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Inspected By: Dan Iley



Home Inspection Report

Prepared For:

Unspecified Client

Property Address:

3263
Braemar
Memphis, Ms 38128

Inspected on Wed, Oct 28 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:	33 Years Old
Age Based On:	shelby County Assessors website
Bedrooms/Baths:	3/2
Door Faces:	East
Furnished:	No
Occupied:	No
Weather:	Sunny
Temperature:	Warm
Soil Condition:	Dry
Utilities On During Inspection:	Electric Service, Gas Service, Water Service

Square Footage

Comment 1:
measured square footage 1462 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

(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:	Lap Wood 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

Comment 3:
GFI outlet needs to be secured inside wall at rear of house.



Figure 3-1

(Exterior continued)

Comment 4:
molding around window at front right corner of house is rotted as noted by picture.



Figure 4-1



Figure 4-2

Comment 5:
trim missing around door at rear of house and trim also rotted below window at left rear corner of house.



Figure 5-1



Figure 5-2

(Exterior continued)

Comment 6:
lightbulb needed in storage room.



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

(Attic continued)

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

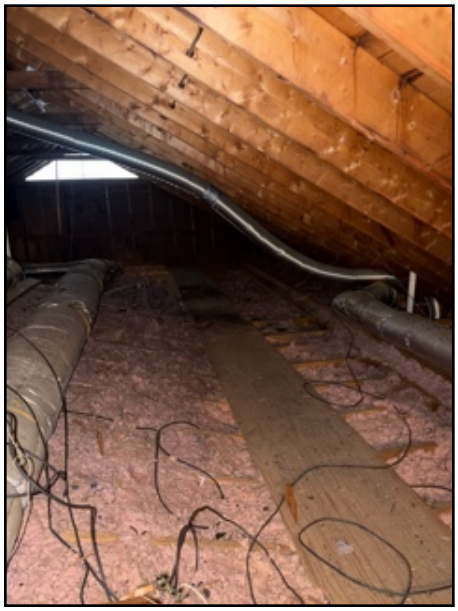


Figure 7-1



Figure 7-2



Figure 7-3



Figure 7-4

(Attic continued)

Comment 8:
several nuts missing from bolts in stair supports as noted by pictures.



Figure 8-1



Figure 8-2

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:	General Electric
	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

(Electrical continued)

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

Comment 9:



Figure 9-1

(Electrical continued)

Comment 10:
carbon monoxide detector is installed.

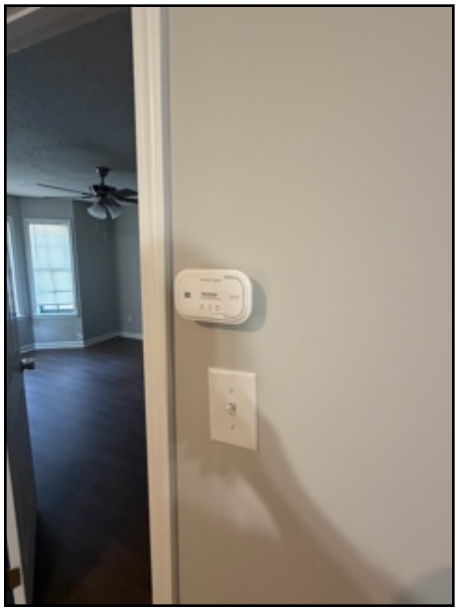


Figure 10-1

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:	three Years Old

(Heating continued)

Filter Type:	Disposable Condition: Satisfactory
Type of Distribution:	Metal Ducting Condition: Satisfactory

Comment 11:
Furnace not operating as intended and also making unusual noise Further evaluation needed by HVAC technician.



Figure 11-1



Figure 11-2

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:	Gibson
Condenser Approximate Age:	21 Years Old

Comment 12:
air-conditioning register temps slightly higher than normal Further evaluation needed by HVAC technician.



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
	Condition: Satisfactory
Location of Fuel Shutoff:	At Meter

Water Heater

Manufacturer:	American
Fuel:	Electric
Capacity:	40 gal
Approximate Age:	two Years Old
Temp & Pressure Relief Valve:	Present With Blow Off Leg
	Condition: Satisfactory
Fuel Disconnect:	In Same Room

(Water Heater continued)

Comment 13:
Hot water heater not operating at time of inspection.



