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:

3827
Vanuys
Memphis, Tn 38111

Inspected on Sun, Jun 14 2026 at 12:00PM

Table of Contents

General	4
Site	4
Exterior	5
Garage	7
Roofing	8
Structure	9
Electrical	13
HVAC	15
Plumbing	18
Bathrooms	19
Kitchen	20
Laundry	22
Interior	23
Report Summary	29

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

Square Footage

Comment 1:
Measure square footage 1248 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:	Vinyl Siding Condition: Satisfactory
Exterior Trim Material:	Wood, Vinyl, Aluminum 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:
doorbell not working at time of inspection.



Figure 3-1

Garage

Garage Type: Detached
Condition: Satisfactory

Garage Size: 1 Car

Comment 4:



Figure 4-1



Figure 4-2



Figure 4-3

(Garage continued)

Comment 5:
shingles on garage appear to be 15 to 20 years old.

Exterior

Exterior Covering:	Vinyl Condition: Satisfactory
Exterior Trim Material:	Wood, Vinyl, Aluminum Condition: Satisfactory

Roofing

Approximate Roof Age:	15 To 20 Years Old

Structure

Wall Structure:	Wood Framed Condition: Satisfactory
Ceiling Structure:	Wood Framed Condition: Satisfactory

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 Three Years Old
Ventilation Present:	Gable Ends, Ridge Vents Condition: Satisfactory
Chimney :	Brick Condition: Satisfactory

(Roofing continued)

Flashings:	Metal Condition: Satisfactory
Soffit and Fascia:	Wood, Aluminum, Vinyl 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: Marginal
Floor Structure:	Wood Frame Condition: Satisfactory
Subflooring:	Solid Wood Plank Condition: Satisfactory
Wall Structure:	Full Masonry Condition: Satisfactory

(Structure continued)

Comment 6:



Figure 6-1



Figure 6-2



Figure 6-3



Figure 6-4

(Structure continued)

Attic

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

Comment 7:
Attic is in good condition.. Framing is sound and there is no evidence of leaks

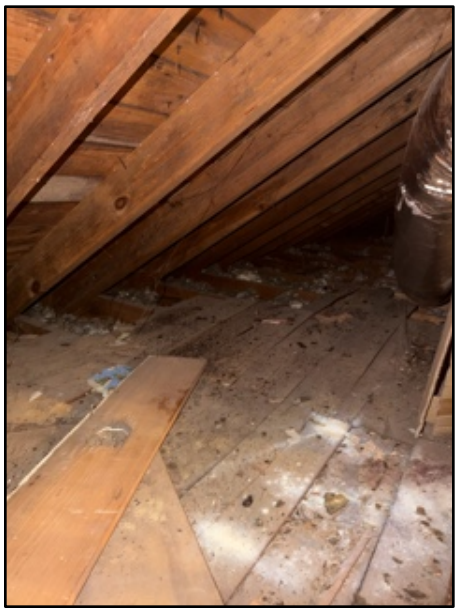


Figure 7-1

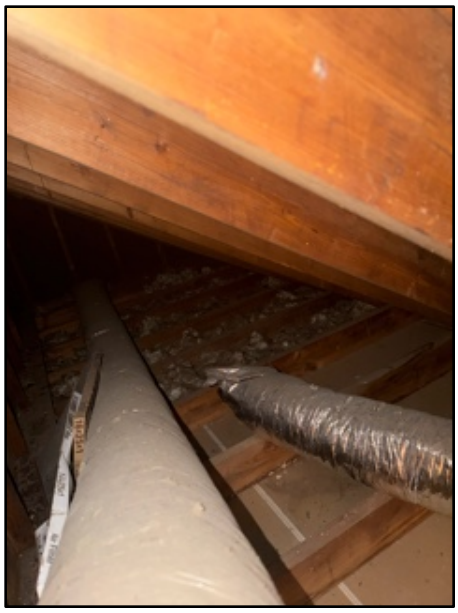


Figure 7-2

(Attic continued)



