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Home Inspection Report

Prepared For:

Unspecified Client

Property Address:

3111
Joslyn
Memphis, Tn 38128

Inspected on Wed, Jul 22 2026 at 11:00AM

Table of Contents

General	4
Site	4
Exterior	5
Roofing	9
Structure	9
Electrical	12
HVAC	14
Plumbing	17
Bathrooms	18
Kitchen	19
Laundry	21
Interior	21
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:	Two
Approximate Age:	64 Years Old
Age Based On:	shelby County Assessors website
Bedrooms/Baths:	4/2
Door Faces:	East
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:
Measure square footage 2570 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, Lap Wood Condition: Satisfactory
Exterior Trim Material:	Wood, Vinyl, Aluminum Condition: Satisfactory
Windows:	Wood, 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



Figure 2-5

(Exterior continued)

Comment 3:
ruts in yard need to be smoothed out as noted by pictures.



Figure 3-1



Figure 3-2

Comment 4:
doorbell not working at time of inspection.



Figure 4-1

(Exterior continued)

Comment 5:
carport lights not working at time of inspection.



Figure 5-1

Comment 6:
pipe boot needs to be installed under shingles as noted by pictures.



Figure 6-1

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
Chimney :	Brick
	Condition: Satisfactory
Flashings:	Metal
	Condition: Satisfactory
Soffit and Fascia:	Wood, Aluminum, Vinyl
	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

(Structure continued)

Comment 7:
Foundation was in satisfactory condition at time of inspection.



Figure 7-1



Figure 7-2



Figure 7-3



Figure 7-4

(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, Fiberglass Batts Condition: Satisfactory

Comment 8:
Attic is in good condition.. Framing is sound and there is no evidence of leaks



Figure 8-1



Figure 8-2

(Attic continued)

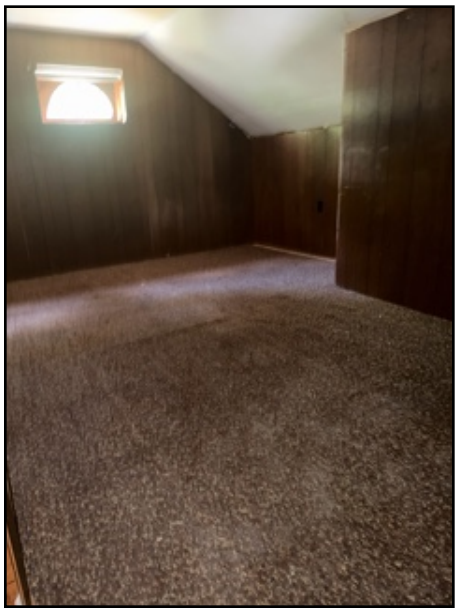


Figure 8-3

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:	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 9:



Figure 9-1

(Electrical continued)

Comment 10:
carbon monoxide detector is installed .



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: Further Evaluation Required
Manufacturer:	goodman
Heating Fuel:	Gas
	Condition: Further Evaluation Required
Approximate Age:	Less Than One Year Old
Filter Type:	Disposable
	Condition: Repair or Replace
Type of Distribution:	Metal Ducting
	Condition: Further Evaluation Required

(Heating continued)

Comment 11:
furnace not operating at time of inspection Vent pipe and air filter not installed.



Figure 11-1



Figure 11-2



Figure 11-3



Figure 11-4

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:	goodman
Condenser Approximate Age:	less Than One Year-Old

Comment 12:
air-conditioning not operating at time of inspection Further evaluation needed.



Figure 12-1



Figure 12-2

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:	American
Fuel:	Natural Gas
Capacity:	40 gal
Approximate Age:	New
Fuel Disconnect:	In Same Room

Comment 13:
Hot water temperature 120°.



Figure 13-1



Figure 13-2

Bathrooms

Comment 14:



Figure 14-1

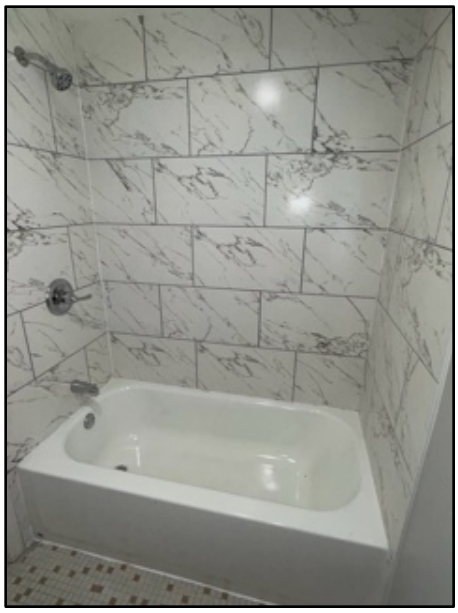


Figure 14-2



Figure 14-3



Figure 14-4

(Bathrooms continued)