Figure 13-1

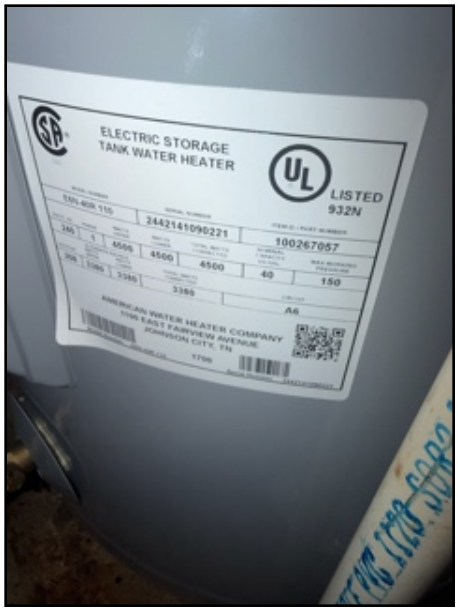


Figure 13-2

Bathrooms

(Bathrooms continued)

Comment 14:



Figure 14-1



Figure 14-2



Figure 14-3

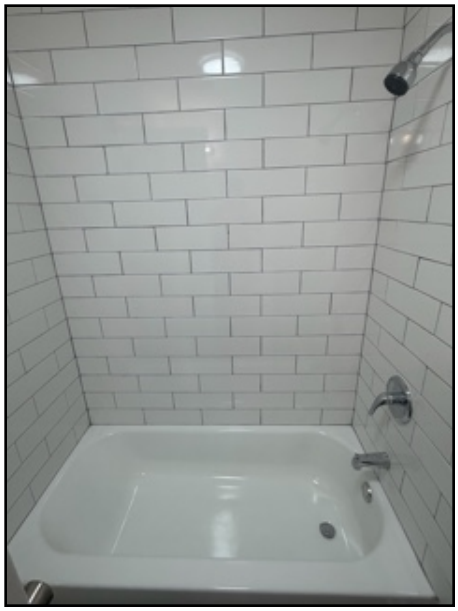


Figure 14-4

(Bathrooms continued)

Comment 15:
hall Bath sink slow draining.



Figure 15-1

Kitchen

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

(Kitchen continued)

Comment 16:



Figure 16-1

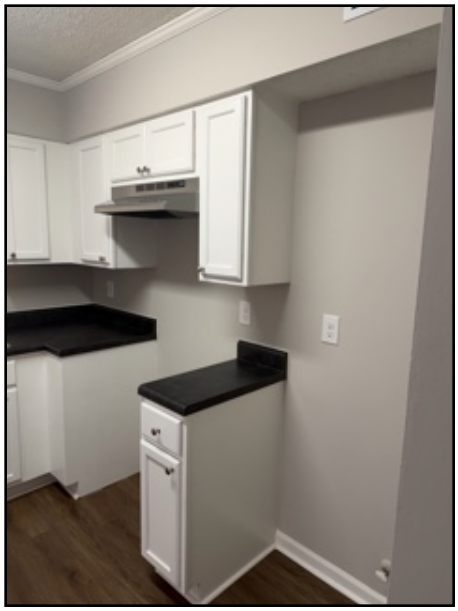


Figure 16-2

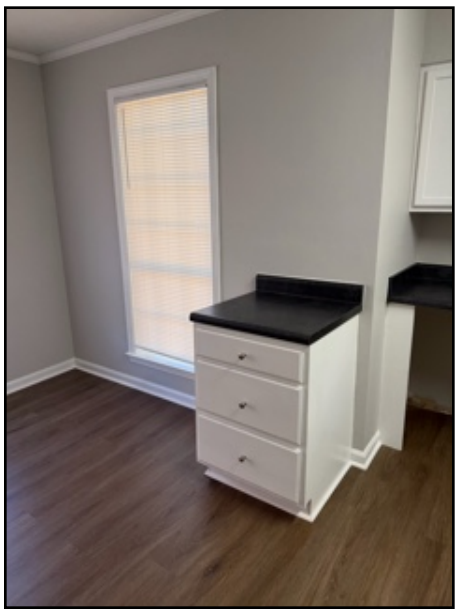


Figure 16-3

(Kitchen continued)

