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Jun 30th, 2026

2601 HWY 64 West, Shelbyville, TN, 37160

Inspection Report

PREPARED FOR:

Elaine Williams

INSPECTED BY:

Brandon Hill / Hill's Top Home Inspections,
LLC





InterNACHI Certified Professional Inspector



CCPIA Certified Commercial Property Inspector



Certified Master Inspector



Table of Contents

INSPECTION REPORT

Inspection Details	4
Definitions	5
Lots and Grounds	5
Structure	7
Roof	8
Exterior	11
Electrical	14
Heating/Cooling	16
Plumbing	19
Interior	20
Summary	26



Inspection Details

INSPECTOR 1

Brandon Hill

Hill's Top Home Inspections, LLC

Email hillstophomeinspection@gmail.com

Website <https://www.hillstopllc.com>

CLIENT

Elaine Williams

Phone 629-772-3531

Email elaiwilliams@icloud.com

ADDITIONAL INFO

 Inspection date Jun 30th, 2026

• Others Present Buyer

• Property Occupied Vacant

• Building Type Commercial

• Weather Clear

• Temperature 95 °F

• Year Built 1970

• Water Source City

• Sewage/Disposal Septic



INSPECTION REPORT

Definitions

-  **Inspected**
The Item or component was inspected and no material defects were observed. Cosmetic issues may have been observed.
-  **Maintenance**
The Item or component requires regular maintenance for continued optimal performance.
-  **Recommendation**
The Item or component appears operational, but inspector recommends action be taken for conditions that are beyond cosmetic.
-  **Requires Attention**
The Item or component is not functioning as intended requires maintenance or repair. Recommend repair or further evaluation by a qualified contractor.
-  **Safety**
The item or component appears to be unsafe and should be corrected as soon as possible a qualified contractor.

NOTE: All definitions listed above refer to the property or item listed as inspected on this report at the time of inspection.

Flagged items will show up in summary view.

1. Lots and Grounds

1.1 LANDSCAPING

DESCRIPTION: Overgrown

COMMENTS:

Maintenance required

The lot surrounding the building was noted to be severely overgrown. The inspector tripped on a deep trench that was hidden by overgrowth. The client, architect, and HVAC inspector all tripped and fell on this same hidden hole. It is likely that there are other trip hazards being hidden by the lot being so overgrown.

 Maintenance

Location - Landscaping



1.2 PARKING LOT

DESCRIPTION: Asphalt

LIGHTING: Surface mount

DRAINAGE: Gravity

COMMENTS:

Evidence of pooling rainwater.

The grade of the parking lot sheds rainwater away from the structure, but evidence of pooling water at the entrance of the parking lot is evident.

☒ Inspected

Location - Parking lot



1.3 CURBS

DESCRIPTION: N/A

1.4 WALKWAYS

DESCRIPTION: Concrete



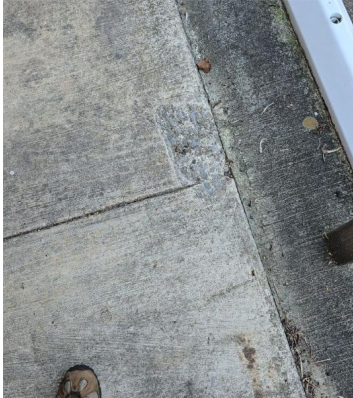
DRAINAGE: Gravity

COMMENTS:

Damaged or deteriorated. Recommend that a qualified contractor evaluate and estimate repairs.

 Recommendation

Location - Front of building



Settling causing uneven surface

The walkway is notably settling away from the structure. Evaluation by a qualified technician or structural engineer recommended.

 Recommendation

Location - Walkway



1.5 SIGNAGE

DESCRIPTION: N/A

2. Structure



2.1 TYPE

DESCRIPTION: Block

2.2 FOUNDATION

DESCRIPTION: Poured

2.3 WALL STRUCTURE

DESCRIPTION: Block

2.4 FLOOR/SLAB

DESCRIPTION: Poured slab

2.5 SUBFLOOR

DESCRIPTION: Not visible

3. Roof

3.1 TYPE

DESCRIPTION: Flat

METHOD OF INSPECTION: On roof

MATERIAL: Metal

COMMENTS:

Recommend that a qualified contractor evaluate and estimate repairs

Large areas of the parapet coping were noted to be rusted. Several areas of open or deteriorated sealant beneath portions of the coping/flashing were noted as well.

