



# Home Inspection Report

Prepared for: Happy Customer

1234 Anywhere St  
Anywhere, TN 12345



Inspected by:  
Brandon Hill  
Hill's Top Home Inspections



# Hill's Top Home Inspections

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11/27/2021 10:11 AM

Prepared for: Happy Customer  
1234 Anywhere St

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## Definitions

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Defective	Item needs immediate repair or replacement. It is unable to perform its intended function.

## General Information

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### Property Information

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Property Address: 1234 Anywhere St  
City: Anywhere State: TN Zip: 12345

### Client Information

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Client Name: Happy Customer  
Client Address: 1234 Anywhere St  
City: Anywhere State: Tennessee Zip: 12345  
Phone: 1(800)HappyCustomer Email: happycustomer@happy.com

Referrer Name: Angi

### Inspection Company

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Inspector Name Brandon Hill  
Company Name Hill's Top Home Inspections  
Email: hillstophomeinspection@gmail.com  
Amount Due: 0 Amount Received: 0

### Conditions

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Others Present: Wife and Contactors Property Occupied: Occupied  
Estimated Age: 12 years Entrance Faces: N/A  
Inspection Date: 2021-10-07  
Start Time: 10:00 AM End Time: 1:30 PM  
Utilities On: Yes  
Temperature: 80  
Weather: Clear Soil Conditions: Damp  
Space Below Grade: Crawl Space  
Building Type: Single family Garage: Attached  
Water Source: City How Verified: Visual Inspection  
Sewage Disposal: City How Verified: Visual Inspection  
Additions/Modifications: N/A  
Permits Obtained: N/A How Verified: Visual Inspection



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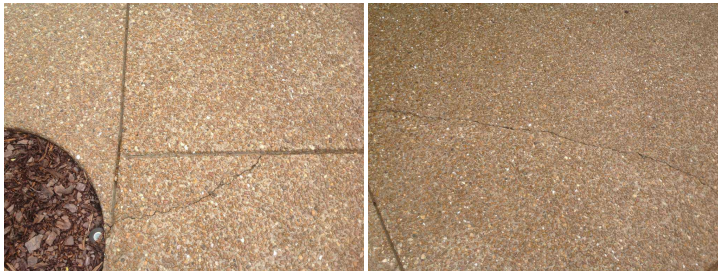
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## Lots and Grounds

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- 1. Acceptable Driveway: Pebble top
- 2. Acceptable Walks: Pebble top - Cracked



- 3. Acceptable Steps/Stoops: Brick - Repairs noted



- 4. Acceptable Porch: Pebble top
- 5. Marginal Patio: Crack in corner of slab, Crack in drywalled ceiling covering patio



- 6. Not Present Deck:
- 7. Not Present Balcony:
- 8. Acceptable Grading: Steep slope
- 9. Not Present Swale:
- 10. Acceptable Vegetation: Shrubs, Trees
- 11. Not Present Window Wells:



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## Lots and Grounds (Continued)

12. Marginal

Retaining Walls: Brick - Cracks noted



13. Not Present

Basement Stairwell:

14. Not Present

Basement Stairwell Drain:

15. Not Present

Exterior Surface Drain:

16. Acceptable

Fences: Wrought iron

17. Marginal

Lawn Sprinklers: Main shutoff leakng





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## Exterior

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### Exterior Surface

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- 1. Acceptable Type: Brick veneer
- 2. Acceptable Trim: Aluminum
- 3. Acceptable Fascia: Aluminum
- 4. Acceptable Soffits: Vinyl
- 5. Acceptable Door Bell: Hard wired
- 6. Acceptable Entry Doors: Wood
- 7. Patio Door:
- 8. Acceptable Windows: Aluminum slider
- 9. Not Present Storm Windows:
- 10. Acceptable Window Screens: Vinyl mesh
- 11. Not Present Basement Windows:
- 12. Acceptable Exterior Lighting: Pole light, Surface mount
- 13. Acceptable Exterior Electric Outlets: 110 VAC GFCI
- 14. Acceptable Hose Bibs: Rotary
- 15. Marginal Gas Meter: Exterior surface mount at side of home - Rust present