Comment 17:
no dishwasher installed 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:

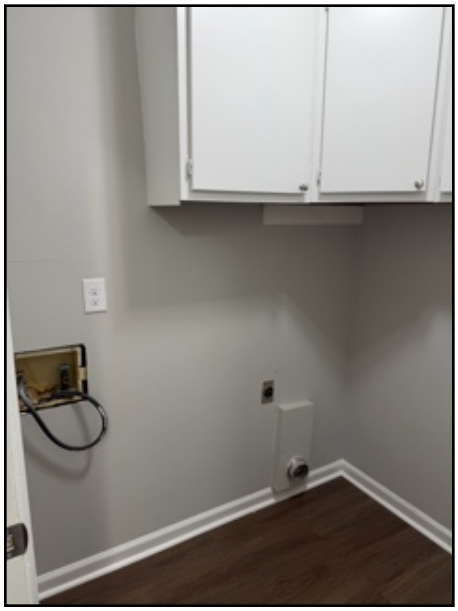


Figure 18-1

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.

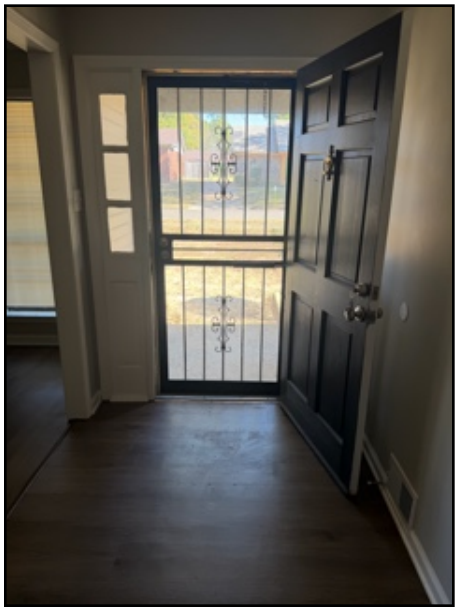


Figure 19-1



Figure 19-2

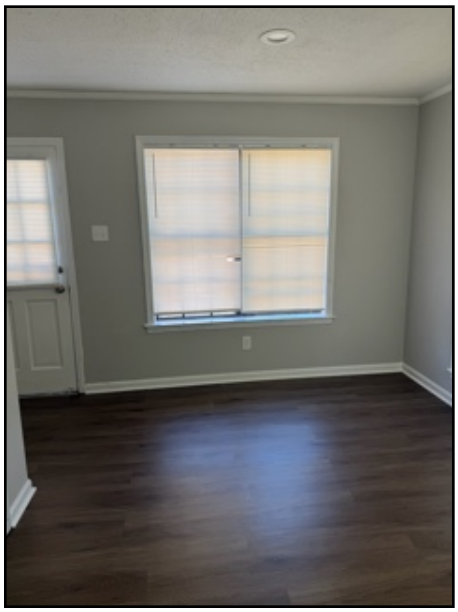


Figure 19-3



Figure 19-4

(Interior continued)