 Requires Attention

Location - Roof



3.2 FLASHING

DESCRIPTION: Metal

3.3 ROOF DRAINAGE

DESCRIPTION: Scupper, Gutter

COMMENTS:

Loose downspout and missing leader

☒ Maintenance

Location - Front of building





Downspout not installed

 Requires Attention

Location - Rear of building



Evidence of improper drainage

All rainwater should be pushed 6 feet from the structure to prevent future foundation issues.

 Recommendation

Location - Downspout



3.4 ROOF INSULATION

DESCRIPTION: Fiberglass

3.5 VALLEYS

DESCRIPTION: N/A

3.6 PENETRATIONS

DESCRIPTION: N/A



3.7 CHIMNEY

DESCRIPTION: N/A

4. Exterior

4.1 TYPE

DESCRIPTION: Brick veneer, Block

TRIM: N/A

4.2 MAIN ENTRY DOOR

DESCRIPTION: Metal

4.3 SECONDARY/OTHER ENTRY

DESCRIPTION: Metal

4.4 EMERGENCY EXIT DOORS

DESCRIPTION: Metal

4.5 WINDOWS

DESCRIPTION: Aluminum

COMMENTS:

Loose window noted. Evaluation by a qualified technician recommended.

 Requires Attention

Location - Side of building



4.6 SOFFITS/FASCIA

DESCRIPTION: N/A

4.7 EXTERIOR LIGHTING

DESCRIPTION: Surface mount

COMMENTS:

Canopy lights not operational at time of inspection.

Could be burned out bulbs, or the breaker to these lights may have been switched off.

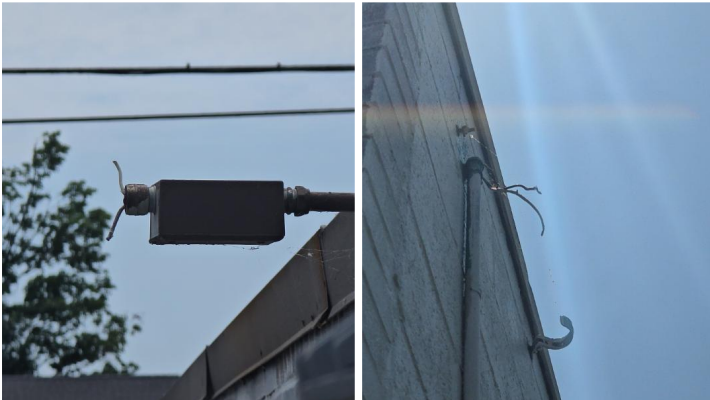
 Recommendation

Location - Exterior of building

Exposed wiring/missing lights

 Requires Attention

Location - Exterior of building



Improperly mounted

 Requires Attention

Location - Front of building



4.8 EXTERIOR WALLS

DESCRIPTION: Brick veneer, Block

COMMENTS:

Minor spalling noted on the face of the cinder block

Evaluation by a qualified technician or structural engineer recommended.

 Recommendation

Location - Side wall near front entry



4.9 ENTRANCE CANOPY

DESCRIPTION: Metal

COMMENTS:

Canopy hanger rods noted to be broken.

Replacement of the hanger rods of both overhangs recommended.

 Recommendation

Location - Front of building



4.10 HOSE BIB

DESCRIPTION: Rotary

COMMENTS:

Hose bib not attached to the structure

Attaching recommended to prevent accidental plumbing damage

☒ Recommendation

Location - Rear of building



5. Electrical

5.1 SERVICE

DESCRIPTION: Aluminum

SERVICE AMPS AND VOLTS: 220 VAC, 110 VAC, 200 amps

GROUND: Rod in ground only

5.2 CONDUCTOR TYPE

DESCRIPTION: Romex

5.3 MAIN DISCONNECTS

DESCRIPTION: Face lever

5.4 MAIN PANEL

DESCRIPTION: General Electric

CAPACITY: 200 amps

COMMENTS:

Incorrect screws used for panel cover

 Requires Attention

Location - Main panel

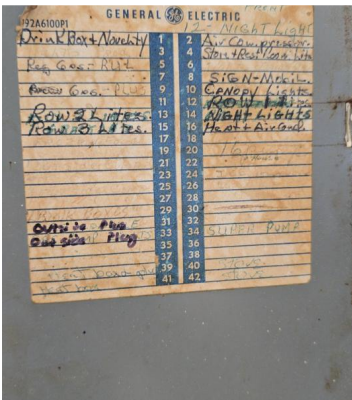


Breaker(s) labeling is inadequate

Evaluation and repair by a qualified electrician recommended.

