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:

504
Elmfield Cove
Memphis, Tn 38127

Inspected on Tue, Apr 7 2026 at 11:00AM

Table of Contents

General	4
Site	4
Exterior	5
Roofing	6
Structure	7
Electrical	9
HVAC	11
Plumbing	13
Bathrooms	14
Kitchen	15
Laundry	18
Interior	19
Report Summary	24

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:	40 Years Old
Age Based On:	shelby County Assessors's website
Bedrooms/Baths:	3/1
Door Faces:	South
Furnished:	No
Occupied:	No
Weather:	Sunny
Temperature:	Cool
Soil Condition:	Dry
Utilities On During Inspection:	Electric Service, Gas Service, Water Service

Square Footage

Comment 1:
measured square footage 925 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:	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

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 :	Wood Frame 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:	Wood Frame
	Condition: Satisfactory

Attic

Attic Entry:	Hallway
Roof Framing Type:	Wood Trusses
	Condition: Satisfactory
Roof Deck Material:	Plywood
	Condition: Satisfactory
Insulation:	Blown In Fiberglass
	Condition: Satisfactory

(Attic continued)

Comment 3:
Attic is in good condition.. Framing is sound and there is no evidence of leaks



Figure 3-1



Figure 3-2



Figure 3-3



Figure 3-4

(Attic continued)

Comment 4:
ductwork disconnected in attic as noted by pictures.



Figure 4-1



Figure 4-2

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:	Interior
Service Panel Manufacturer:	Westinghouse
	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

(Electrical continued)

GFCI/AFCI Breakers:	Yes Condition: Satisfactory
Smoke Detectors:	9 volt Battery Type Condition: Satisfactory

Comment 5:



Figure 5-1

(Electrical continued)

Comment 6:
carbon monoxide detector is installed.



Figure 6-1

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: Further Evaluation Required
Heating Fuel:	Gas Condition: Further Evaluation Required
Approximate Age:	undetermined But Appears To Be At Least 20 Years Old

(Heating continued)

Filter Type:	Disposable Condition: Satisfactory
Type of Distribution:	Flexible Ducting Condition: Further Evaluation Required

Comment 7:
furnace not operating at time of inspection.



Figure 7-1

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:	evcon

(Cooling continued)

Condenser Approximate Age: undetermined

Comment 8:
air-conditioning not operating at time of inspection.



Figure 8-1



Figure 8-2

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
Condition: Satisfactory

Location of Fuel Shutoff: At Meter

(Plumbing continued)

Water Heater

Manufacturer:	Rheem
Fuel:	Electric
Capacity:	40 gal
Approximate Age:	two Years Old
Fuel Disconnect:	In Same Room

Comment 9:
Hot water heater not operating at time of inspection.



Figure 9-1

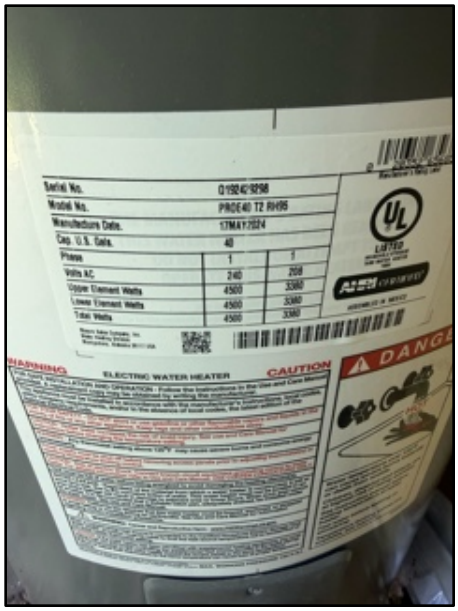


Figure 9-2

Bathrooms

(Bathrooms continued)

Comment 10:



Figure 10-1

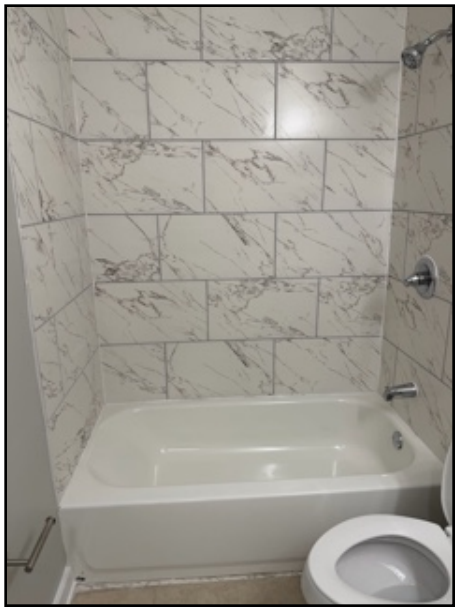


Figure 10-2

Kitchen

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

(Kitchen continued)

Comment 11:



Figure 11-1



Figure 11-2

Comment 12:
no dishwasher installed at time of inspection.



Figure 12-1

(Kitchen continued)

Comment 13:
junction box cover needed in kitchen.

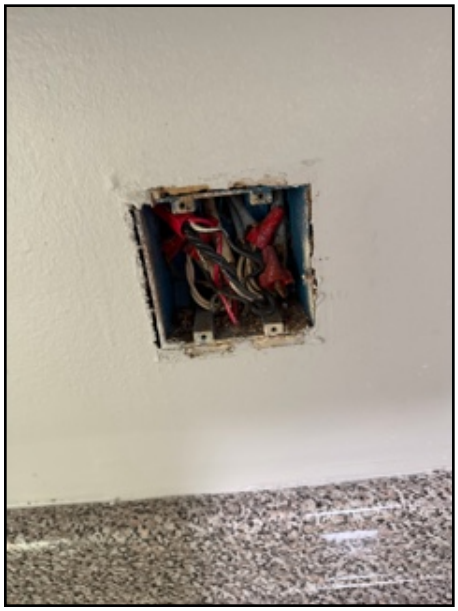


Figure 13-1

Comment 14:
drawers come in contact with each other as noted by picture.



Figure 14-1

Laundry

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

Comment 15:

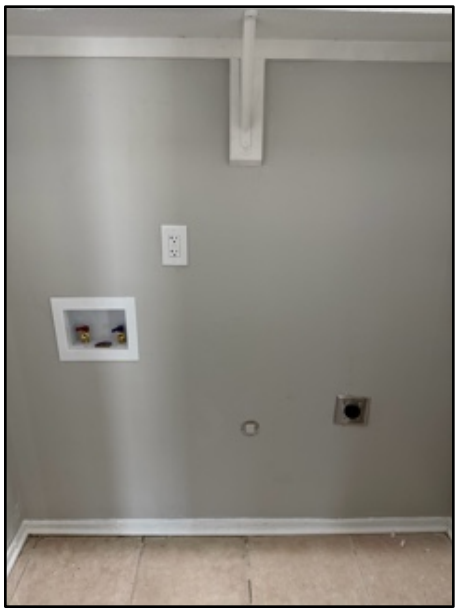


Figure 15-1

(Laundry continued)

Comment 16:
light in laundry room will not turn off Further evaluation needed by electrician,.



Figure 16-1

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 17:
General pictures of Living room, dining area, bedrooms and closets.



