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Property Inspection Report

LOCATED AT:
10000 Star Dr
Somewhere, Texas 79777

PREPARED EXCLUSIVELY FOR:
JOHN & JANE DOE

INSPECTED ON:
Tuesday, May 10, 2022



Inspector, Jeremy Brim 23308
Brillo Home Inspections LLC



Tuesday, May 10, 2022
JOHN & JANE DOE
10000 Star Dr
Somewhere, Texas 79777

Dear JOHN & JANE DOE,

Enclosed is the report for the property inspection conducted for you on Tuesday, May 10, 2022 at:

10000 Star Dr
Somewhere, Texas 79777

The report is designed to be clear, easy to understand, and helpful. Please take the time to review it carefully. If there is anything you would like me to explain, or if there is other information you would like, please feel free to call. I would be happy to answer any questions you may have.

Throughout the report, you'll find special symbols at the front of certain comments. Below are the symbols and their meanings:



= Potentially hazardous issue that should be addressed.



= Upgrade recommended.

Thank you for the opportunity to be of service to you.

Sincerely,

Inspector, Jeremy Brim
Brillo Home Inspections LLC



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PROPERTY INSPECTION REPORT FORM

JOHN & JANE DOE

Name of Client

10000 Star Dr Somewhere, Texas 79777

Address of Inspected Property

Jeremy Brim 23308

Name of Inspector

Tuesday, May 10, 2022

Date of Inspection

23308

TREC License #

PURPOSE OF INSPECTION

A real estate inspection is a visual survey of a structure and a basic performance evaluation of the systems and components of a building. It provides information regarding the general condition of a residence at the time the inspection was conducted. *It is important* that you carefully read ALL of this information. Ask the inspector to clarify any items or comments that are unclear.

RESPONSIBILITY OF THE INSPECTOR

This inspection is governed by the Texas Real Estate Commission on (TREC) Standards of Practice (SOPs), which dictates the minimum requirements for a real estate inspection.

The inspector IS required to:

- use this Property Inspection Report form for the inspection;
- inspect only those components and conditions that are present, visible, and accessible at the time of the inspection;
- indicate whether each item was inspected, not inspected, or not present;
- indicate an item as Deficient (D) if a condition exists that adversely and materially affects the performance of a system or component **OR** constitutes a hazard to life, limb or property as specified by the SOPs; and
- explain the inspector's findings in the corresponding section in the body of the report form.

The inspector IS NOT required to:

- identify all potential hazards;
- turn on decommissioned equipment, systems, utilities, or apply an open flame or light a pilot to operate any appliance;
- climb over obstacles, move furnishings or stored items;
- prioritize or emphasize the importance of one deficiency over another;
- provide follow-up services to verify that proper repairs have been made; or
- inspect system or component listed under the optional section of the SOPs (22 TAC 535.233).

RESPONSIBILITY OF THE CLIENT

While items identified as Deficient (D) in an inspection report DO NOT obligate any party to make repairs or take other actions, in the event that any further evaluations are needed, it is the responsibility of the client to obtain further evaluations and/or cost estimates from qualified service professionals regarding any items reported as Deficient (D). It is recommended that any further evaluations and/or cost estimates take place prior to the expiration of any contractual time limitations, such as option periods.

Please Note: Evaluations performed by service professionals in response to items reported as Deficient (D) on the report may lead to the discovery of additional deficiencies that were not present, visible, or accessible at the time of the inspection. Any repairs made after the date of the inspection may render information contained in this report obsolete or invalid.

REPORT LIMITATIONS

This report is provided for the benefit of the named client and is based on observations made by the named inspector on the date the inspection was performed (indicated above).

ONLY those items specifically noted as being inspected on the report were inspected.

This inspection IS NOT:

- a technically exhaustive inspection of the structure, its systems, or its components and may not reveal all deficiencies;
- an inspection to verify compliance with any building codes;
- an inspection to verify compliance with manufacturer's installation instructions for any system or component and DOES NOT imply insurability or warrantability of the structure or its components.