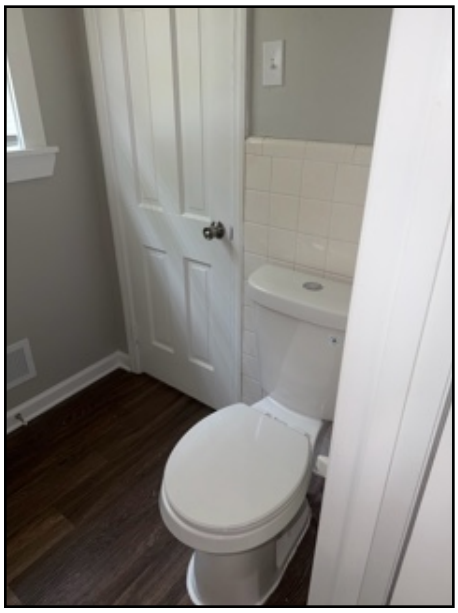


Figure 14-5



Figure 14-6

Kitchen

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

(Kitchen continued)

Comment 15:

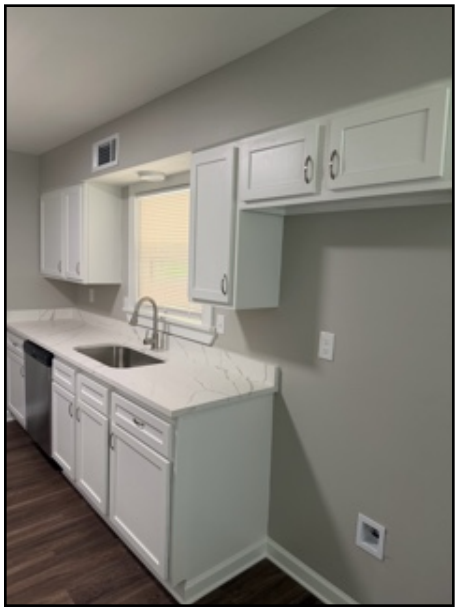


Figure 15-1



Figure 15-2

Comment 16:
dishwasher not operating at time of inspection.

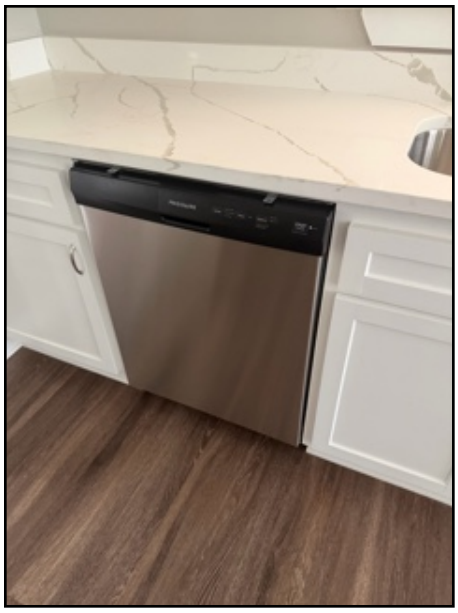


Figure 16-1

Laundry

Built In Cabinets:	Yes Condition: Satisfactory
Dryer Venting:	To Exterior Condition: Satisfactory
Laundry Hook Ups:	Yes Condition: Satisfactory

Comment 17:

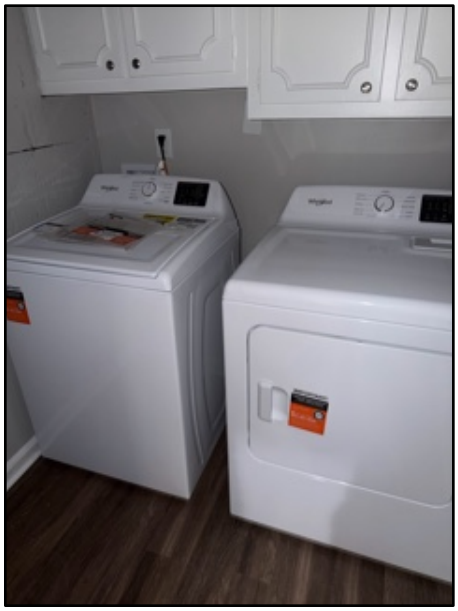


Figure 17-1

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:	Tile, Carpet, Wood, Vinyl Condition: Satisfactory
Walls:	Painted Drywall Condition: Satisfactory
Window Types:	Single Hung Condition: Satisfactory
Window Materials:	Vinyl

(Interior continued)

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.