Figure 17-1

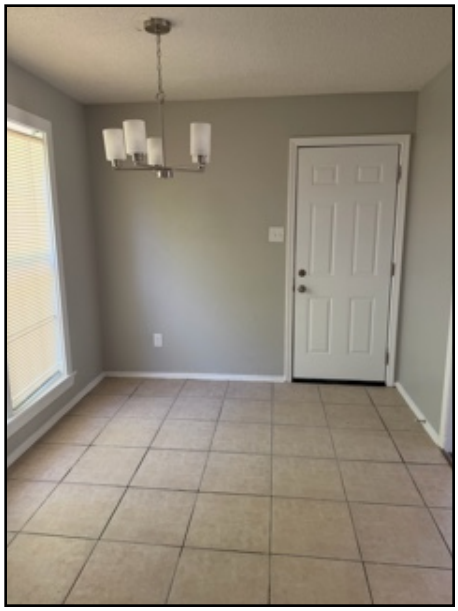


Figure 17-2

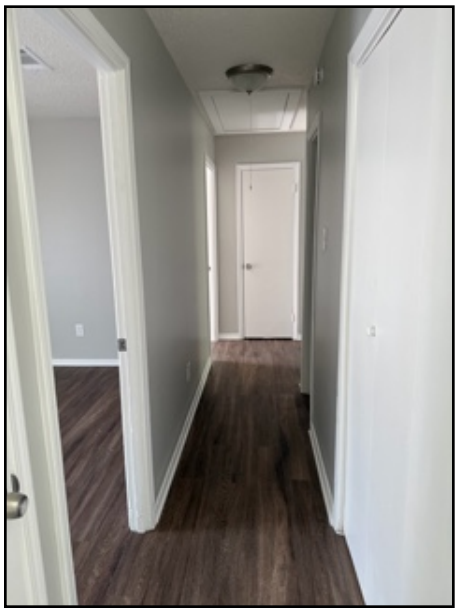


Figure 17-3



Figure 17-4

(Interior continued)

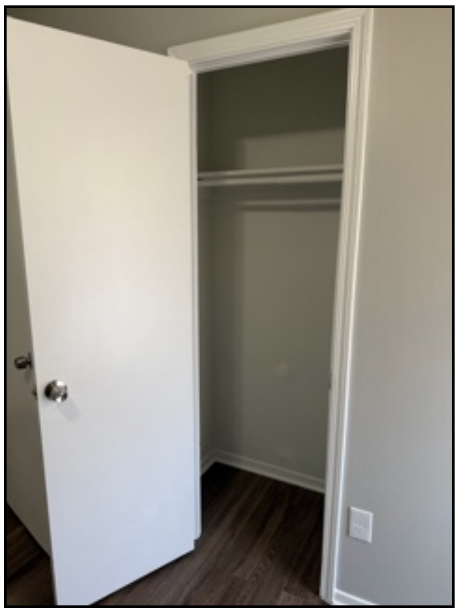


Figure 17-5

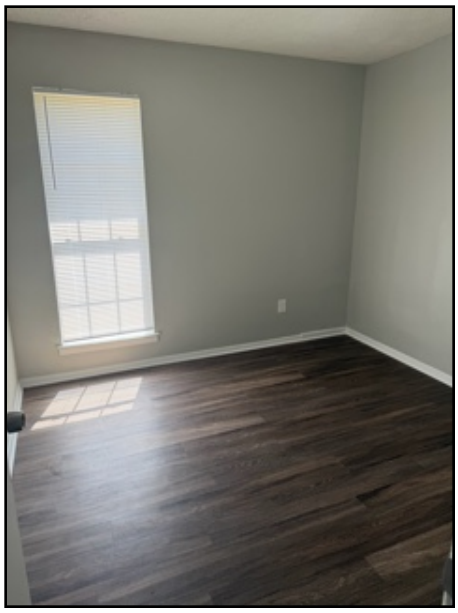


Figure 17-6

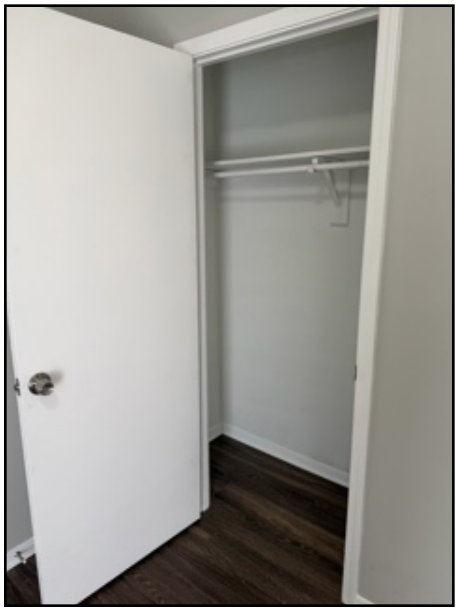


Figure 17-7

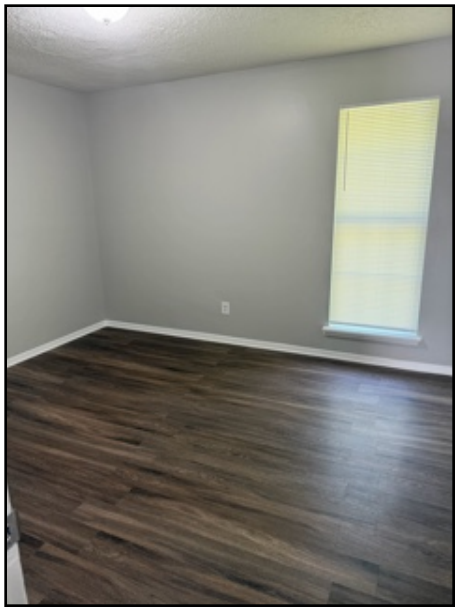


Figure 17-8

(Interior continued)