NOTICE CONCERNING HAZARDOUS CONDITIONS, DEFICIENCIES, AND CONTRACTUAL AGREEMENTS

Conditions may be present in your home that did not violate building codes or common practices in effect when the home was constructed but are considered hazardous by today's standards. Such conditions that were part of the home prior to the adoption of any current codes prohibiting them may not be required to be updated to meet current code requirements. However, if it can be reasonably determined that they are present at the time of the inspection, the potential for injury or property loss from these conditions is significant enough to require inspectors to report them as Deficient (D). Examples of such hazardous conditions include:

- malfunctioning, improperly installed, or missing ground fault circuit protection (GFCI) devices and arc-fault (AFCI) devices;
- ordinary glass in locations where modern construction techniques call for safety glass;
- malfunctioning or lack of fire safety features such as smoke alarms, fire-rated doors in certain locations, and functional emergency escape and rescue openings in bedrooms;
- malfunctioning carbon monoxide alarms;
- excessive spacing between balusters on stairways and porches;
- improperly installed appliances;
- improperly installed or defective safety devices;
- lack of electrical bonding and grounding; and
- lack of bonding on gas piping, including corrugated stainless steel tubing (CSST).

Please Note: items identified as Deficient (D) in an inspection report DO NOT obligate any party to make repairs or take other actions.

The decision to correct a hazard or any deficiency identified in an inspection report is left up to the parties to the contract for the sale or purchase of the home.

This property inspection report may include an inspection agreement (contract), addenda, and other information related to property conditions.

INFORMATION INCLUDED UNDER "ADDITIONAL INFORMATION PROVIDED BY INSPECTOR", OR PROVIDED AS AN ATTACHMENT WITH THE STANDARD FORM, IS NOT REQUIRED BY THE COMMISSION AND MAY CONTAIN CONTRACTUAL TERMS BETWEEN THE INSPECTOR AND YOU, AS THE CLIENT. THE COMMISSION DOES NOT REGULATE CONTRACTUAL TERMS BETWEEN PARTIES. IF YOU DO NOT UNDERSTAND THE EFFECT OF ANY CONTRACTUAL TERM CONTAINED IN THIS SECTION OR ANY ATTACHMENTS, CONSULT AN ATTORNEY.

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

According to Realtor.com, the home was built in 2017.

The weather was sunny, with highs expected to be 98 degrees, and windy during the inspection.

Photos may be included in your inspection report. There are times when only a picture can fully explain the condition or if the client is unable to attend the inspection. Photo inclusion is at the discretion of the inspector and in no way is meant to emphasize or highlight the only conditions that were seen. Full review of the entire inspection report is recommended.

SCOPE OF INSPECTION

The TREC (Texas Real Estate Commission) standards of practice define the minimum levels of inspection required for substantially completed residential improvements to real property up to four dwelling units. A real estate inspection is a non- technically exhaustive, limited visual survey and basic performance evaluation of the systems and components of a building using normal controls and does not require the use of specialized equipment or procedures. The purpose of the inspection is to provide the client with information regarding the general condition of the residence at the time of inspection. The inspector may provide a higher level of inspection performance than required by these standards of practice and may inspect components and systems in addition to those described by the standards of practice.

GENERAL LIMITATIONS

These are the general limitations defined by the Texas Real Estate Commission Standards of Practice section 22 TAC 535.227(d). These rules can be found at www.trec.texas.gov.

ADDITIONAL COMMENTS

The Client, by accepting this Property Inspection Report or relying upon it in any way, expressly agrees to the SCOPE OF INSPECTION, GENERAL LIMITATIONS and INSPECTION AGREEMENT included in this inspection report and/or emailed to the client.

This inspection report is made for the sole purpose of assisting the purchaser to determine his and/or her own opinion of feasibility of purchasing the inspected property and does not warrant or guarantee all defects to be found. If you have any questions or are unclear regarding our findings, please call our office prior to the expiration of any time limitations such as option periods.

This report contains technical information. If you were not present during this inspection, please call the office to arrange for a consultation with your inspector. If you choose not to consult with the inspector, this inspection company cannot be held liable for your understanding or misunderstanding of the reports content.