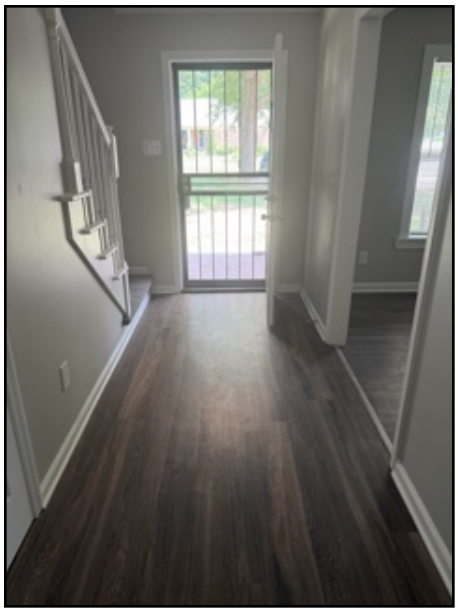


Figure 18-1



Figure 18-2

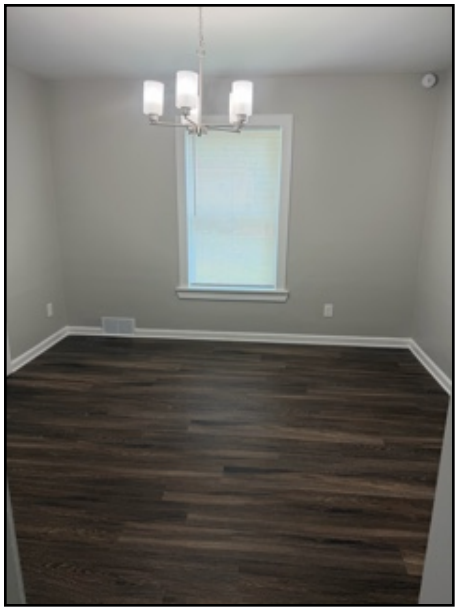


Figure 18-3

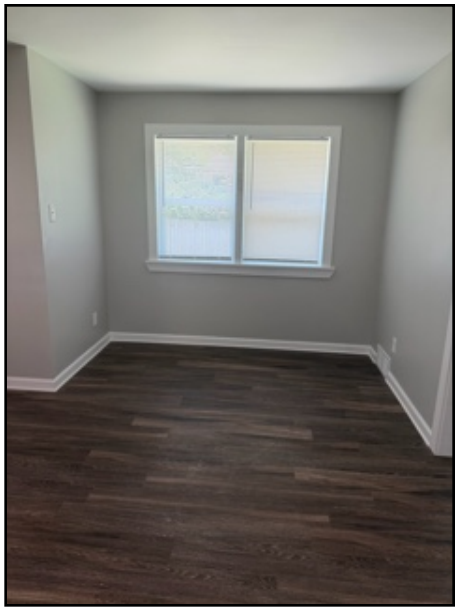


Figure 18-4

(Interior continued)