 Recommendation

Location - Main panel





5.5 DISTRIBUTION WIRING

DESCRIPTION: Copper

5.6 SWITCHES AND RECEPTACLES

DESCRIPTION: Single pole switches, 120 volt receptacle

5.7 BRANCH CIRCUITS

DESCRIPTION: Copper

5.8 GFCI/AFCI

DESCRIPTION: At GFCI receptacle(s) only

5.9 ALUMINUM WIRING

DESCRIPTION: N/A

5.10 FUSES

DESCRIPTION: N/A

6. Heating/Cooling

6.1 THERMOSTAT(S)

DESCRIPTION: Individual, Programmable

6.2 HEATING SYSTEM

DESCRIPTION: Forced air

MANUFACTURER: Carrier

FUEL TYPE: Natural gas

6.3 DISTRIBUTION

DESCRIPTION: Insulflex duct

6.4 CONTROLS

DESCRIPTION: Service disconnect switch

6.5 COOLING SYSTEM

DESCRIPTION: Combo unit

MANUFACTURER: Carrier

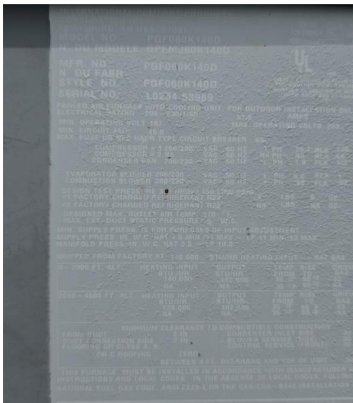
FUEL TYPE: 220 VAC

CAPACITY: 5 ton

NAMEPLATE:

Model number - PGF060K140D

Serial number - L023453989



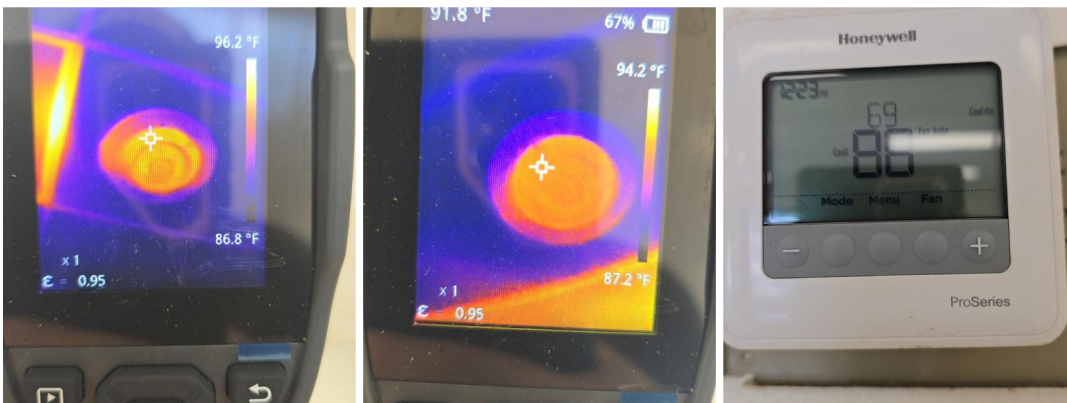
COMMENTS:

Recommend that a qualified contractor evaluate repairs/replacement

Thermostat was set at 69 degrees and the "conditioned" air was noted to be coming out at 92 degrees

 Requires Attention

Location - HVAC system



6.6 EXTERIOR UNIT



DESCRIPTION: Exterior of building

COMMENTS:

HVAC unit mounted on broken cinder blocks.

The unit needs to be mounted on a solid base.

☒ Recommendation

Location - HVAC unit

Clear vegetation/debris away from unit

☒ Recommendation

Location - HVAC unit

6.7 BLOWER FAN/FILTERS

DESCRIPTION: Disposable filter

COMMENTS:

Missing filter

☒ Recommendation

Location - HVAC return



6.8 HUMIDIFIER

DESCRIPTION: N/A

6.9 FUEL TANK

DESCRIPTION: None



6.10 CONDENSATE REMOVAL

DESCRIPTION: PVC

6.11 AIR HANDLER

DESCRIPTION: Packaged system

7. Plumbing

7.1 SERVICE LINE

DESCRIPTION: Copper

7.2 MAIN WATER SHUTOFF

DESCRIPTION: Side of building

7.3 WATER LINES

DESCRIPTION: PEX

7.4 DRAIN PIPES

DESCRIPTION: PVC

7.5 VENT PIPES

DESCRIPTION: PVC

7.6 FUEL SERVICE LINES

DESCRIPTION: Cast iron

7.7 PLUMBING FIXTURES

DESCRIPTION: Toilet(s), Sink(s)

COMMENTS:

Poor water pressure noted

Evaluation by a qualified plumber recommended.