This report is not intended to be used for determining insurability or warrantability of the structure and may not conform to the Texas Department of Insurance guidelines for property insurability. It is recommended that you contact your insurance provider regarding insurability. This report is not to be used by or for any property and/or home warranty company.

The digital pictures in this report are a sample of the damages in place and should not be considered to show all of the damages and/or deficiencies found. There will be some damage and/or deficiencies not represented with digital imaging. Also, the items causing the deficiency box to be checked will appear in blue in the comments and will also appear in the summary page at the end of the report.

This home was occupied at the time of inspection. Due to the fact that items were blocking access to areas, it was not possible to inspect all areas of the home. Also, some windows may have not been tested for operation and some of the electrical receptacles may have been inaccessible. Furthermore, some defects may have been hidden behind furniture or other belongings.

This report has been prepared for the exclusive use of the client named on the first page. This inspection report is the sole property of Brillo Home Inspections LLC. Brillo Home Inspections LLC grants the client permission to use this report, including permission to forward the report to others, for the purpose of conducting their real estate transaction, obtaining estimates, repairs, etc. This report will be distributed to other persons, only at the request of the client. This inspection is not transferable to any other party and Brillo Home Inspections LLC assumes no liability for any secondary use. Brillo Home Inspections LLC retains all rights to the content of this report.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

I. STRUCTURAL SYSTEMS

☒ ☐ ☐ ☐ A. Foundations

Type of Foundation(s): Slab-on-grade

Comments:

BASIC INFORMATION

Slab material: Poured concrete

FOUNDATION

Due to the installation of finished surfaces, slab foundations are mostly inaccessible; therefore, other indicators are used to judge foundation performance. There were no indications of adverse performance of the foundation observed at the time of inspection. In my opinion, the foundation was performing as intended.

☒ ☐ ☐ ☐ B. Grading and Drainage

Comments:

GRADING

The grading of the lot appeared to be able to sufficiently drain excess surface water and roof runoff away from the structure. Low spots and negative grading promote water accumulation near the building, which can promote movement of the foundation. Regrading any low spots that may form would help to ensure that surface water flows away from the structure. This can usually be accomplished by adding additional topsoil. The ground should slope away from the house at a rate of one inch per foot for at least the first ten feet. The installation of gutters can also help prevent water from pooling around the foundation. If gutters are present, it is recommended that the downspouts sufficiently divert water away from the foundation and the gutter system be kept free of debris.

☒ ☐ ☐ ☐ C. Roof Covering Materials

Types of Roof Covering: Architectural shingles.

Viewed From: FAA 107 UAS License- The roof was inspected by drone and ground level.

Comments:

SURFACE

The surface of the roof was found to be in overall serviceable condition.

OVERALL

Metal flashing has been used to seal the connections and penetrations.

☒ ☐ ☐ ☒ D. Roof Structures and Attics

Viewed From: Garage attic access

Approximate Average Depth of Insulation: 6 - 9 inches

Comments:

COLLAR TIES

The visible collar ties were in serviceable condition.

PURLINS

The visible purlins were in serviceable condition.

I	NI	NP	D
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ATTIC INSULATION

The attic was insulated with spray foam insulation.

MISCELLANEOUS

UPG The attic access pull down at the garage was made of thin material which lacks proper fire separation to the attic structure. This is a very common pull down access for our area; however, upgrading to a fire rated pull down would help to improve safety in the home.



Due to limited access to areas in the attic and the risk of damaging the home, the attic was entered and viewed from the decked areas only. Approximately 50 percent of the total attic structure was viewable due to equipment and ducting blocking access. With the installation of spray foam insulation, the rafters and decking were also not viewable.

☒ ☐ ☐ ☒ **E. Walls (Interior and Exterior)**

Comments:

INTERIOR WALLS

There was some drywall cracking noted at areas inside the home. Cracking in this material is common and in most cases considered a cosmetic issue. These can be patched, prepared, and refinished for a better appearance.

