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Inspected By: Dan Iley



Home Inspection Report

Prepared For:

Unspecified Client

Property Address:

1402
Frayser blvd.
Memphis, Tn 38127

Inspected on Thu, Aug 6 2026 at 2:00PM

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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:	71 Years Old
Age Based On:	shelby County Assessors website
Bedrooms/Baths:	3/1
Door Faces:	South
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 974 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 Condition: Satisfactory
Windows:	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

Comment 3:
Air gap noted on front security door.

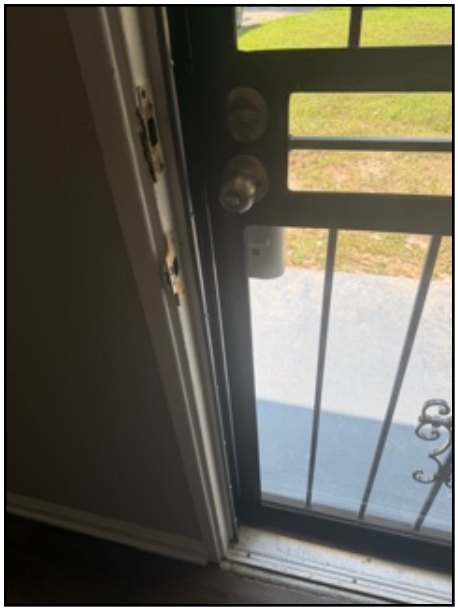


Figure 3-1

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:	Hip
Roof Covering:	architectural shingles
	Condition: Satisfactory
Approximate Roof Age:	New Roof
Ventilation Present:	Ridge Vents
	Condition: Satisfactory
Chimney :	Brick
	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:	monolithic slab
Foundation Material:	Poured Concrete
	Condition: Satisfactory
Floor Structure:	Concrete Slab
	Condition: Satisfactory
Wall Structure:	Full Masonry, Wood Frame
	Condition: Satisfactory

Attic

Attic Entry:	Hallway
Roof Framing Type:	Joist and Rafters
	Condition: Satisfactory

(Attic continued)

Roof Deck Material:	Solid Wood Plank Condition: Satisfactory
Insulation:	Blown In Fiberglass Condition: Satisfactory

Comment 4:
Attic is in good condition.. Framing is sound and there is no evidence of leaks



Figure 4-1



Figure 4-2



Figure 4-3



Figure 4-4

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:	Overhead
Main Disconnect Location:	Service Panel
Service Panel Location:	Storage room
Service Panel Manufacturer:	eaton
	Condition: Satisfactory
Service Voltage:	240 volts
Service Amperage:	200 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 5:



Figure 5-1

Comment 6:
carbon monoxide detector needed additionally at light switch height.



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 Distribution: Metal Ducting
Condition: Further Evaluation Required

Comment 7:
no furnace installed at time of inspection.



Figure 7-1

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

Comment 8:
no AC condenser installed at time of inspection.



Figure 8-1

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, PEX
	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:	two Years Old
Fuel Disconnect:	In Same Room

Comment 9:
Hot water temperature 120°.



Figure 9-1



Figure 9-2

(Water Heater continued)

Comment 10:
vent collar needed for hot water heater vent pipe.



Figure 10-1

Bathrooms

(Bathrooms continued)

Comment 11:

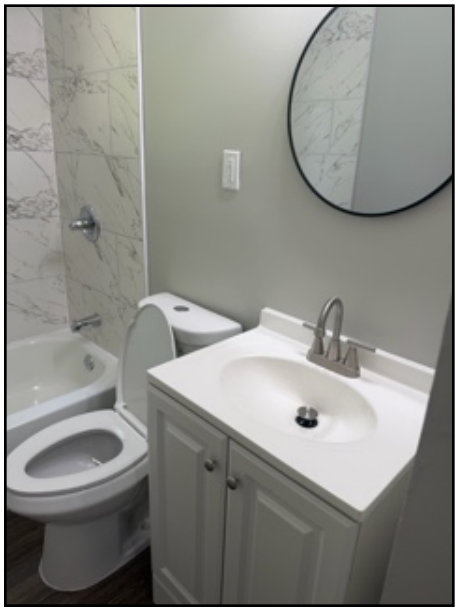


Figure 11-1

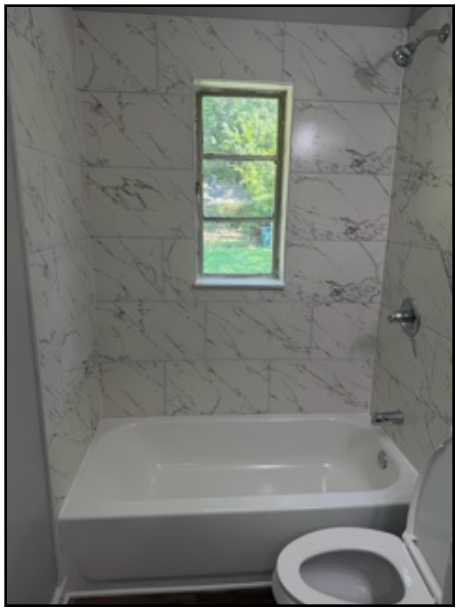


Figure 11-2

Kitchen

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

(Kitchen continued)

Comment 12:



Figure 12-1



Figure 12-2

Laundry

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

(Laundry continued)

Comment 13:

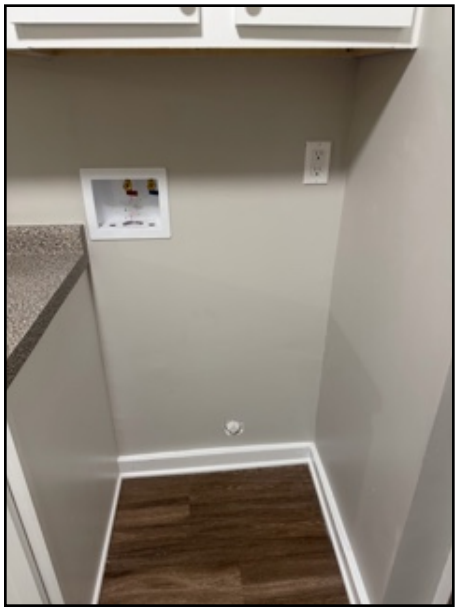


Figure 13-1

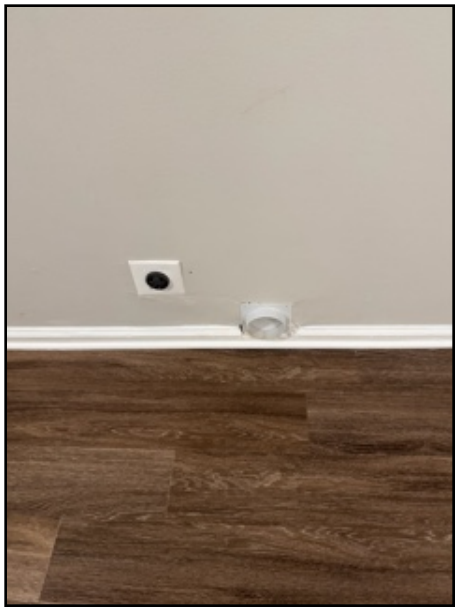


Figure 13-2

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:	Vinyl Condition: Satisfactory
Walls:	Painted Drywall Condition: Satisfactory
Window Types:	Single Hung Condition: Satisfactory
Window Materials:	Vinyl
Entry Door Types:	Hinged Condition: Satisfactory
Entry Door Materials:	Wood, Steel
Interior Door Materials:	Wood

(Interior continued)

Comment 14:
General pictures of Living room, dining area, bedrooms and closets.