☒ Recommendation



Location - Utility sink



7.8 WATER HEATER

DESCRIPTION: Tank

MANUFACTURER: A.O. Smith

CAPACITY: 50 gal

FUEL: Electric

LOCATION: First floor

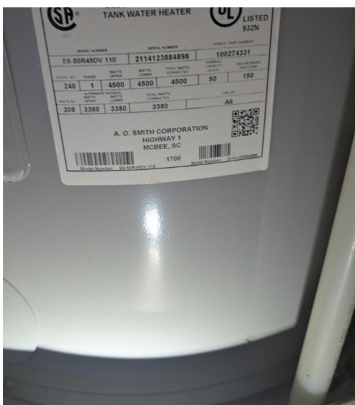
INFORMATION:

Water heater is approximately 5 years old

NAMEPLATE:

Model number - E6 50R45DV 110

Serial number - 2114123884898



8. Interior

8.1 ELECTRICAL

DESCRIPTION: 110 volts, 220 volts

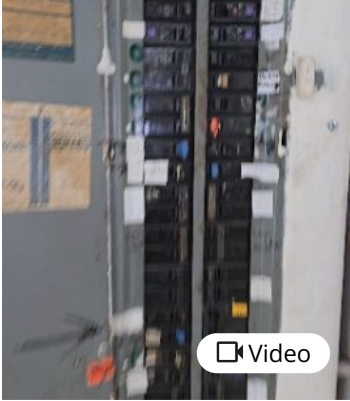
COMMENTS:

Outlet was noted to short when tested.

Evaluation by a qualified electrician recommended.

 Requires Attention

Location - Main panel



8.2 LIGHTING

DESCRIPTION: Fluorescent

8.3 EMERGENCY LIGHTING

DESCRIPTION: N/A

8.4 CEILING

DESCRIPTION: Suspended ceiling

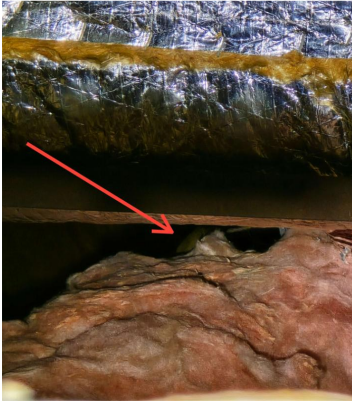
COMMENTS:

A rodent was noted in the suspended ceiling

The presence of one rodent is usually indicative of more rodents. Evaluation by a qualified technician recommended.

 Requires Attention

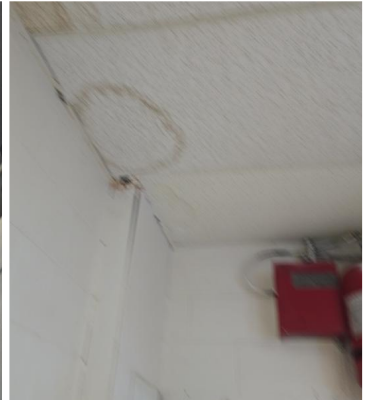
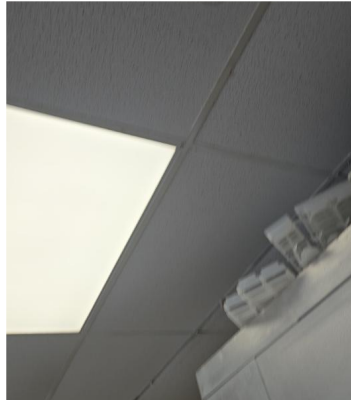
Location - Ceiling



Evidence of past or present water damage

☒ Inspected

Location - Ceiling



8.5 WALLS

DESCRIPTION: Drywall, Block

COMMENTS:

Evaluation by a structural engineer recommended

 Requires Attention

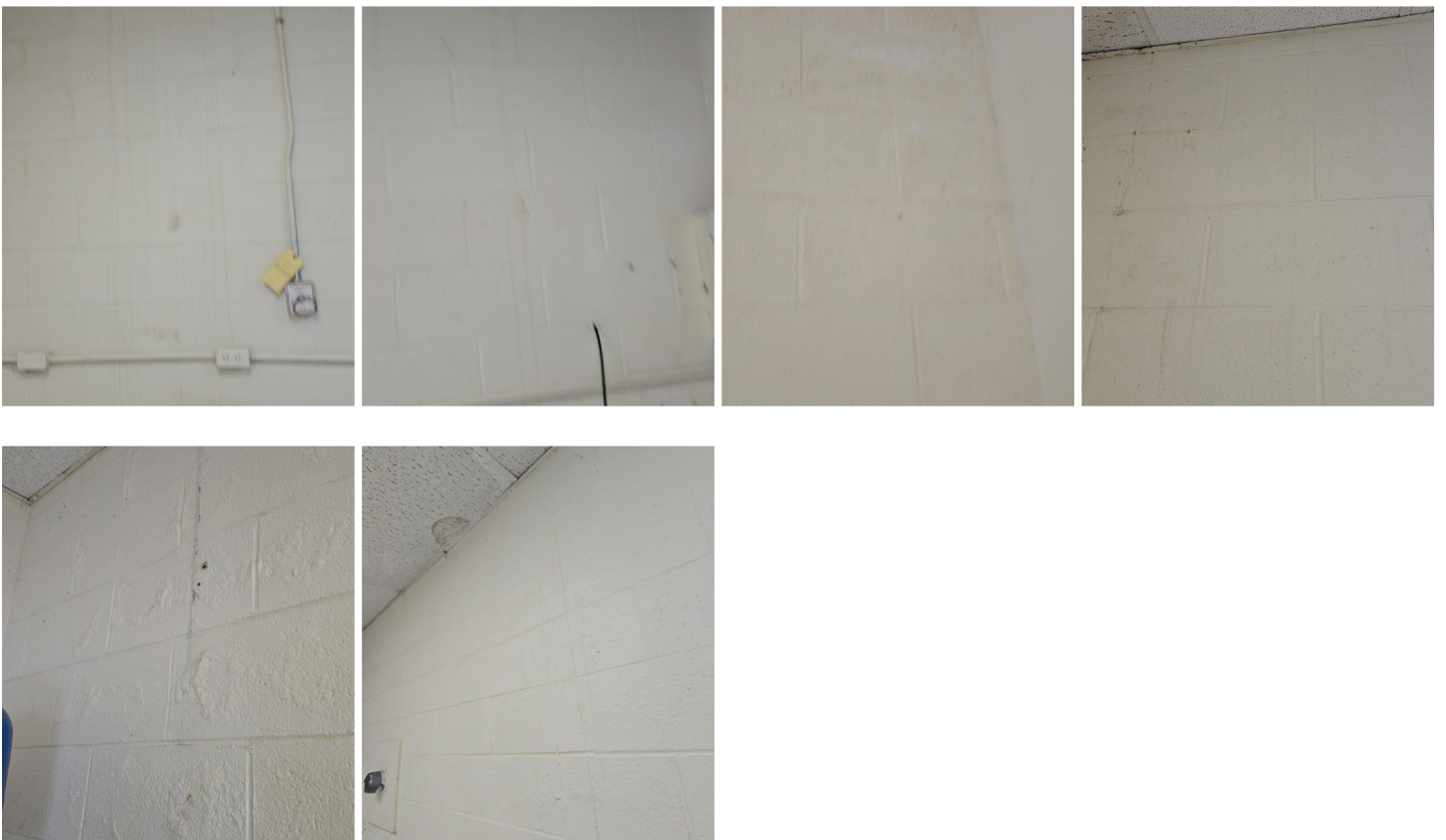
Location - Interior



Evidence of past or present water intrusion

 Recommendation

Location - Interior



Evidence of past or present water damage

Evaluation by a structural engineer recommended to ensure the structural integrity of the concrete header.



 Requires Attention

Location - Main room



8.6 FLOOR

DESCRIPTION: Vinyl

8.7 DOORS

DESCRIPTION: Metal

COMMENTS:

Replace missing door(s)

 Recommendation

Location - Interior



8.8 WINDOWS

DESCRIPTION: Aluminum

8.9 SMOKE DETECTOR



DESCRIPTION: N/A

8.10 CARBON MONOXIDE DETECTOR

DESCRIPTION: N/A

8.11 HVAC SOURCE

DESCRIPTION: Air exchange ventilation

Summary

INSPECTION REPORT

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*.



Requires Attention

The Item or component is not functioning as intended requires maintenance or repair. Recommend repair or further evaluation by a qualified contractor.