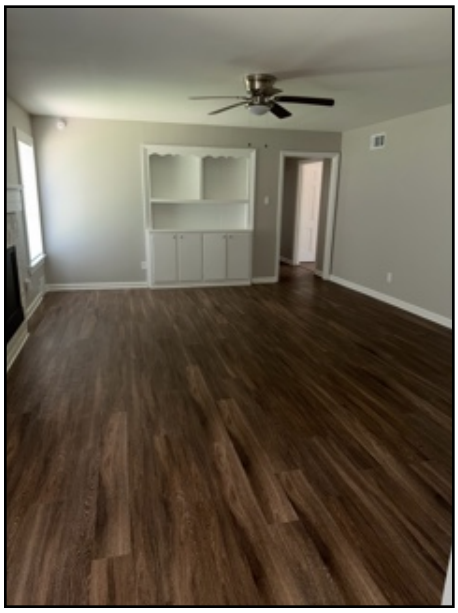


Figure 18-5

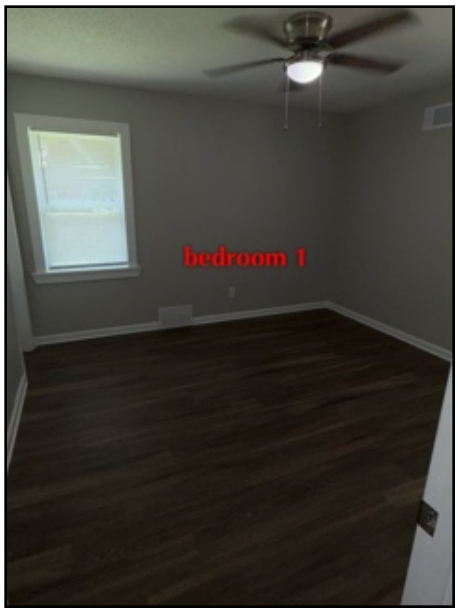


Figure 18-6

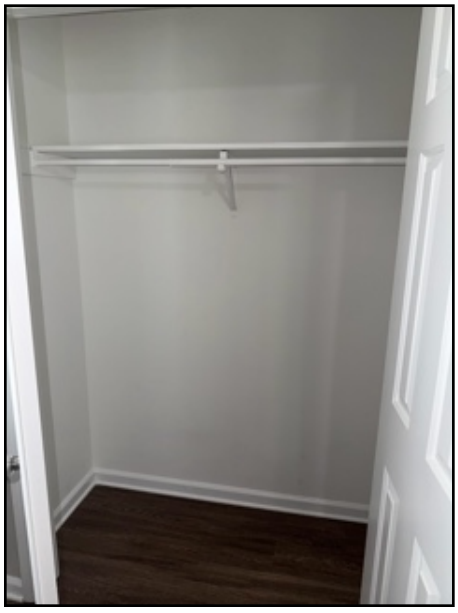


Figure 18-7

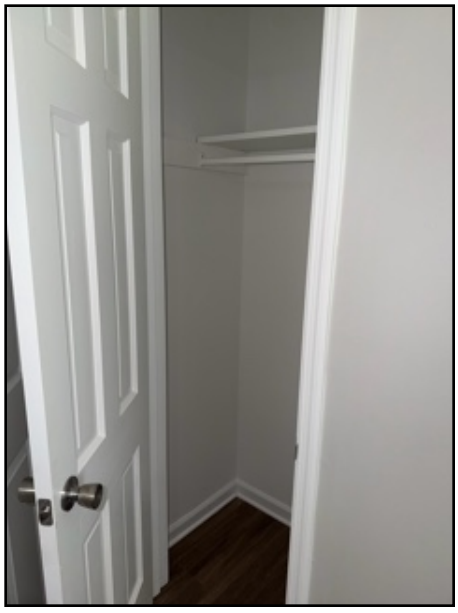


Figure 18-8

(Interior continued)