Figure 14-1

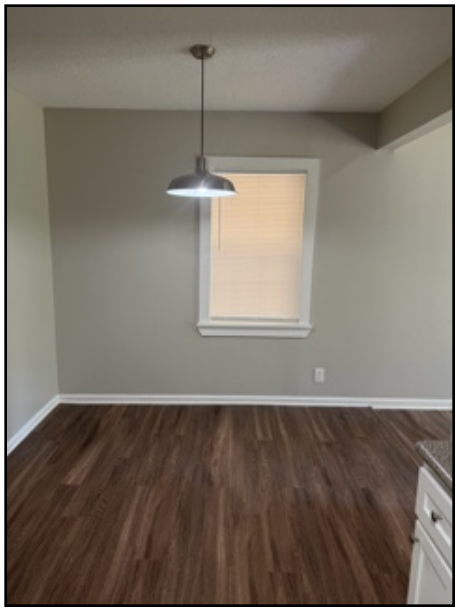


Figure 14-2

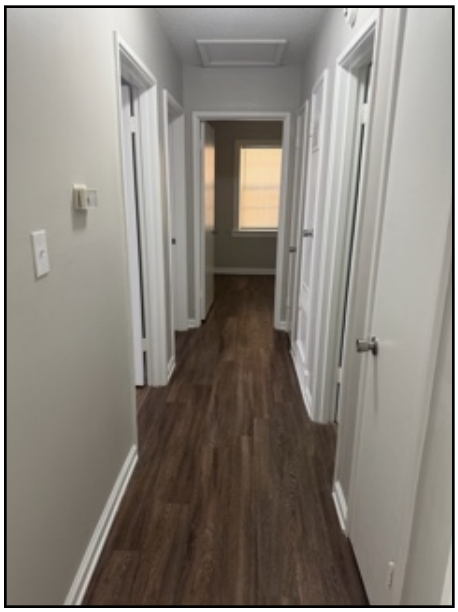


Figure 14-3

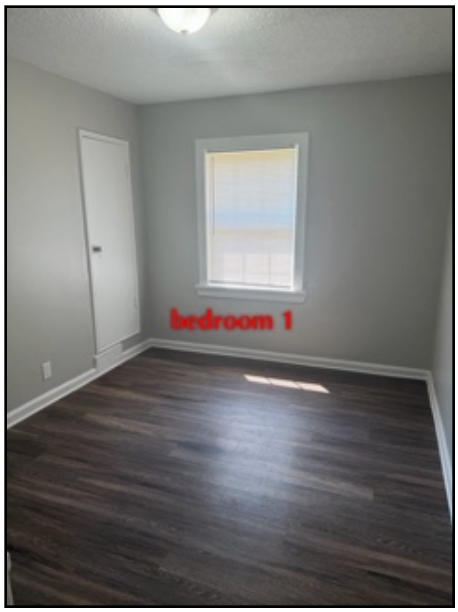


Figure 14-4

(Interior continued)