MASONRY WALLS

Some cracking was noted in the exterior brick veneer, within normal tolerances, around the perimeter. These cracks were less than 1/16th of an inch in width at the time of inspection. This type of cracking is typical in our area, often a result of shrinkage or normal settling. It is recommended to keep any cracking patched/sealed to prevent moisture intrusion, pest intrusion, and accelerated deterioration. Also, it is recommended to monitor these areas for any further movement.

I=Inspected

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D=Deficient

I NI NP D

FRAME WORK & TRIM

UPG It is recommended to seal any trim at the exterior of the home. This will help prevent premature deterioration at these areas. This can be accomplished by applying a high quality caulking during regular home maintenance.



Areas needing sealed around the garage trim

☒ ☐ ☐ ☐ F. Ceiling and Floors

Comments:

FLOORS: OVERALL

The floors were found to be in overall serviceable condition.

FLOORS

The carpet was stained at areas around the home. This is a cosmetic issue only; however, stain removal or replacement may be necessary for a better appearance.

CEILING

The ceilings were found to be in overall serviceable condition.

☒ ☐ ☐ ☒ G. Doors (Interior and Exterior)

Comments:

DOORS

The exterior doors were found to be performing properly and in overall serviceable condition.

I	NI	NP	D
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DOORS

UPG One or more of the doors did not latch properly. Minor adjustments to the hardware or doors are recommended to restore proper function.



The master bedroom door did not latch properly



The master bathroom toilet room door did not latch properly



The front right bedroom closet door did not latch properly

I=Inspected**NI=Not Inspected****NP=Not Present****D=Deficient****I NI NP D****GARAGE DOOR**

The larger garage door had some slight damage. This was mainly a cosmetic issue only and wasn't hindering the proper operation of the door.


☒ ☐ ☐ ☒ **H. Windows**

Comments:

WINDOWS

The windows were found to be in overall serviceable condition. The accessible windows were operating normally at the time of inspection.

UPG It is recommended to seal around the windows. This will help prevent premature deterioration, pest intrusion, and help to maintain energy efficiency. This can be accomplished by applying a high quality sealant. Caution: Any weep holes at the bottom of windows should never be sealed or covered up.



Areas needing re-sealed around some of the windows

☐ ☒ ☒ ☐ **I. Stairways (Interior and Exterior)**

Comments:

Not Inspected & Not Present

I=Inspected**NI=Not Inspected****NP=Not Present****D=Deficient****I NI NP D****J. Fireplaces and Chimneys***Comments:***FIREPLACE**

The fireplace was found to be in serviceable condition with no signs of excessive or unusual wear. It is recommended to have a reputable chimney sweep clean the flue periodically if the fireplace will be used in the wood burning mode. This will help prevent the buildup of creosote and can help prevent chimney fires.

The inspection does not include the actual operation of fireplaces. Opinions cannot be offered regarding their performance. The seller may be able to provide more information regarding the operation and performance.

CHIMNEY

A metal chimney chase cover had been installed and the chimney was found to be in overall serviceable condition.

**K. Porches, Balconies, Decks, and Carports***Comments:***BALCONY/PORCH**

Inspected and found in serviceable condition at the time of inspection.

L. Other*Comments:*

Not Inspected & Not Present

II. ELECTRICAL SYSTEMS**A. Service Entrance and Panels***Comments:***BASIC INFORMATION**

Service entry into building: 120/240 volt service lateral

SERVICE CAPACITY

The service entrance conductors were #4/0 Aluminum providing an ampacity of 200.

SERVICE GROUNDING

The system and equipment grounding appeared to be correct.