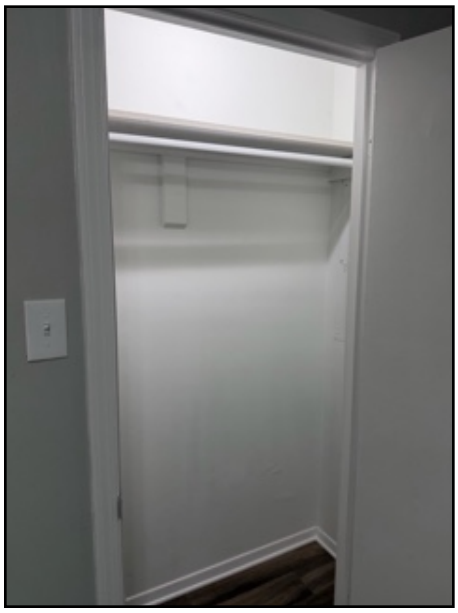


Figure 17-9

Comment 18:
deadbolt will not engage on door leading to right side of house.

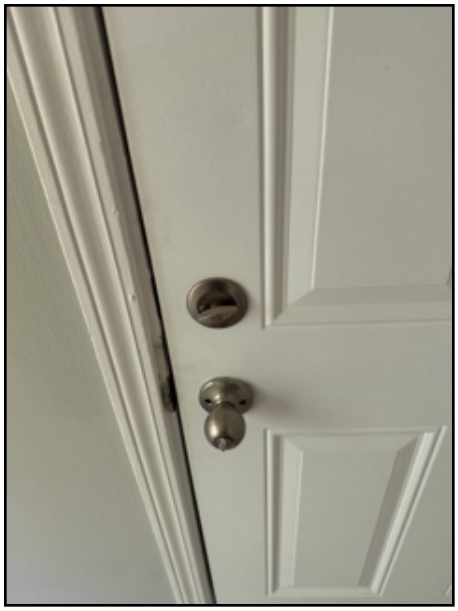


Figure 18-1

(Interior continued)

Comment 19:
doorstops needed around house.



Figure 19-1

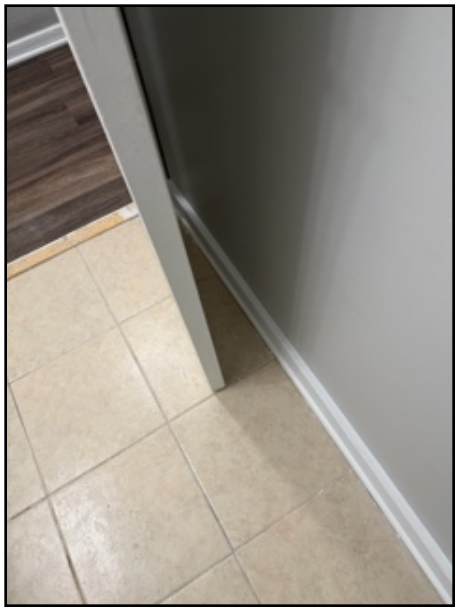


Figure 19-2

Report Summary

Structure: Attic

1) ductwork disconnected in attic as noted by pictures.



Figure 4-1



Figure 4-2

HVAC: Heating

2) furnace not operating at time of inspection.



Figure 7-1

(Report Summary continued)

HVAC: Cooling

3) air-conditioning not operating at time of inspection.