- 16. Acceptable Main Gas Valve: Located at gas meter



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## Roof

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### Main Roof Surface

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1. Method of Inspection: Drone
2. Unable to Inspect:
3. Acceptable Material: Asphalt shingle
4. Type: Gable
5. Approximate Age: 0-3 years
6. Acceptable Flashing: Aluminum
7. Acceptable Valleys: Asphalt shingle
8. Not Present Skylights:
9. Acceptable Plumbing Vents: PVC
10. Acceptable Electrical Mast: Underground utilities
11. Acceptable Gutters: Aluminum
12. Acceptable Downspouts: Aluminum
13. Acceptable Leader/Extension:

### Not Present Chimney

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14. Not Present Chimney:
15. Not Present Flue/Flue Cap:
16. Not Present Chimney Flashing:

## Garage/Carport

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### Attached Garage

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1. Type of Structure: Attached Car Spaces: 3
2. Acceptable Garage Doors: Fiberglass
3. Acceptable Door Operation: Mechanized



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## Garage/Carport (Continued)

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4. Marginal Door Opener: Wayne Dalton - Missing button



- 5. Acceptable Exterior Surface: Brick veneer
- 6. Acceptable Roof: Asphalt shingle
- 7. Acceptable Roof Structure:
- 8. Acceptable Service Doors:
- 9. Acceptable Ceiling: Paint
- 10. Acceptable Walls: Paint
- 11. Acceptable Floor/Foundation: Poured concrete
- 12. Acceptable Hose Bibs:
- 13. Acceptable Electrical: 110 VAC
- 14. Acceptable Smoke Detector: Missing



- 15. Not Present Heating:
- 16. Acceptable Windows: Vinyl slider
- 17. Acceptable Gutters: Aluminum
- 18. Acceptable Downspouts: Aluminum
- 19. Acceptable Leader/Extensions:





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## Electrical

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1. Service Size Amps: 200 Volts: 110-240 VAC
2. Acceptable Service: Aluminum
3. Acceptable 120 VAC Branch Circuits: Copper
4. Acceptable 240 VAC Branch Circuits: Copper
5. Not Present Aluminum Wiring:
6. Acceptable Conductor Type: Romex
7. Acceptable Ground: Rod in ground only
8. Acceptable Smoke Detectors: Battery operated
9. Acceptable Carbon Monoxide Detectors: Battery operated

### Utility Room Electric Panel

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10. Acceptable Manufacturer: Seimens
11. Maximum Capacity: 200 Amps
12. Acceptable Main Breaker Size: 200 Amps
13. Acceptable Breakers: Copper
14. Not Present Fuses:
15. Acceptable AFCI:
16. Acceptable GFCI:
17. Is the panel bonded? No

## Structure

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1. Acceptable Structure Type: Wood frame
2. Acceptable Foundation: Block
3. Not Present Differential Movement:
4. Acceptable Beams: Solid wood
5. Acceptable Bearing Walls: Block
6. Acceptable Joists/Trusses: 2x12
7. Acceptable Piers/Posts: Block piers and posts
8. Acceptable Floor/Slab: Composite wood or plywood
9. Acceptable Stairs/Handrails: Wood stairs with wood handrails



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## Structure (Continued)

10. Marginal Subfloor: Plywood - Staining noted in subfloor beneath master bath in crawlspace. Stain was dry when observed.



## Attic

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## Attic

1. Method of Inspection: In the attic
2. Unable to Inspect:
3. Acceptable Roof Framing: 2x6 Truss
4. Acceptable Sheathing: Plywood
5. Acceptable Ventilation: Gable and soffit vents
6. Acceptable Insulation: Blown in, Fiberglass
7. Acceptable Insulation Depth: 6"
8. Not Inspected Vapor Barrier:
9. Not Present Attic Fan:
10. Not Present House Fan:
11. Acceptable Wiring/Lighting: 110 VAC lighting circuit
12. Not Present Moisture Penetration:
13. Acceptable Bathroom Fan Venting: Electric fan



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## Basement

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## Basement

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1. Unable to Inspect:
2. Ceiling:
3. Walls:
4. Floor:
5. Floor Drain:
6. Doors:
7. Windows:
8. Electrical:
9. Smoke Detector:
10. HVAC Source:
11. Vapor Barrier:
12. Insulation:
13. Ventilation:
14. Sump Pump:
15. Moisture Location:
16. Basement Stairs/Railings:

## Crawl Space

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## Main Crawl Space

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1. Method of Inspection: In the crawl space
2. Unable to Inspect:
3. Acceptable Access: Small
4. Not Present Moisture Penetration:
5. Moisture Location:
6. Not Present Moisture Barrier:
7. Acceptable Ventilation: Vents
8. Not Present Insulation:
9. Acceptable Vapor Barrier: Plastic over gravel



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## Crawl Space (Continued)

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- 10. Not Present Sump Pump:
- 11. Acceptable Electrical:
- 12. Acceptable HVAC Source:

## Air Conditioning

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### Main AC System

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- 1. Acceptable A/C System Operation: Functional
- 2. Acceptable Condensate Removal:
- 3. Acceptable Exterior Unit:
- 4. Manufacturer: Carrier
- 5. Model Number: 48VL-C4811530TP Serial Number: 2118C43459
- 6. Area Served: Whole building Approximate Age: 3 years
- 7. Fuel Type: 220-240 VAC, gas Temperature Differential: 30
- 8. Type: Central A/C Capacity: 2 Ton
- 9. Acceptable Visible Coil: Copper core with aluminum fins
- 10. Acceptable Refrigerant Lines: Low pressure and high pressure
- 11. Acceptable Electrical Disconnect: Breaker disconnect

### Main AC System

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- 12. Acceptable A/C System Operation: Functional
- 13. Acceptable Condensate Removal:
- 14. Acceptable Exterior Unit:
- 15. Manufacturer: Trane
- 16. Model Number: 4TWR4030G1000AB Serial Number: 20054W6R5F
- 17. Area Served: 2nd floor only Approximate Age: 1 year
- 18. Fuel Type: 120-240 VAC Temperature Differential:
- 19. Type: Heat pump Capacity: 2.5 Ton
- 20. Visible Coil:
- 21. Refrigerant Lines:
- 22. Electrical Disconnect:
- 23. Acceptable Exposed Ductwork: Insulated flex
- 24. Blower Fan/Filters:
- 25. Acceptable Thermostats: Multi-zone



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## Fireplace/Wood Stove

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### Living Room Fireplace

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1. Not Present Freestanding Stove:
2. Acceptable Fireplace Construction: Prefab
3. Type: Gas log
4. Acceptable Fireplace Insert: Standard
5. Acceptable Smoke Chamber:
6. Not Present Flue:
7. Not Present Damper:
8. Acceptable Hearth: Flush mounted

## Plumbing

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1. Acceptable Service Line: Copper
2. Acceptable Main Water Shutoff: Front of house
3. Acceptable Water Lines: Copper
4. Acceptable Drain Pipes: PVC
5. Acceptable Service Caps:
6. Acceptable Vent Pipes:
7. Acceptable Gas Service Lines: Cast iron

### Garage Water Heater

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8. Acceptable Water Heater Operation: Adequate
9. Manufacturer: State select
10. Model Number: ES680DORT Serial Number: 0916A023534
11. Type: Electric Capacity: 80 gal
12. Approximate Age: 12 years Area Served: Whole building
13. Not Present Flue Pipe:
14. Acceptable TPRV and Drain Tube: PVC



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## Bathroom

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### Master Bathroom

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- 1. Acceptable    Closet: Walk In and Large
- 2. Acceptable    Ceiling: Paint
- 3. Acceptable    Walls: Paint
- 4. Acceptable    Floor: Ceramic tile
- 5. Defective     Doors: Solid wood - Door missing handle



- 6. Acceptable    Windows: Vinyl slider
- 7. Acceptable    Electrical: 110 VAC GFCI
- 8. Acceptable    Counter/Cabinet: Granite and wood
- 9. Acceptable    Sink/Basin: Granite/Porcelain
- 10. Acceptable   Faucets/Traps:
- 11. Not Present   Tub/Surround:
- 12. Acceptable   Shower/Surround: Tile pan and tile surround
- 13. Acceptable   Spa Tub/Surround: Whirlpool tub
- 14. Acceptable   Toilets:
- 15. Acceptable   HVAC Source: Air exchange ventilation, Heating system register
- 16. Acceptable   Ventilation: Electric ventilation fan