Figure 7-3

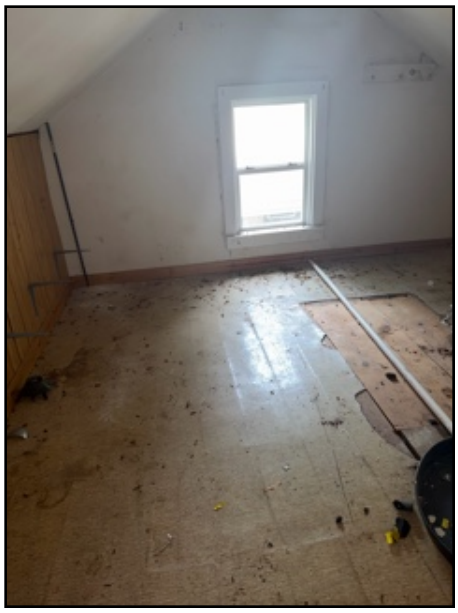


Figure 7-4

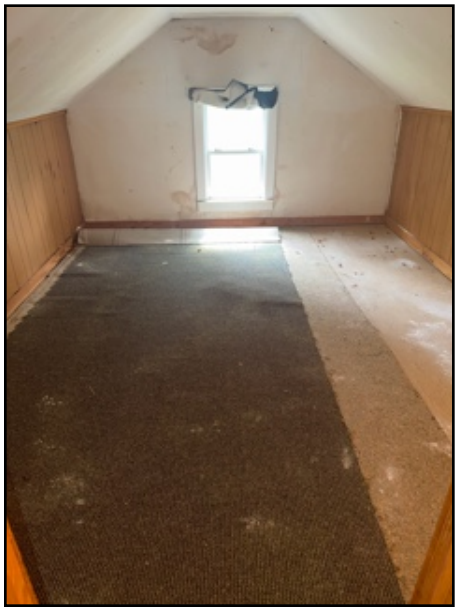


Figure 7-5

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 Panel Manufacturer:	General Electric
	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 8:



Figure 8-1

Comment 9:
carbon monoxide detector is installed.



Figure 9-1

HVAC

HVAC System Type: Central Split System

Comment 10:
thermostat needs replacing Not legible.



Figure 10-1

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:	temp star
Heating Fuel:	Gas
	Condition: Satisfactory
Approximate Age:	14 Years Old
Filter Type:	Disposable
	Condition: Satisfactory

(Heating continued)

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.

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:	15 Years Old

(Cooling continued)

Comment 12:
Cooling as intended At time of inspection
Register temps around 60 degrees.



Figure 12-1

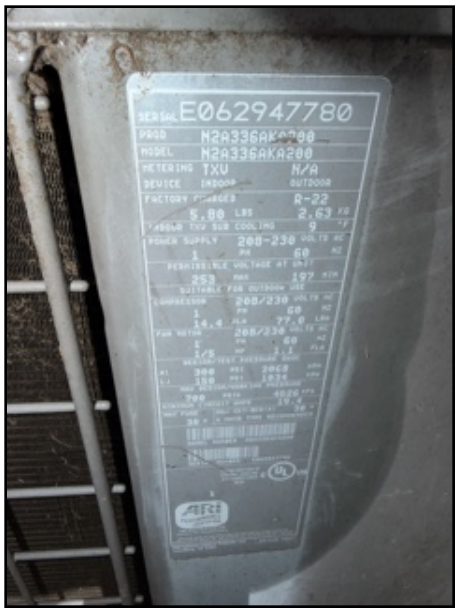


Figure 12-2

Comment 13:
AC Condenser needs cleaning.



Figure 13-1

(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, PEX 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:	Rheem
Fuel:	Natural Gas
Capacity:	40 gal
Approximate Age:	seven Years Old
Temp & Pressure Relief Valve:	Present With Blow Off Leg Condition: Satisfactory
Fuel Disconnect:	In Same Room

(Water Heater continued)

Comment 14:



Figure 14-1



Figure 14-2

Bathrooms

(Bathrooms continued)

Comment 15:



Figure 15-1



Figure 15-2

Kitchen

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

(Kitchen continued)

Comment 16:



Figure 16-1



Figure 16-2

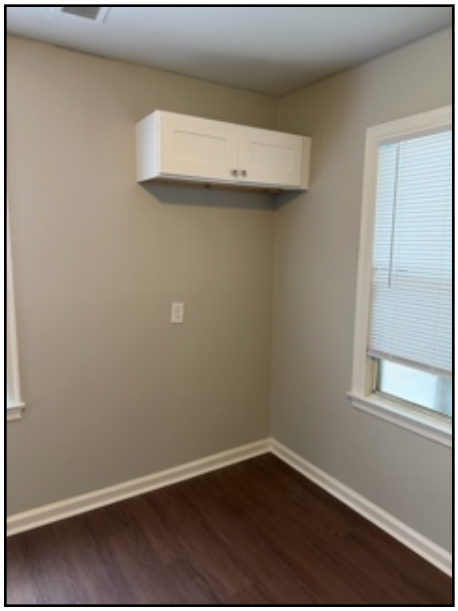


Figure 16-3

(Kitchen continued)

Comment 17:
dishwasher not operating at time of inspection.



