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Inspected By: Dan Iley



Home Inspection Report

Prepared For:

Unspecified Client

Property Address:

2391
Carrollwood
Cordova, Tn 38016

Inspected on Mon, Aug 24 2026 at 11:30AM

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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:	3/2.1
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:
measured 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:	Sloped Away From Structure 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:	Stone, Wood siding 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

(Exterior continued)

Comment 3:
water appears to be leaking from water meter as noted by picture.



Figure 3-1

Garage

Garage Type:	Attached Condition: Satisfactory
Garage Size:	2 Car
Door Opener:	Chain Drive Condition: Further Evaluation Required
Opener Safety Feature:	Light Beam Condition: Further Evaluation Required

(Garage continued)

Comment 4:
garage door would only open halfway and then stopped Further evaluation needed by garage, Door technician.

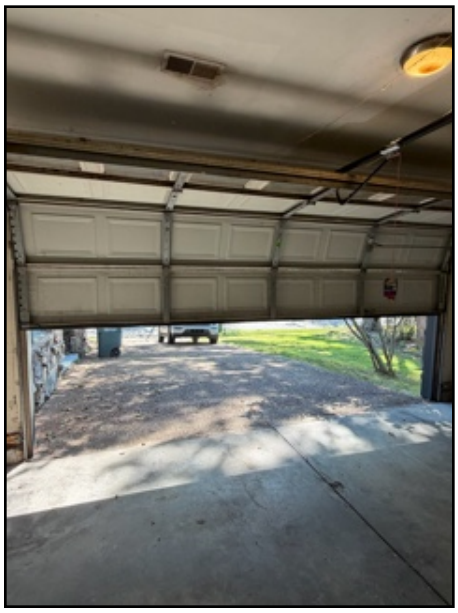


Figure 4-1

Comment 5:
Storage room door in garage damaged as noted by a picture.



Figure 5-1

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:	Hip
Roof Covering:	architectural shingles Condition: Satisfactory
Approximate Roof Age:	appear To Be 5 To 8 Years Old
Ventilation Present:	Roof, Soffit Condition: Satisfactory
Chimney :	Stone Condition: Satisfactory
Flashings:	Metal 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:	Full Masonry, Wood Frame Condition: Satisfactory

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

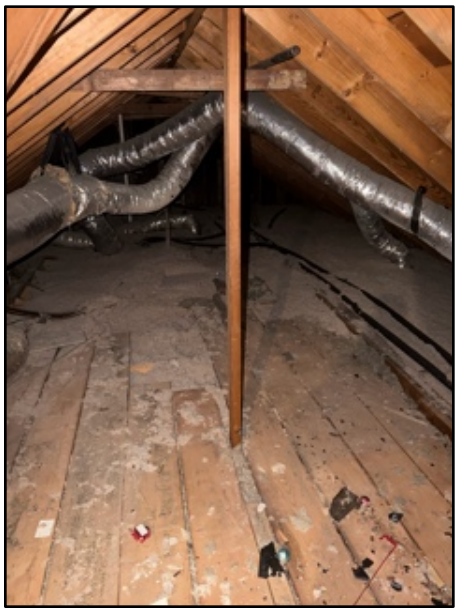


Figure 6-1



Figure 6-2

(Attic continued)



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:	Underground
Main Disconnect Location:	Service Panel
Service Panel Location:	Garage
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
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:	Attic
Type of Equipment:	Forced Air
	Condition: Satisfactory
Manufacturer:	Trane
Heating Fuel:	Gas
	Condition: Satisfactory
Approximate Age:	five Years Old
Filter Type:	Disposable
	Condition: Satisfactory
Type of Distribution:	Flexible Ducting
	Condition: Satisfactory

Comment 9:
Heat operating as intended.
Register temps above 100 degrees

(Heating continued)



Figure 9-1



Figure 9-2

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:	Trane
Condenser Approximate Age:	seven Years Old

(Cooling continued)

Comment 10:
Cooling as intended At time of inspection
Register temps around 65 degrees.



Figure 10-1



Figure 10-2

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
	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:	AO Smith
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

Comment 11:
Hot water temperature is only around 85° Should be around 120°.