### 2nd floor main Bathroom

---

- 17. Acceptable    Closet:
- 18. Acceptable    Ceiling: Paint
- 19. Acceptable    Walls: Paint
- 20. Acceptable    Floor: Tile
- 21. Acceptable    Doors: Solid wood
- 22. Not Present    Windows:
- 23. Acceptable    Electrical: 110 VAC GFCI
- 24. Acceptable    Counter/Cabinet: Composite and wood



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## Bathroom (Continued)

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- 25. Acceptable Sink/Basin: One piece sink/counter top
- 26. Acceptable Faucets/Traps:
- 27. Acceptable Tub/Surround: Porcelain tub and ceramic tile surround
- 28. Not Present Shower/Surround:
- 29. Not Present Spa Tub/Surround:
- 30. Acceptable Toilets:
- 31. Acceptable HVAC Source: Air exchange ventilation, Heating system register
- 32. Acceptable Ventilation: Electric ventilation fan

### 1st floor main Bathroom

---

- 33. Closet:
- 34. Acceptable Ceiling: Paint
- 35. Acceptable Walls: Paint
- 36. Acceptable Floor: Ceramic tile
- 37. Acceptable Doors: Solid wood
- 38. Windows:
- 39. Acceptable Electrical: 110 VAC GFCI
- 40. Acceptable Counter/Cabinet: Granite and wood
- 41. Acceptable Sink/Basin: Molded single bowl
- 42. Acceptable Faucets/Traps:
- 43. Acceptable Tub/Surround: Porcelain tub and ceramic tile surround
- 44. Not Present Shower/Surround:
- 45. Not Present Spa Tub/Surround:
- 46. Acceptable Toilets:
- 47. Acceptable HVAC Source: Air exchange ventilation, Heating system register
- 48. Acceptable Ventilation: Electric ventilation fan

## Kitchen

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### Kitchen

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- 1. Acceptable Cooking Appliances: Whirlpool
- 2. Acceptable Ventilator: Whirlpool
- 3. Acceptable Disposal:
- 4. Acceptable Dishwasher:
- 5. Air Gap Present? Yes
- 6. Not Present Trash Compactor:
- 7. Acceptable Refrigerator: Whirlpool
- 8. Acceptable Microwave: Whirlpool



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## Kitchen (Continued)

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- 9. Acceptable Sink:
- 10. Acceptable Electrical: 110 VAC GFCI
- 11. Acceptable Plumbing/Fixtures:
- 12. Acceptable Counter Tops:
- 13. Acceptable Cabinets:
- 14. Acceptable Pantry:
- 15. Acceptable Ceiling: Paint
- 16. Acceptable Walls: Paint
- 17. Acceptable Floor: Hardwood
- 18. Not Present Doors:
- 19. Not Present Windows:
- 20. Acceptable HVAC Source: Air exchange ventilation, Heating system register

## Bedroom

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### 1st Floor Master Bedroom

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- 1. Acceptable Closet: Walk In and Large
- 2. Acceptable Ceiling: Paint
- 3. Acceptable Walls: Paint
- 4. Acceptable Floor: Hardwood
- 5. Acceptable Doors: Solid wood
- 6. Acceptable Windows: Aluminum slider
- 7. Acceptable Electrical: 110 VAC outlets and lighting circuits
- 8. Acceptable HVAC Source: Air exchange ventilation, Heating system register
- 9. Acceptable Smoke Detector: Battery operated
- 10. Acceptable Carbon Monoxide Detector: Battery operated

### 2nd story hall 1 Bedroom

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- 11. Acceptable Closet: Small
- 12. Acceptable Ceiling: Paint
- 13. Acceptable Walls: Paint
- 14. Acceptable Floor: Hardwood
- 15. Acceptable Doors: Solid wood
- 16. Acceptable Windows: Aluminum slider
- 17. Acceptable Electrical: 110 VAC outlets and lighting circuits
- 18. Acceptable HVAC Source: Air exchange ventilation, Heating system register
- 19. Acceptable Smoke Detector: Battery operated
- 20. Acceptable Carbon Monoxide Detector: Battery operated





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## Bedroom (Continued)

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### 2nd story hall 2 Bedroom