Figure 8-1



Figure 8-2

Plumbing: Water Heater

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



Figure 9-1

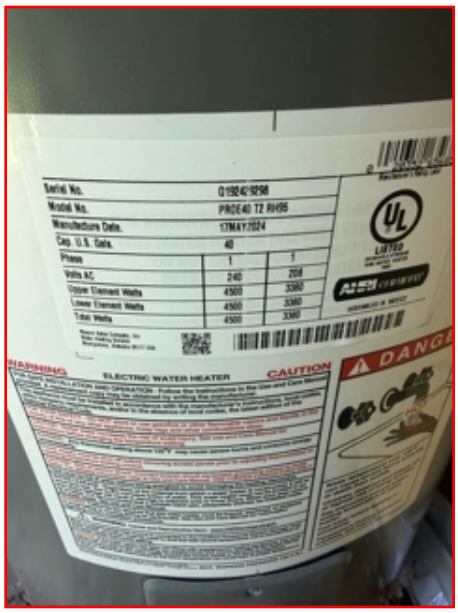


Figure 9-2

(Report Summary continued)

Kitchen

5) no dishwasher installed at time of inspection.



Figure 12-1

6) junction box cover needed in kitchen.

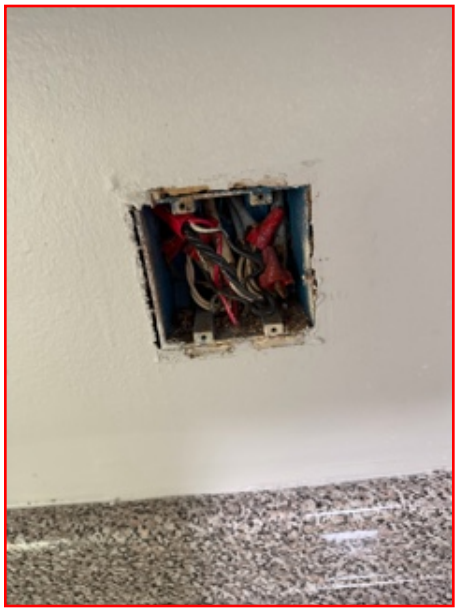


Figure 13-1

7) drawers come in contact with each other as noted by picture.

(Report Summary continued)



Figure 14-1

Laundry

8) light in laundry room will not turn off Further evaluation needed by electrician,.



Figure 16-1

(Report Summary continued)

Interior

9) deadbolt will not engage on door leading to right side of house.

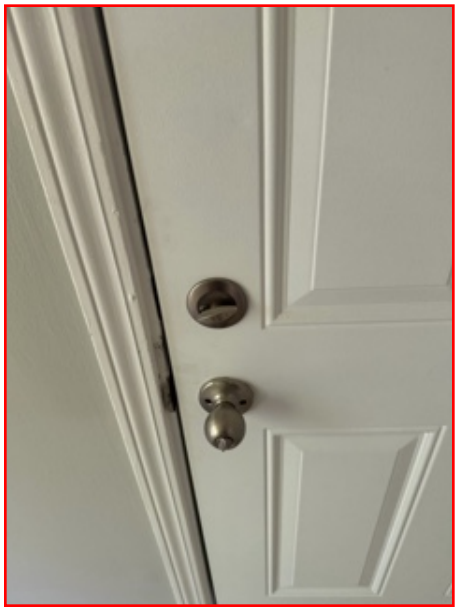


Figure 18-1

10) doorstops needed around house.



Figure 19-1

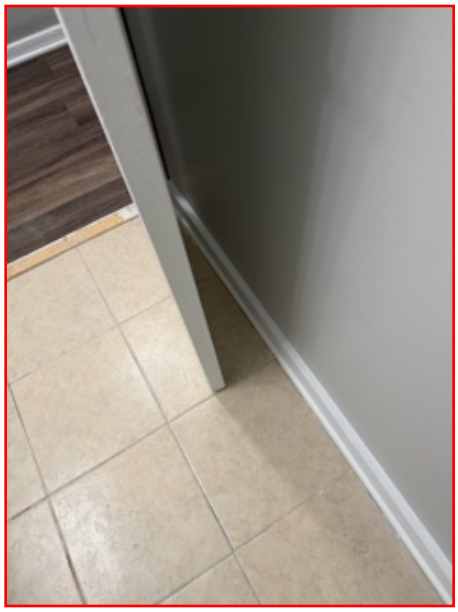


Figure 19-2