Figure 11-1

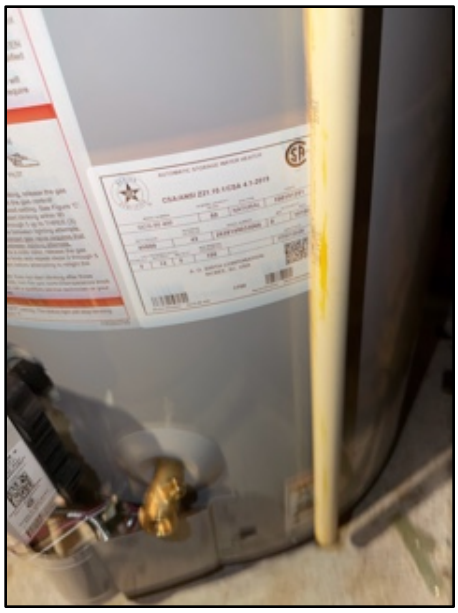


Figure 11-2

Bathrooms

(Bathrooms continued)

Comment 12:

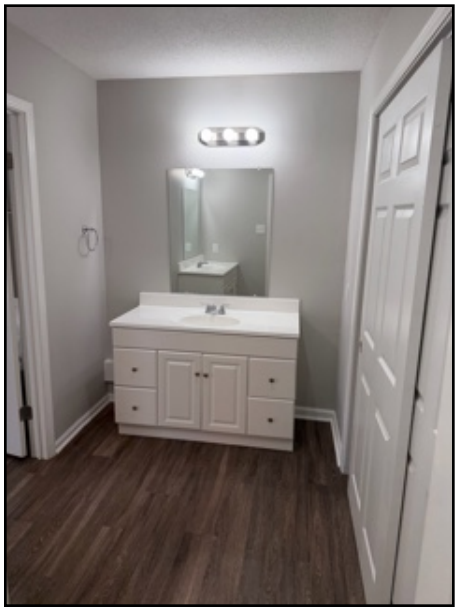


Figure 12-1



Figure 12-2



Figure 12-3



Figure 12-4

(Bathrooms continued)



Figure 12-5



Figure 12-6

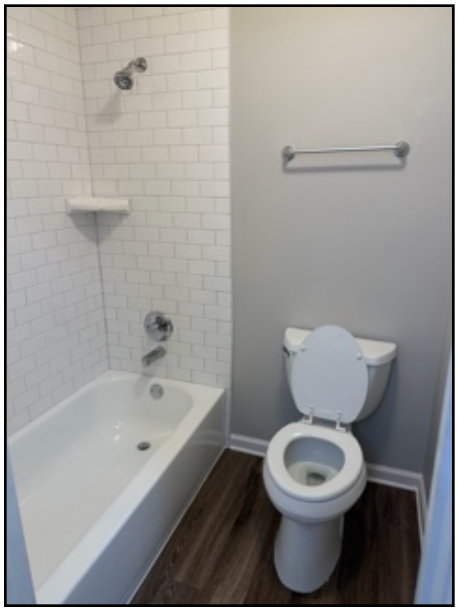


Figure 12-7



Figure 12-8

(Bathrooms continued)

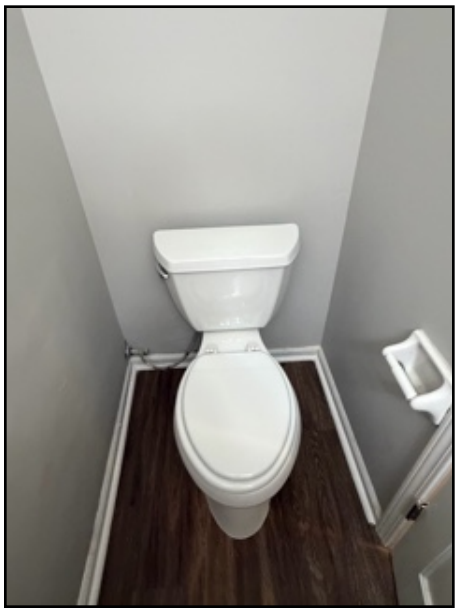


Figure 12-9

Comment 13:
Shower valve not working in Hall bathroom Further evaluation needed by Plumber.