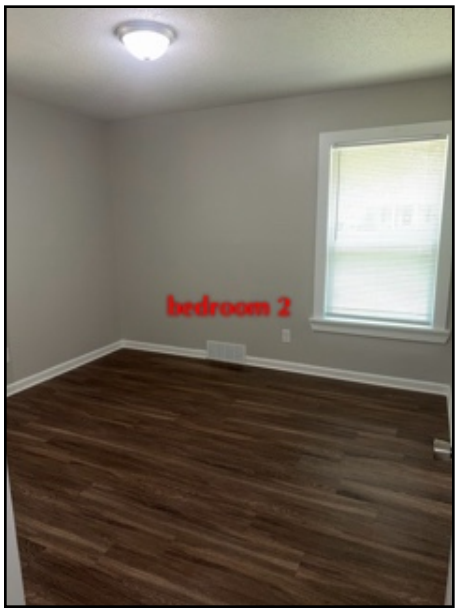


Figure 18-9

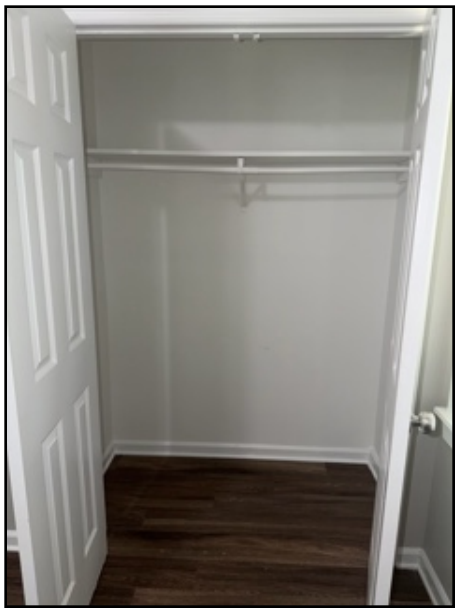


Figure 18-10

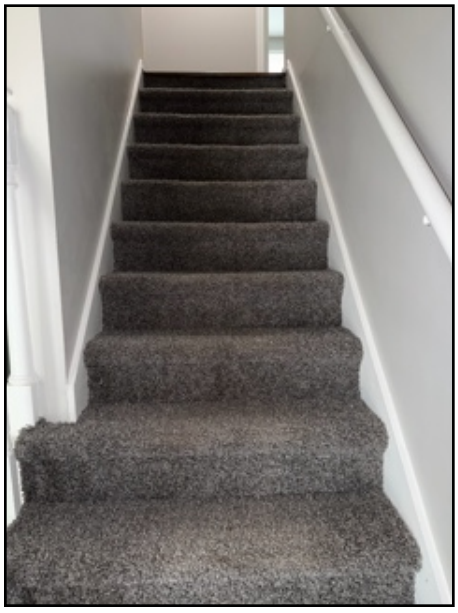


Figure 18-11



Figure 18-12

(Interior continued)



Figure 18-13



Figure 18-14



Figure 18-15

(Interior continued)

Comment 19:
first bedroom door will not latch.

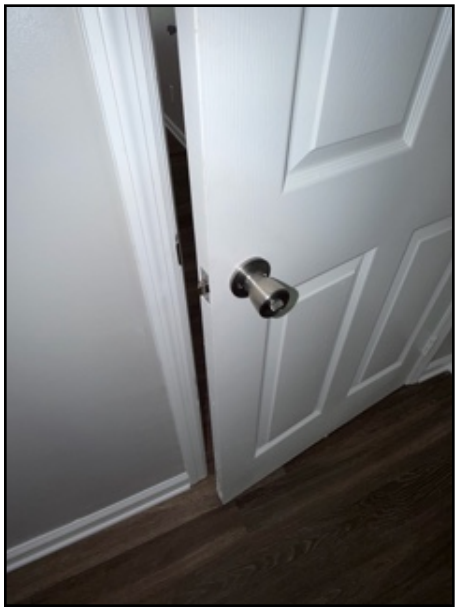


Figure 19-1

Comment 20:
Clothes rod support needed in upstairs bedroom.



Figure 20-1

(Interior continued)

Comment 21:
thresholds needed under both attic doors.



Figure 21-1



Figure 21-2

Comment 22:
shelf and middle clothes rod support needed in upstairs bedroom near laundry room.

(Interior continued)

Comment 23:
overhead lights not working in upstairs room near laundry room.



Figure 23-1



Figure 23-2

Report Summary

Exterior

1) ruts in yard need to be smoothed out as noted by pictures.



Figure 3-1



Figure 3-2

2) doorbell not working at time of inspection.



Figure 4-1

3) carport lights not working at time of inspection.

(Report Summary continued)



Figure 5-1

4) pipe boot needs to be installed under shingles as noted by pictures.



Figure 6-1

(Report Summary continued)

HVAC: Heating

5) furnace not operating at time of inspection Vent pipe and air filter not installed.



Figure 11-1



Figure 11-2



Figure 11-3



Figure 11-4

(Report Summary continued)

HVAC: Cooling

6) air-conditioning not operating at time of inspection Further evaluation needed.



Figure 12-1



Figure 12-2

Kitchen

7) dishwasher not operating at time of inspection.



Figure 16-1

(Report Summary continued)

Interior

8) first bedroom door will not latch.

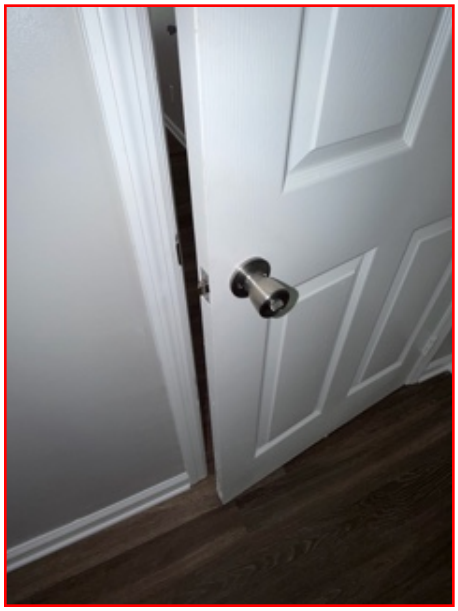


Figure 19-1

9) Clothes rod support needed in upstairs bedroom.



Figure 20-1

10) thresholds needed under both attic doors.

(Report Summary continued)



Figure 21-1



Figure 21-2

11) shelf and middle clothes rod support needed in upstairs bedroom near laundry room.

12) overhead lights not working in upstairs room near laundry room.



Figure 23-1



Figure 23-2