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- 21. Acceptable Closet: Small
- 22. Acceptable Ceiling: Paint
- 23. Acceptable Walls: Paint
- 24. Acceptable Floor: Hardwood
- 25. Acceptable Doors: Solid wood
- 26. Acceptable Windows: Aluminum slider
- 27. Acceptable Electrical: 110 VAC outlets and lighting circuits
- 28. Acceptable HVAC Source: Air exchange ventilation, Heating system register
- 29. Acceptable Smoke Detector: Battery operated
- 30. Acceptable Carbon Monoxide Detector: Battery operated

### 1st story nursery Bedroom

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- 31. Acceptable Closet: Small
- 32. Acceptable Ceiling: Paint
- 33. Acceptable Walls: Paint
- 34. Acceptable Floor: Hardwood
- 35. Acceptable Doors: Solid wood
- 36. Acceptable Windows: Aluminum slider
- 37. Acceptable Electrical: 110 VAC
- 38. Acceptable HVAC Source: Air exchange ventilation, Heating system register
- 39. Acceptable Smoke Detector: Battery operated
- 40. Acceptable Carbon Monoxide Detector: Battery operated

## Living Space

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### Living Room Living Space

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- 1. Not Present Closet:
- 2. Acceptable Ceiling: Paint
- 3. Acceptable Walls: Paint
- 4. Acceptable Floor: Hardwood
- 5. Doors:
- 6. Acceptable Windows: Vinyl slider
- 7. Acceptable Electrical: 110 VAC outlets and lighting circuits
- 8. Acceptable HVAC Source: Air exchange ventilation, Heating system register
- 9. Smoke Detector:
- 10. Carbon Monoxide Detector:



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## Living Space (Continued)

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### Dining Room Living Space

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- 11. Not Present Closet:
- 12. Acceptable Ceiling: Paint
- 13. Acceptable Walls: Paint
- 14. Acceptable Floor: Hardwood
- 15. Doors:
- 16. Acceptable Windows: Vinyl slider
- 17. Marginal Electrical: 110 VAC - Cracked switch on dimmer for dining room light



- 18. Acceptable HVAC Source: Heating system register
- 19. Smoke Detector:
- 20. Carbon Monoxide Detector:

## Laundry Room/Area

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### 1st Floor Laundry Room/Area

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- 1. Closet:
- 2. Acceptable Ceiling: Paint
- 3. Acceptable Walls: Paint
- 4. Acceptable Floor: Tile
- 5. Acceptable Doors: Solid wood
- 6. Acceptable Windows: Vinyl slider
- 7. Acceptable Electrical: 110 VAC - Non-GFCI circuit
- 8. Smoke Detector:
- 9. Acceptable HVAC Source:
- 10. Not Present Laundry Tub:
- 11. Not Present Laundry Tub Drain:



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## Laundry Room/Area (Continued)

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- 12. Acceptable Washer Hose Bib: Rotary
- 13. Acceptable Washer and Dryer Electrical:
- 14. Acceptable Dryer Vent:
- 15. Acceptable Dryer Gas Line:
- 16. Acceptable Washer Drain: Wall mounted drain
- 17. Not Present Floor Drain:

## Final Comments

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Lateral cracking across entire upper retaining wall in rear yard noted. Retaining wall may be in the early stages of failing.

Shutoff for irrigation system is actively leaking.

Rust noted on main gas line at the gas meter.

Obvious repointing of front brick steps indicating minor settling.

Stain noted underneath master spa whirlpool tub that was not damp during inspection.



## Marginal Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

## Lots and Grounds

1. Patio: Crack in corner of slab, Crack in drywalled ceiling covering patio



2. Retaining Walls: Brick - Cracks noted





# Hill's Top Home Inspections

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## Marginal Summary (Continued)

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3. Lawn Sprinklers: Main shutoff leakng



Exterior

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4. Gas Meter: Exterior surface mount at side of home - Rust present



Garage/Carport

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5. Attached Garage Door Opener: Wayne Dalton - Missing button



Structure

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6. Subfloor: Plywood - Staining noted in subfloor beneath master bath in crawlspace. Stain was dry when observed.





# Hill's Top Home Inspections

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## Marginal Summary (Continued)

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### Living Space

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7. Dining Room Living Space Electrical: 110 VAC - Cracked switch on dimmer for dining room light





# Hill's Top Home Inspections

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## Defective Summary

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### Bathroom

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1. Master Bathroom Doors: Solid wood - Door missing handle