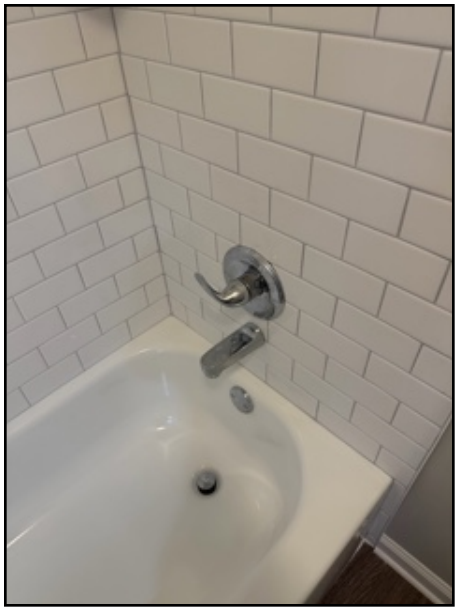


Figure 13-1

(Bathrooms continued)

Comment 14:
door knob missing in Hall bathroom.

Comment 15:
exhaust fan not working in hall bathroom.



Figure 15-1

Kitchen

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

(Kitchen continued)

Comment 16:



Figure 16-1



Figure 16-2



Figure 16-3

(Kitchen continued)

Comment 17:
stove not operating at time of inspection.



Figure 17-1

Laundry

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

(Laundry continued)

Comment 18:

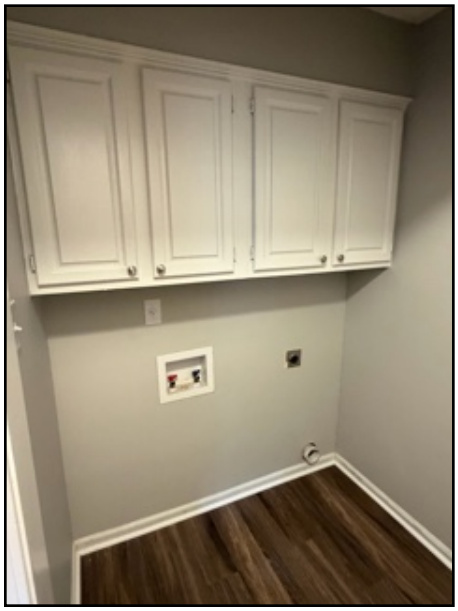


Figure 18-1

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

(Interior continued)

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



Figure 19-1



Figure 19-2



Figure 19-3

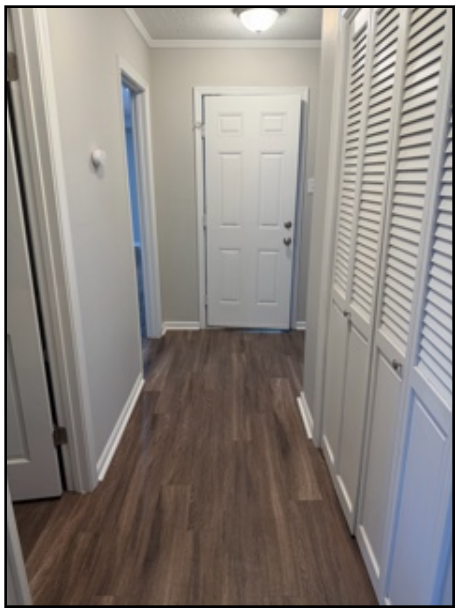


Figure 19-4

(Interior continued)



Figure 19-5

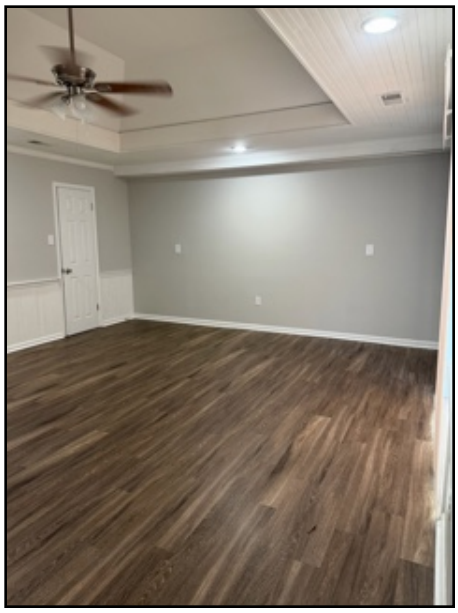


Figure 19-6



Figure 19-7



Figure 19-8

(Interior continued)