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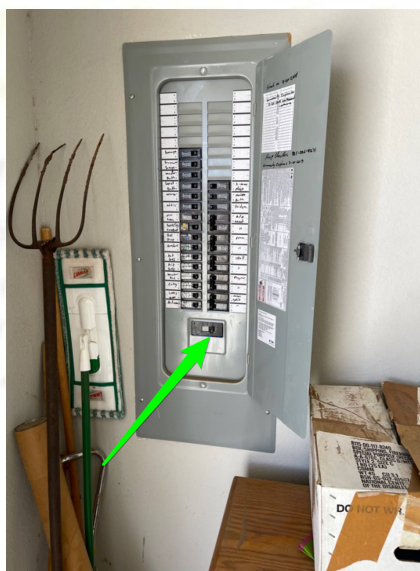
ELECTRIC METER

The electric meter was outside in front of the home at the southwest corner of the property.



MAIN DISCONNECT

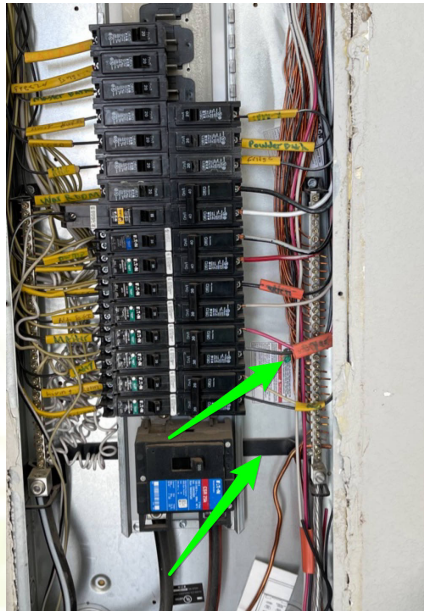
The 200 amp main disconnect was incorporated into the service panel located at the right side of the home at the garage exterior wall. There was also a 200 amp main breaker at the distribution panel in the garage.



I NI NP D

CIRCUITRY SUBPANEL**WARN**

The remote distribution panel located in the garage was bonded at the neutral bus bar and the bus bar was not isolated. The neutrals at the first means of disconnect (service panel) should be bonded and the neutrals at distribution panels should be isolated. This can be a safety issue due to the potential failure of the grounding system. It is recommended to have a licensed electrical contractor evaluate the panel and make repairs as needed.

**GFI PROTECTION**

GFCI protection was installed for the accessible receptacles where this type of protection is presently required.

AFCI PROTECTION

The AFCI's at the panel were not tested due to the home being occupied and the risk of damaging electronic devices.

**B. Branch Circuits, Connected Devices, and Fixtures**

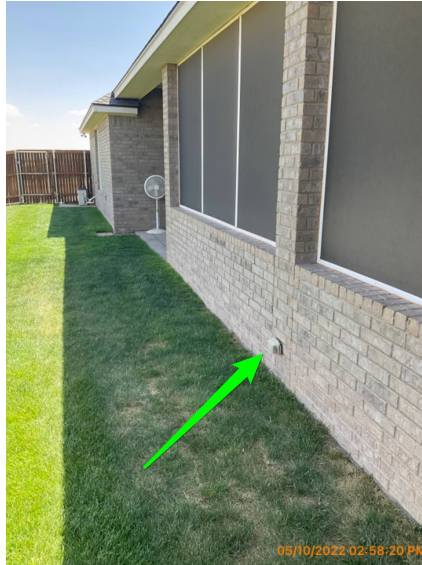
Type of Wiring: Copper verified at the panel.

Comments:

I NI NP D

RECEPTACLES**WARN**

There were one or more GFCI receptacles that did not trip when tested with the "test" button. It is recommended to have a licensed electrician repair as needed for improved safety.



The rear exterior GFCI would not trip

LIGHTS / FAN**UPG**

Some of the exterior recessed lights at the soffit were missing covers. It is recommended to have a licensed electrical contractor repair as needed for a better finished appearance and to keep moisture out of the fixtures.

SMOKE DETECTORS

The accessible smoke detectors were verified by the test buttons and were found operational. It is recommended to maintain smoke detectors inside each bedroom, outside each sleeping area, and on every level of the home, including the basement (if present). On levels without bedrooms, install alarms in the living room (or den or family room) or near the stairway to the upper level, or in both locations. It is recommended to test the detectors periodically, replace batteries as needed, and to replace the detectors every ten years. These are an inexpensive item to maintain fire safety in the home.