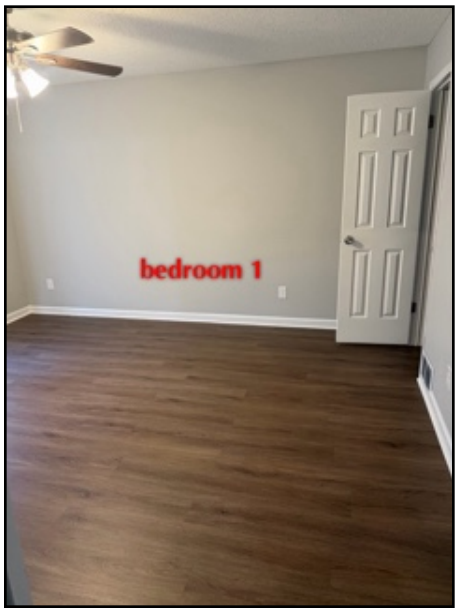


Figure 19-5

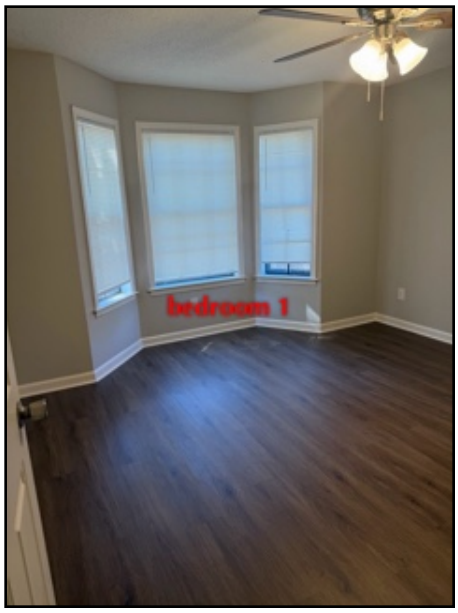


Figure 19-6

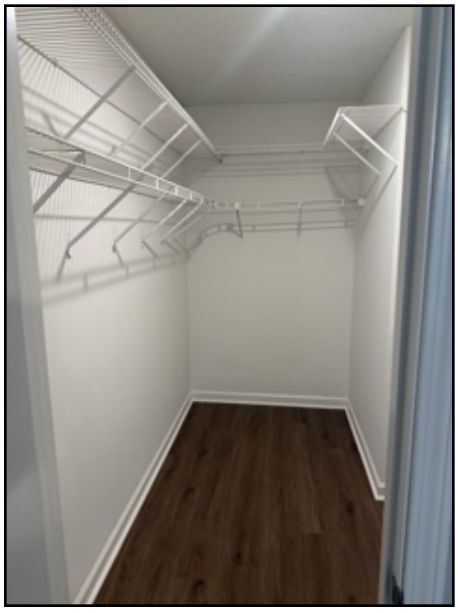


Figure 19-7

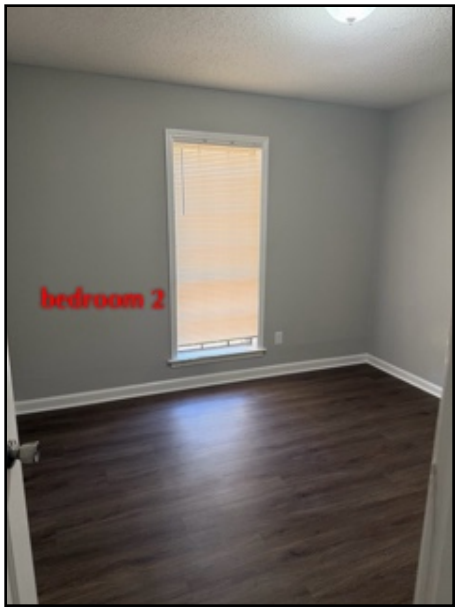


Figure 19-8

(Interior continued)