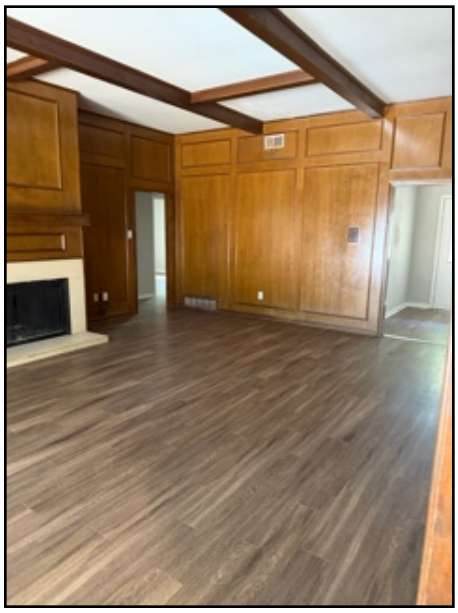


Figure 19-9

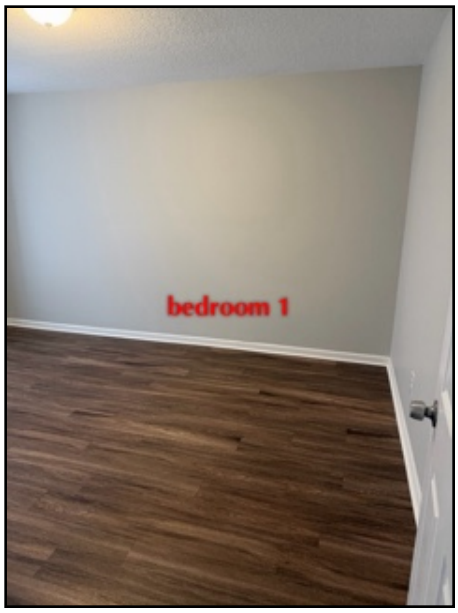


Figure 19-10

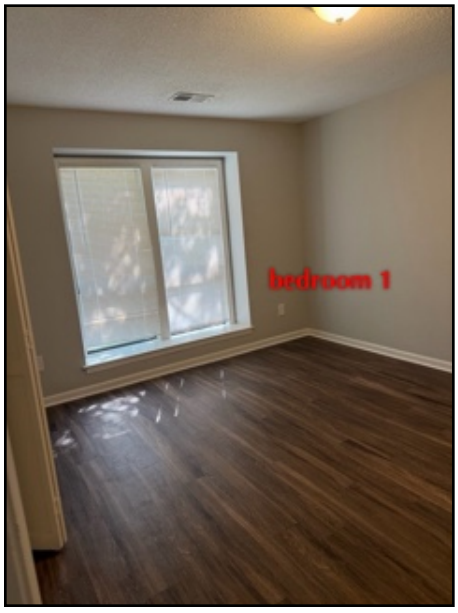


Figure 19-11



Figure 19-12

(Interior continued)