Figure 17-1

Laundry

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

(Laundry continued)

Comment 18:



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



Figure 19-1



Figure 19-2



Figure 19-3

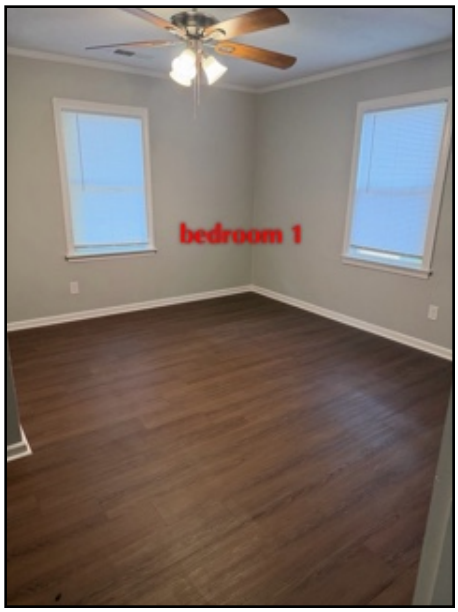


Figure 19-4

(Interior continued)

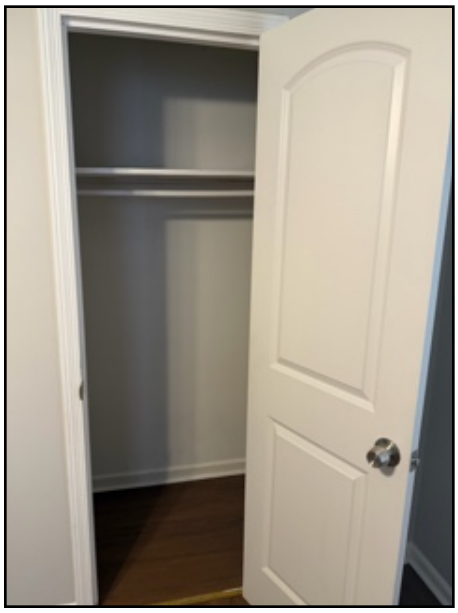


Figure 19-5

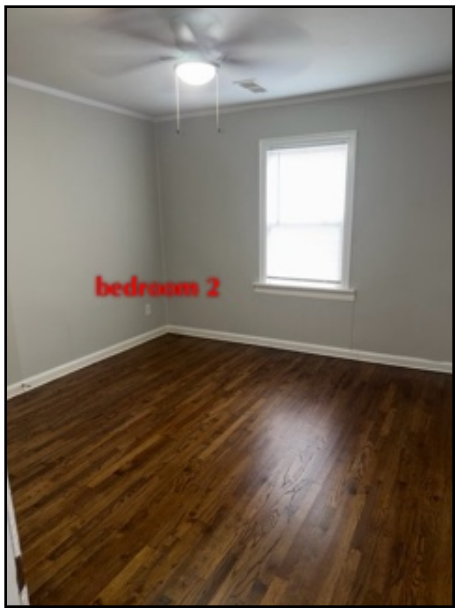


Figure 19-6



Figure 19-7

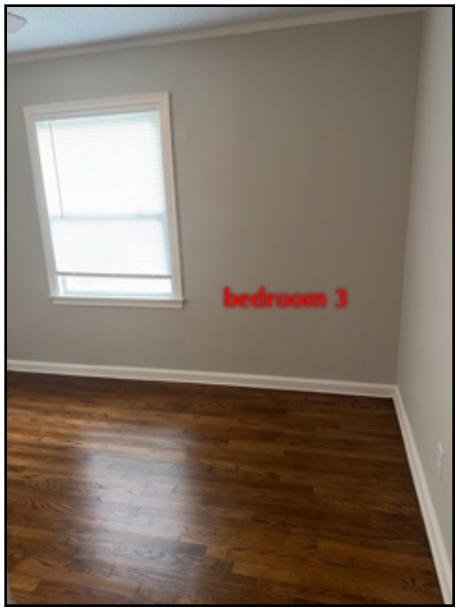


Figure 19-8

(Interior continued)



Figure 19-9

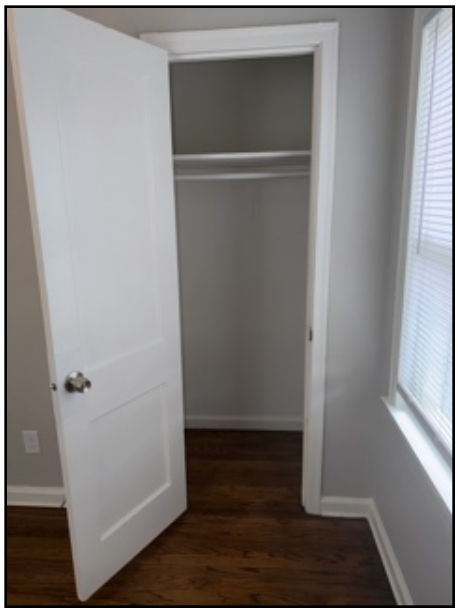


Figure 19-10

Comment 20:
common door between second and third bedroom door knob needs to be turned around so it can be locked from second bedroom side.