DOORBELL

Operating normally

CO/COMBUSTIBLE GAS DETECTOR

The installed and accessible Carbon Monoxide detector/detectors were tested with the "test" button and were operating at the time of inspection. Carbon Monoxide detectors should be maintained outside each sleeping area in the immediate vicinity of the sleeping rooms when fuel fired appliances are present in the dwelling or installed in an attached garage with an opening into the dwelling. These should be installed within manufacturers guidelines, the units tested periodically, and the batteries replaced as needed. These units should also be replaced ever 5-7 years.

☐ ☒ ☒ ☐
C. Other

Comments:

Not Inspected & Not Present

I NI NP D

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

☒ ☐ ☐ ☐ A. Heating Equipment

Type of Systems: High efficiency condensing furnace for the home and a mini split for the office adjacent to the garage.

Energy Sources: Natural gas

Comments:

BASIC INFORMATION

Furnace location: Attic

AIR FILTERS

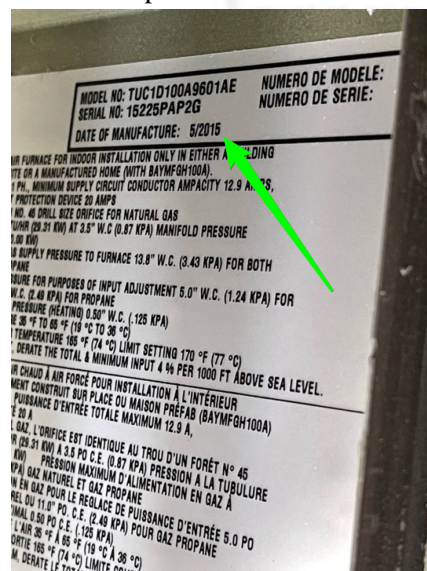
The air filters for the HVAC were conventional, disposable filters. There were 20X25X1 filters located at the left and right hall ceilings. These accumulate dust and debris over time which decreases their effectiveness and restricts air flow. Dirty filters can decrease the efficiency of the HVAC system. It is recommended to replace the filters on a monthly basis to maintain system efficiency and to keep the system clean.

THERMOSTAT

The thermostat located in the right hall was operating normally at the time of inspection.

GENERAL COMMENT

According to the manufacturers label, the Trane furnace was manufactured in 2015 and the system was operating normally at the time of inspection. It is recommended to have a licensed HVAC technician service the system on a yearly basis. Ideally, the heating should be serviced in the fall and the AC in the spring. This will ensure the system is running at peak efficiency and can help extend the service life of the system.



Trane furnace manufacturers data plate and date of manufacture



Temperature measured at a register while operating the furnace

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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B. Cooling Equipment

Type of Systems: Central split system for the home and a mini split for the office adjacent to the garage.

Comments:

BASIC INFORMATION

Method of cooling: Gas compression

CONDENSING UNIT

The condensing unit was found to be in serviceable condition.



REFRIGERANT LINES

The accessible refrigerant lines were found to be in serviceable condition. It is suggested to monitor the insulation for deterioration during regular home maintenance and to replace when needed. This is an inexpensive and easy item to replace when needed in order to maintain system efficiency.

TYPE OF REFRIGERANT

R410A for both systems.

HVAC DISCONNECT

The local disconnects for the condensing units were in serviceable condition.

I NI NP D

GENERAL COMMENT

According to the manufacturers labels, the Trane condensing unit and the Daikin mini split were manufactured in 2018. Both systems were operating normally at the time of inspection. Routine maintenance will help to extend the useful service lives of the systems. It is recommended to have a licensed HVAC technician service the systems on a yearly basis. Ideally, the heating should be serviced in the fall and the AC in the spring. This will ensure the systems are running at peak efficiency and can help to extend the service lives of the equipment.



