



Down South Home Inspection Group
2969 Elmore Park Rd.
Bartlett, TN 38134
TN License # 2045

PROPERTY ADDRESS:
4195 CHIPPEWA RD.
Memphis, TN 38118
DATE OF INSPECTION:
MAY 21, 2024

Roof:	Roof appears to be in marginal condition, estimate to be 10-15 years old. Needs repairs.
Siding:	Brick veneer, aluminum, fiberboard. Appears to be in satisfactory condition.
Windows:	Aluminum windows appear to be in satisfactory condition. Some damaged hardware.
Porch/Decks:	Front porch appears to be in satisfactory condition.
Gutters:	Galvanized gutters have some damage and need to be cleaned.
Garage:	2 space carport. Carport leans to the right.
Doors:	All exterior doors appear to be in marginal condition.
Lot & Grounds:	Driveway appears to be in satisfactory condition. Property is located in the middle of a suburban neighborhood and the rear yard is surrounded by a damaged chain link and wood fence.
Interior: Ceilings, Walls, Floors	Ceilings, walls and wood floors appear to be in good condition, some minor damage. Ceiling in second floor bath has some mold and damage.
Foundation Crawl Space:	N/A slab
Subfloor Under Floor:	Slab
Hot Water Heater:	Not accessible, locked in utility room
Air Conditioner:	Carrier, manufactured in May 2007. Fins need to be cleaned.
Furnace:	Payne, manufactured in December 2010 appears to be in marginal condition. 14 years old.
Plumbing:	Appears to be in satisfactory condition.
Electrical:	Overhead service. Service panel not accessible, locked in utility room. Several dead receptacles in the interior.
Bedrooms/ Bathrooms:	3 bedrooms, 2 bathrooms