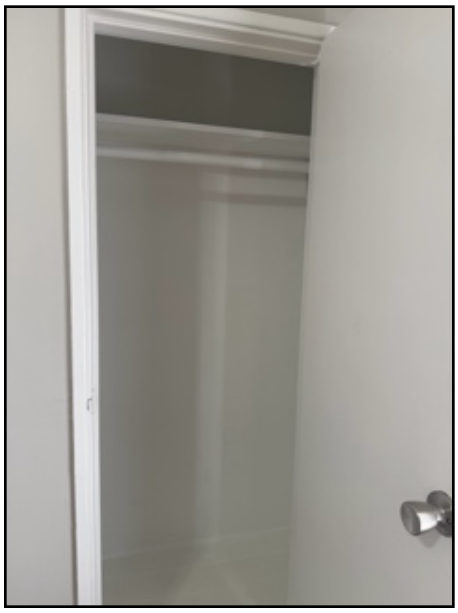


Figure 14-5

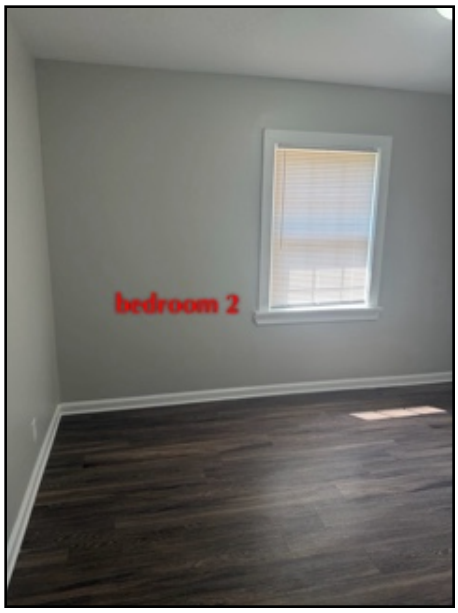


Figure 14-6

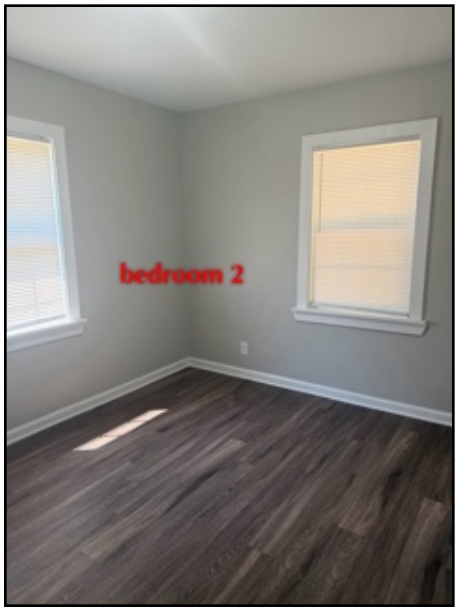


Figure 14-7



Figure 14-8

(Interior continued)

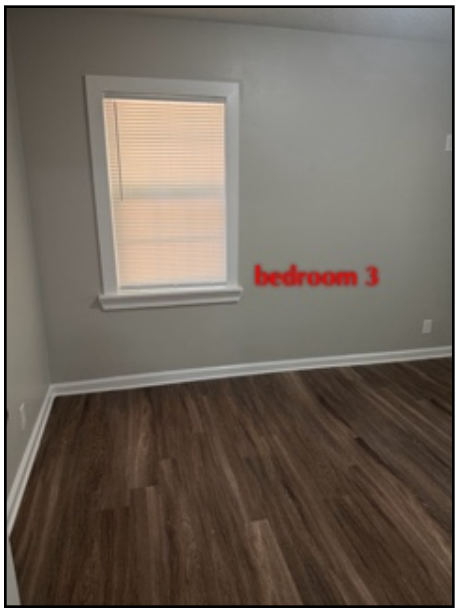


Figure 14-9

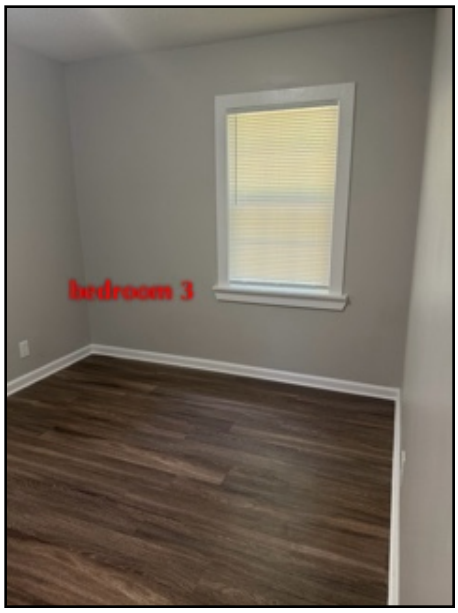


Figure 14-10



Figure 14-11

(Interior continued)

Comment 15:
Second bedroom door will not latch and third bedroom door will not shut Minor repair needed.