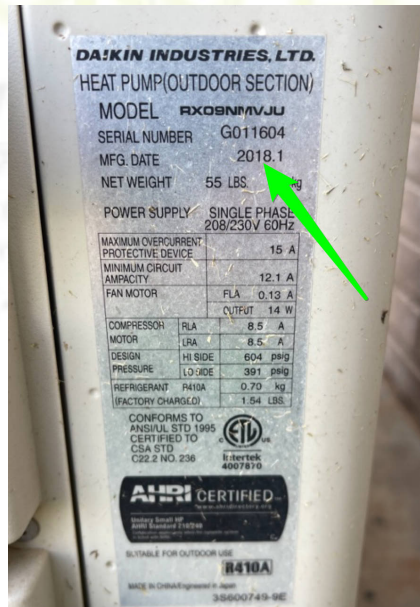
Trane condensing unit manufacturers data plate and date of manufacture



Temperature measured at a register while operating the AC



Temperature measured at a return for a split of near 20 degrees



Daikin mini split manufacturers data plate and date of manufacture

☒ ☐ ☐ ☐ **C. Duct Systems, Chases, and Vents**

Comments:

DUCTS

The visible and accessible portions of the ducting were found to be in serviceable condition. Airflow was verified at all accessible registers.

I=Inspected

NI=Not Inspected

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D=Deficient

I	NI	NP	D
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☐☒☒☐

D. Other

Comments:

Not Inspected & Not Present

IV. PLUMBING SYSTEMS

☒☐☐☒

A. Plumbing Supply, Distribution Systems and Fixtures

Location of Water Meter: No meter. The home was supplied by a well.

Location of Main Water Supply Valve: At the water heater closet in the garage.

Static Water Pressure Reading: The water pressure reading was measured at 75 psi at the time of inspection.

Type of Supply Piping Material: The visible portions of the supply plumbing were PEX.

Comments:

WATER PRESSURE

The water pressure for the home was within normal range.



FUNCTIONAL FLOW

Functional flow is determined by operating two or more fixtures simultaneously to see if there is a significant drop in flow. Normal functional flow was observed at the time of inspection.

I=Inspected

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I NI NP D

EXTERIOR HOSE BIBBS

UPG The exterior hose bibbs lacked anti siphon devices at at least one location. These are relatively easy to install, can be found at any local hardware store, and are not costly. It is recommended to add these to prevent the back flow of contaminated water into the water supply.



Missing anti siphon device at the rear exterior hose bibb



B. Drains, Wastes, and Vents

Type of Drain Piping Material: The visible portions of the drains were PVC.

Comments:

DRAIN LINES

Only a licensed plumbing contractor can view the actual condition of the drain lines with a camera; however, the drains were tested for functional drainage and were operating normally at the time of inspection.

I NI NP D

SEWER CLEANOUT

The sewer cleanout was located on the left side of the structure.



☒ ☐ ☐ ☐ **C. Water Heating Equipment**

Energy Sources: Natural gas

Capacity: 50 gallons

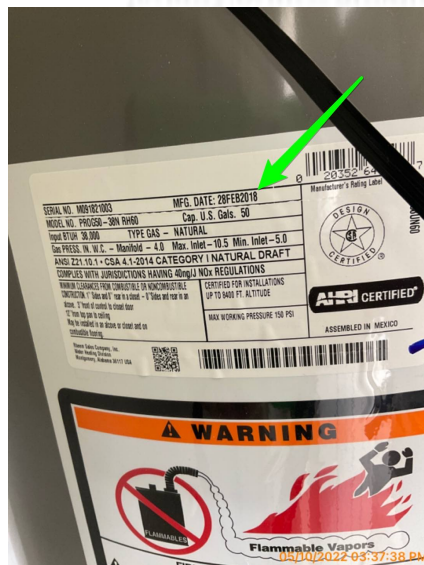
Comments:

BASIC INFORMATION

Location: In the garage closet

GENERAL COMMENT

According to the manufacturers label, the Rheem water heater was manufactured in 2018 and was found operating normally at the time of inspection. Typically in our area the useful life of a water heater is around 10-12 years. Purging the system periodically will help to prolong the service life of the unit. It is recommended to follow the manufacturers guidelines for purging the unit.