Figure 19-9

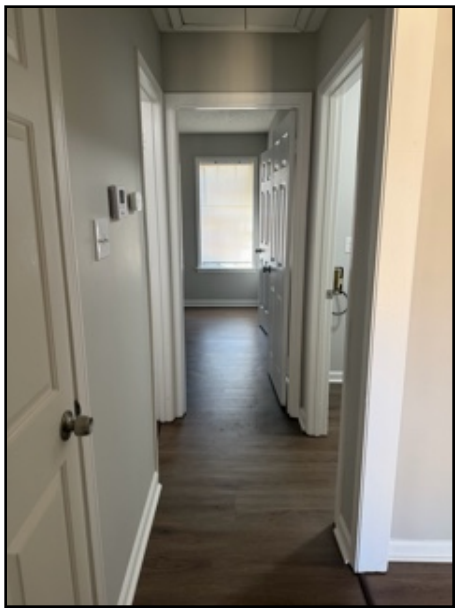


Figure 19-10

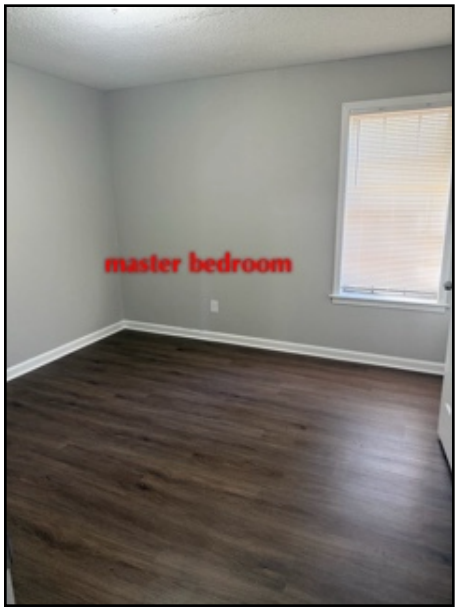


Figure 19-11



Figure 19-12

(Interior continued)

Comment 20:

deadbolt will not engage on front security door.

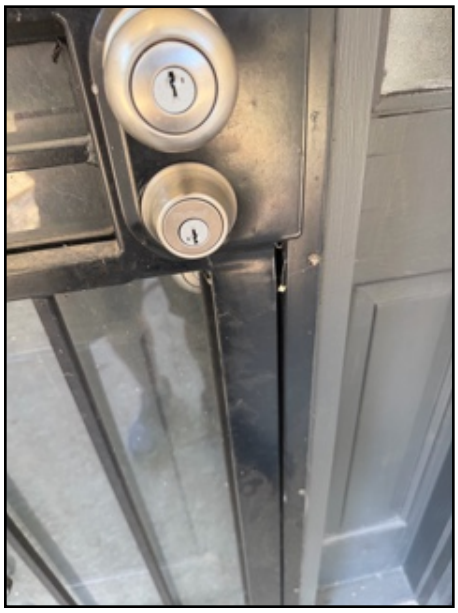


Figure 20-1

Comment 21:
window lock missing and window glass missing from window in kitchen area.

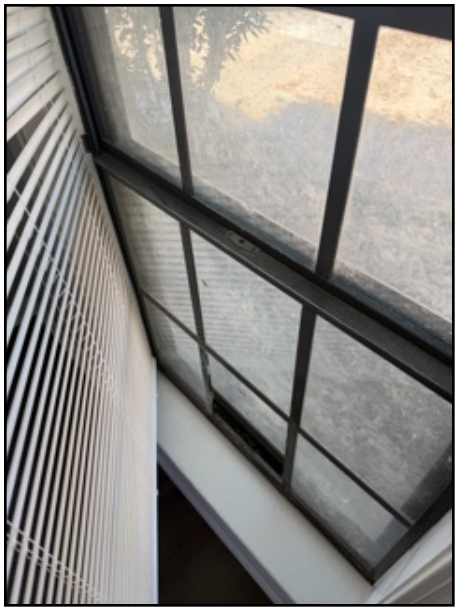


Figure 21-1

Report Summary

Exterior

1) GFI outlet needs to be secured inside wall at rear of house.



Figure 3-1

2) molding around window at front right corner of house is rotted as noted by picture.



Figure 4-1



Figure 4-2

3) trim missing around door at rear of house and trim also rotted below window at left rear corner of house.

(Report Summary continued)



Figure 5-1



Figure 5-2

4) lightbulb needed in storage room.



Figure 6-1

(Report Summary continued)

Structure: Attic

5) several nuts missing from bolts in stair supports as noted by pictures.