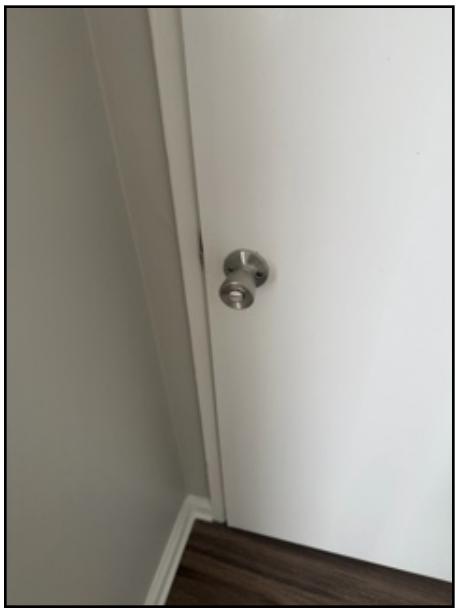


Figure 15-1

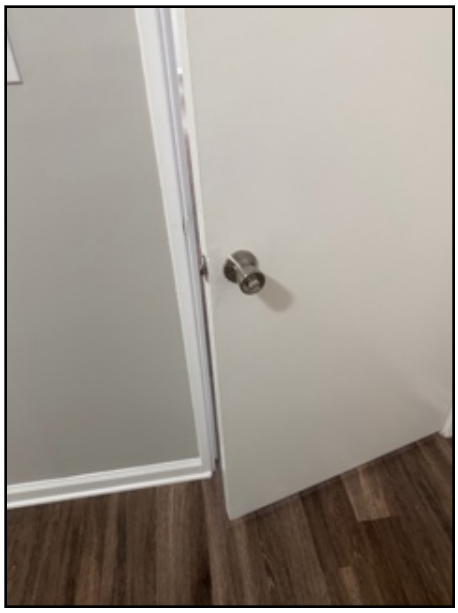


Figure 15-2

Report Summary

Exterior

1) Air gap noted on front security door.

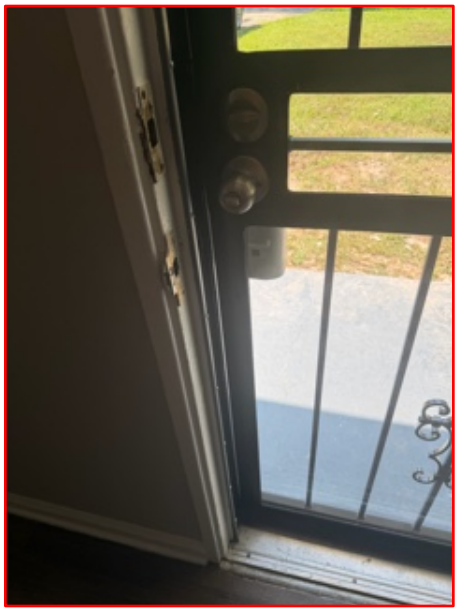


Figure 3-1

Electrical

2) carbon monoxide detector needed additionally at light switch height.



Figure 6-1

(Report Summary continued)

HVAC: Heating

3) no furnace installed at time of inspection.



Figure 7-1

HVAC: Cooling

4) no AC condenser installed at time of inspection.

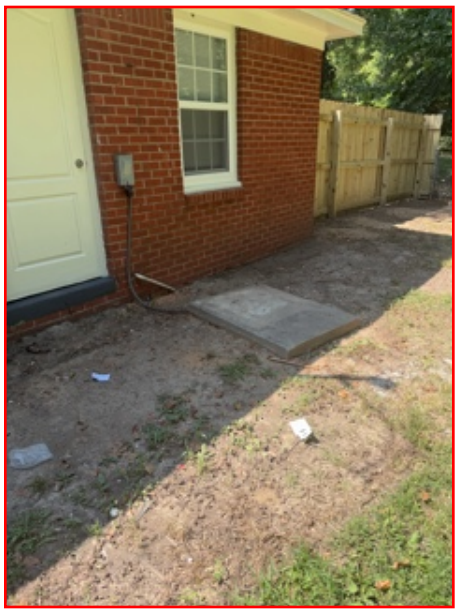


Figure 8-1

(Report Summary continued)

Plumbing: Water Heater

5) vent collar needed for hot water heater vent pipe.



Figure 10-1

Interior

6) Second bedroom door will not latch and third bedroom door will not shut Minor repair needed.

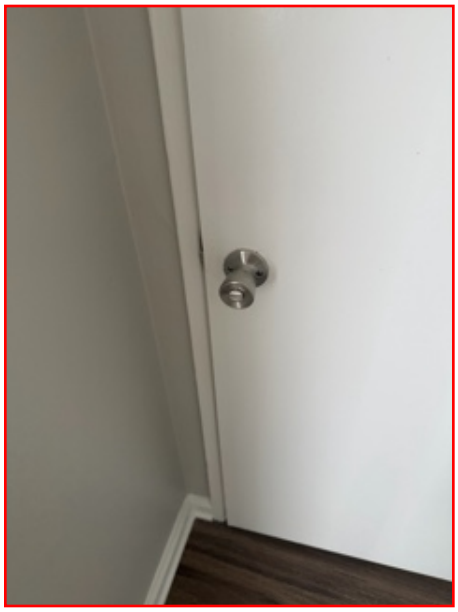


Figure 15-1



Figure 15-2