Figure 20-1

(Interior continued)

Comment 21:
Clothes rod support needed in second bedroom closet.



Figure 21-1

Comment 22:
smoke detectors needed in each bedroom.

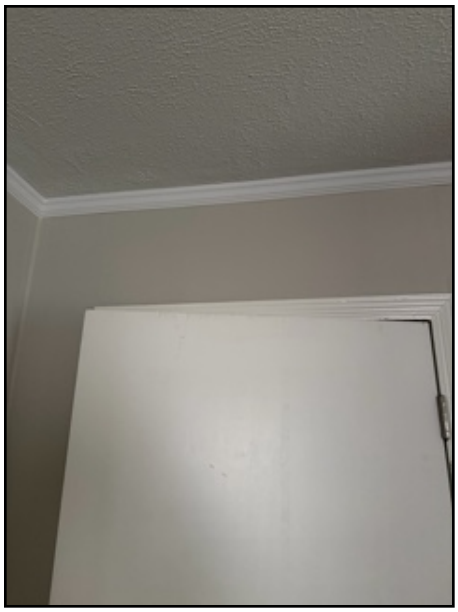


Figure 22-1



Figure 22-2

(Interior continued)

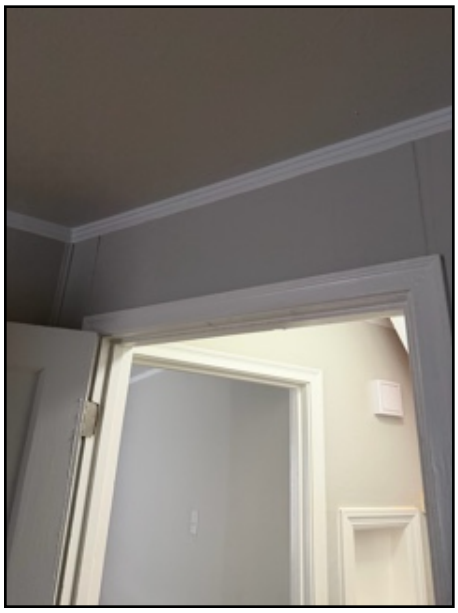


Figure 22-3

Report Summary

Exterior

1) doorbell not working at time of inspection.



Figure 3-1

Garage

2) shingles on garage appear to be 15 to 20 years old.

(Report Summary continued)

HVAC

3) thermostat needs replacing Not legible.



Figure 10-1

HVAC: Cooling

4) AC Condenser needs cleaning.



Figure 13-1

(Report Summary continued)

Kitchen

5) dishwasher not operating at time of inspection.



Figure 17-1

Interior

6) common door between second and third bedroom door knob needs to be turned around so it can be locked from second bedroom side.



Figure 20-1

7) Clothes rod support needed in second bedroom closet.

(Report Summary continued)



Figure 21-1

8) smoke detectors needed in each bedroom.

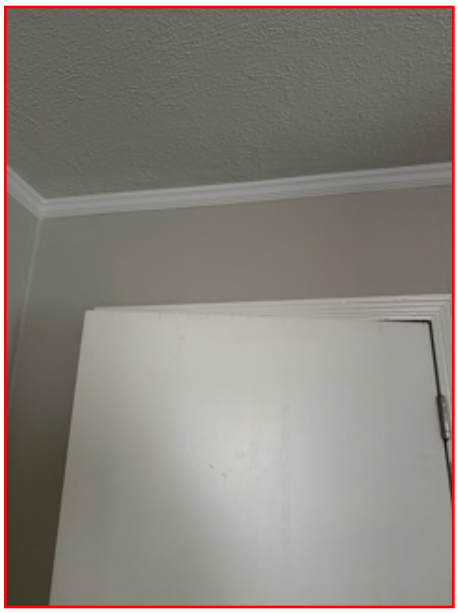


Figure 22-1



Figure 22-2

(Report Summary continued)

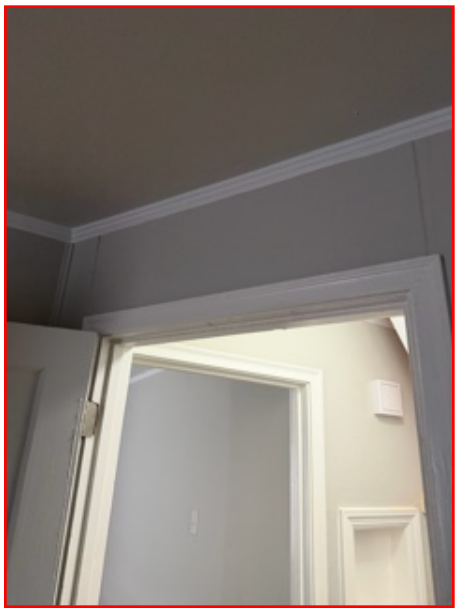


Figure 22-3