Safety

The item or component appears to be unsafe and should be corrected as soon as possible a qualified contractor.

3. Roof

3.1 TYPE

COMMENTS:

Recommend that a qualified contractor evaluate and estimate repairs

Large areas of the parapet coping were noted to be rusted. Several areas of open or deteriorated sealant beneath portions of the coping/flashing were noted as well.

 Requires Attention

Location - Roof





3.3 ROOF DRAINAGE

COMMENTS:

Downspout not installed

 Requires Attention

Location - Rear of building



4. Exterior

4.5 WINDOWS

COMMENTS:

Loose window noted. Evaluation by a qualified technician recommended.

 Requires Attention

Location - Side of building



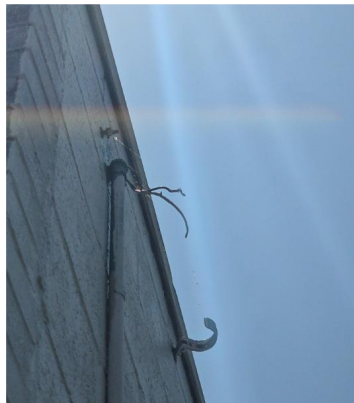
4.7 EXTERIOR LIGHTING

COMMENTS:

Exposed wiring/missing lights

 Requires Attention

Location - Exterior of building



Improperly mounted

 Requires Attention

Location - Front of building



5. Electrical

5.4 MAIN PANEL

COMMENTS:

Incorrect screws used for panel cover

 Requires Attention

Location - Main panel



6. Heating/Cooling

6.5 COOLING SYSTEM

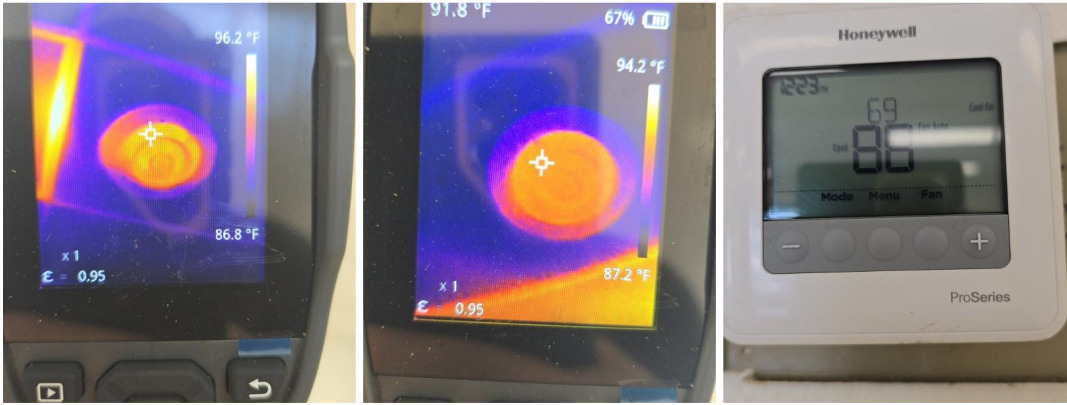
COMMENTS:

Recommend that a qualified contractor evaluate repairs/replacement

Thermostat was set at 69 degrees and the "conditioned" air was noted to be coming out at 92 degrees

 Requires Attention

Location - HVAC system



8. Interior

8.1 ELECTRICAL

COMMENTS:

Outlet was noted to short when tested.

Evaluation by a qualified electrician recommended.

 Requires Attention

Location - Main panel



 Video

8.4 CEILING

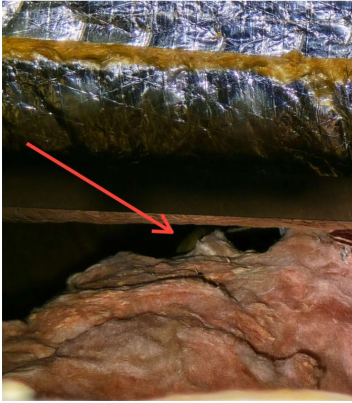
COMMENTS:

A rodent was noted in the suspended ceiling

The presence of one rodent is usually indicative of more rodents. Evaluation by a qualified technician recommended.

 Requires Attention

Location - Ceiling



8.5 WALLS

COMMENTS:

Evaluation by a structural engineer recommended

 Requires Attention

Location - Interior



Evidence of past or present water damage

Evaluation by a structural engineer recommended to ensure the structural integrity of the concrete header.

 Requires Attention

Location - Main room

