover missing in back room.

(Report Summary continued)



Figure 24-1