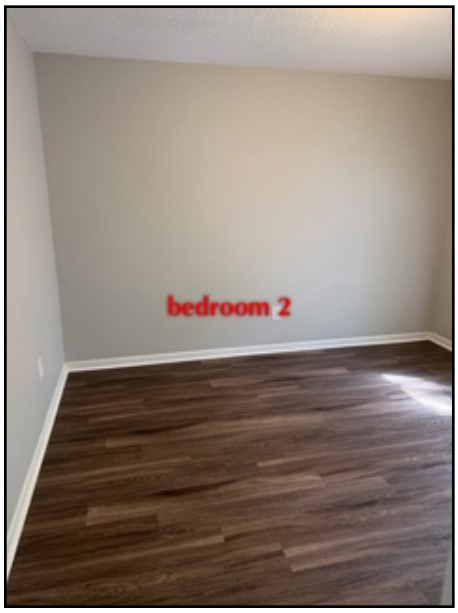


Figure 19-13

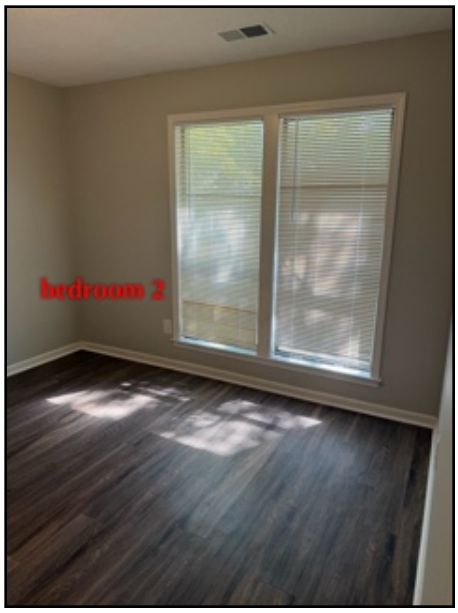


Figure 19-14



Figure 19-15



Figure 19-16

(Interior continued)

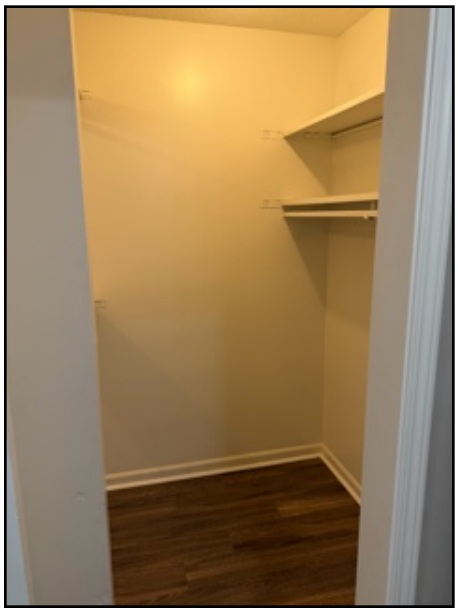


Figure 19-17



Figure 19-18

Comment 20:
additional weatherstripping needed under front door.



Figure 20-1

(Interior continued)

Comment 21:
deadbolt strip plate for door leading to garage needs adjustment in order for deadbolt to engage properly when door is shut.

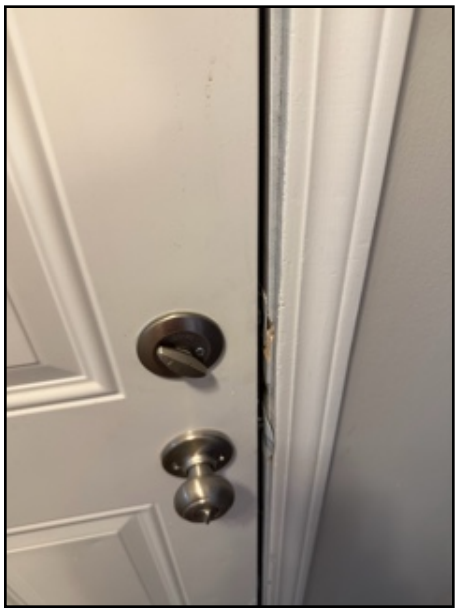


Figure 21-1

Comment 22:
first bedroom door will not shut easily.

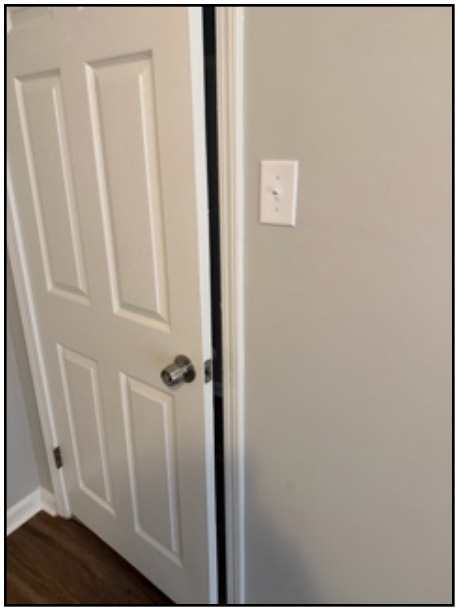


Figure 22-1

Report Summary

Exterior

1) water appears to be leaking from water meter as noted by picture.