Figure 8-1

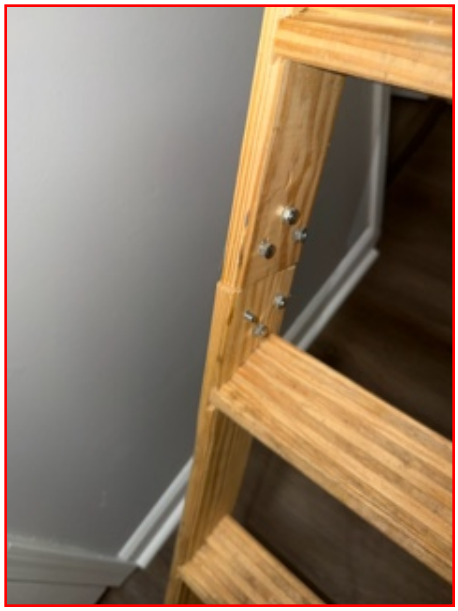


Figure 8-2

HVAC: Heating

6) Furnace not operating as intended and also making unusual noise Further evaluation needed by HVAC technician.



Figure 11-1



Figure 11-2

(Report Summary continued)

HVAC: Cooling

7) air-conditioning register temps slightly higher than normal Further evaluation needed by HVAC technician.



Figure 12-1



Figure 12-2

(Report Summary continued)

Plumbing: Water Heater

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



Figure 13-1

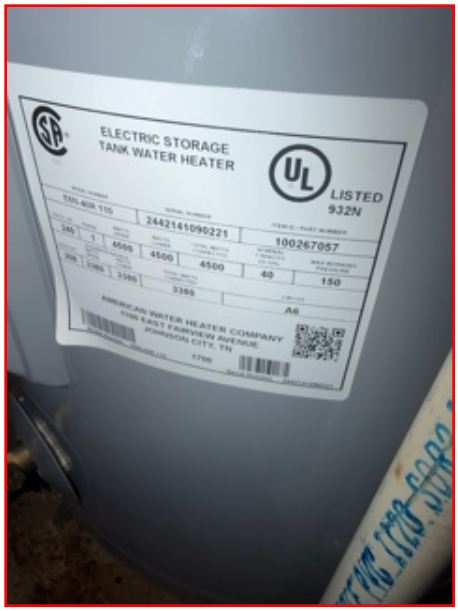


Figure 13-2

Bathrooms

9) hall Bath sink slow draining.



Figure 15-1

(Report Summary continued)

Kitchen

10) no dishwasher installed at time of inspection.



Figure 17-1

Interior

11)
deadbolt will not engage on front security door.

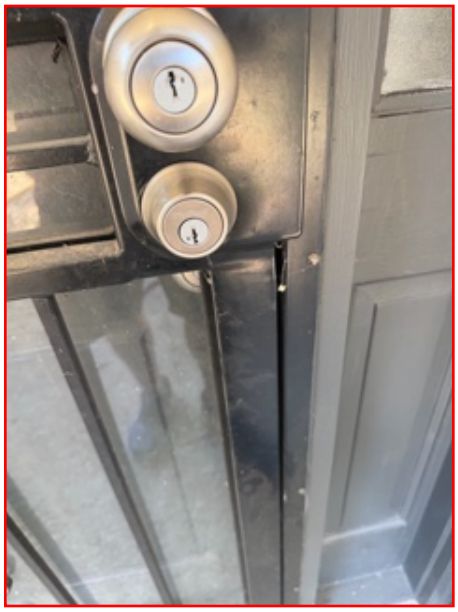


Figure 20-1

12) window lock missing and window glass missing from window in kitchen area.

(Report Summary continued)

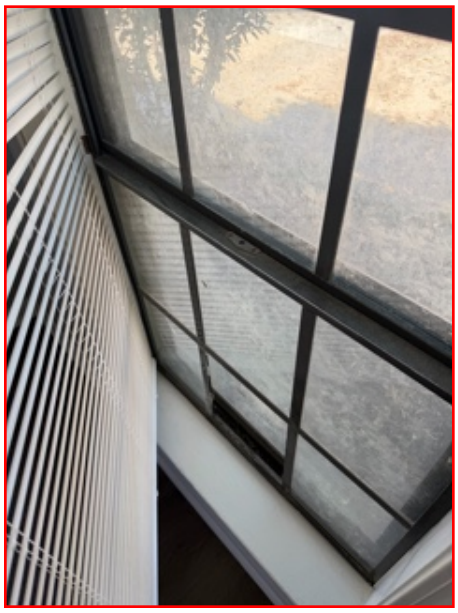


Figure 21-1