Figure 3-1

Garage

2) garage door would only open halfway and then stopped Further evaluation needed by garage, Door technician.



Figure 4-1

3) Storage room door in garage damaged as noted by a picture.

(Report Summary continued)



Figure 5-1

Plumbing: Water Heater

4) Hot water temperature is only around 85° Should be around 120°.



Figure 11-1



Figure 11-2

(Report Summary continued)

Bathrooms

5) Shower valve not working in Hall bathroom Further evaluation needed by Plumber.

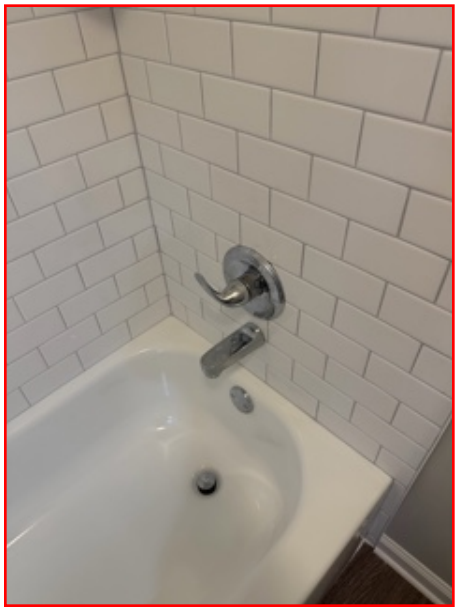


Figure 13-1

6) door knob missing in Hall bathroom.

7) exhaust fan not working in hall bathroom.



Figure 15-1

(Report Summary continued)

Kitchen

8) stove not operating at time of inspection.



Figure 17-1

Interior

9) additional weatherstripping needed under front door.



Figure 20-1

10) deadbolt strip plate for door leading to garage needs adjustment in order for deadbolt to engage properly when door is shut.

(Report Summary continued)

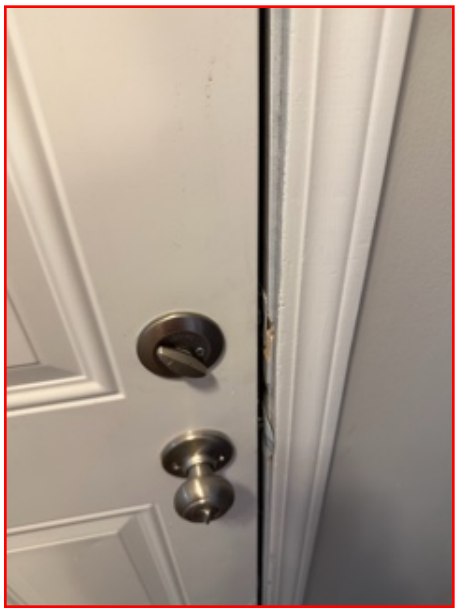


Figure 21-1

11) first bedroom door will not shut easily.

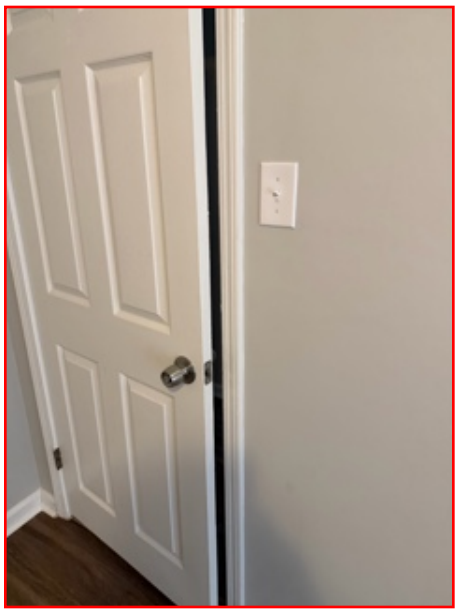


Figure 22-1