Rheem water heater manufacturers rating label and date of manufacture

I=Inspected**NI=Not Inspected****NP=Not Present****D=Deficient****I NI NP D****DRAIN PAN**

Present and plumbed.

DISCLAIMER

TPR valves are not tested if any of the following conditions exist: If either the unit was missing TPR discharge piping, if the TPR was restricted, missing a drain pan, not plumbed to the exterior, if the unit is wrapped in insulation, or if the unit was 3 years of age or older. It is recommended to follow the manufacturers guidelines when dealing with the TPR discharge valve.

☐ ☒ ☒ ☐ **D. Hydro-Massage Therapy Equipment**
Comments:

Not Inspected & Not Present

☒ ☐ ☐ ☐ **E. Gas Distribution Systems and Gas Appliances**

Location of Gas Meter: The gas meter was located outside at the front of the home at the northwest corner of the property. The main gas supply shutoff valve is located on the riser pipe between the ground and the meter. This valve should be turned 90 degrees (either way) in order to shut off the gas.

Type of Gas Distribution Piping Material: Black steel where visible.

Comments:
☒ ☐ ☐ ☒ **F. Other**
*Comments:***FIXTURES**

UPG The aerator in the spout at the shared bathroom sink was clogged. For a smoother flow of water with less splashing, all aerators should be cleaned periodically.



I NI NP D

V. APPLIANCES

☒ ☐ ☐ ☐ A. Dishwashers

*Comments:***DISHWASHER**

The dishwasher was not operated at the time of inspection due to being full of dishes; however, the unit was inspected for signs of rust, signs of damage, for proper mounting, and the presence (or lack) of an air gap.

☒ ☐ ☐ ☐ B. Food Waste Disposers

*Comments:***DISPOSAL**

The disposal operated normally and found to be in serviceable condition at the time of inspection.

☒ ☐ ☐ ☐ C. Range Hood Exhaust Systems

*Comments:***VENTILATION**

Kitchen ventilation is provided by a range hood over the burners. The hood was properly installed and was operating normally at the time of inspection.

☒ ☐ ☐ ☒ D. Ranges, Cooktops, and Ovens

*Comments:***OVEN**

The oven operated normally and was found to be in satisfactory working condition at the time of inspection.

STOVE

UPG The stove was turned on with the normal operating controls and found to be not fully functional. The grill burner ignition was not operating at the time of inspection. It is recommended to have a reputable appliance technician repair as needed.



☒ ☐ ☐ ☐ E. Microwave Ovens

*Comments:***MICROWAVE**

The microwave was found to be in serviceable condition and operated normally at the time of inspection.

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I	NI	NP	D
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☒ ☐ ☐ ☐ **F. Mechanical Exhaust Vents and Bathroom Heaters**
*Comments:***VENTILATION**

The exhaust vent fans were operating normally at the time of inspection.

☒ ☐ ☐ ☒ **G. Garage Door Operators**
*Comments:***GARAGE DOOR OPENER**

The garage door openers operated properly to raise and lower the doors. The sensors were also operating properly at the time of inspection.

UPG The locking mechanism for the garage door was still present. It is recommended to remove these locks to prevent damage to the door and door opener if the opener is inadvertently operated with the locks engaged. Removal of these locks is a very simple procedure and can be accomplished during regular home maintenance.


☒ ☐ ☐ ☐ **H. Dryer Exhaust Systems**
*Comments:***DRYER VENT**

The dryer vent was found to be properly installed and in serviceable condition. The vent termination to the exterior was verified.

☐ ☒ ☒ ☐ **I. Other**
Comments:

Not Inspected & Not Present

VI. OPTIONAL SYSTEMS
☒ ☐ ☐ ☒ **A. Landscape Irrigation (Sprinkler) Systems**
*Comments:***SPRINKLER SYSTEM**

The sprinkler system was inspected and the system operated normally at the time of inspection, with any exceptions noted below.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

UPG The soaker hose line was missing at the front right flower bed. It is recommended to have a reputable sprinkler technician repair as needed.

UPG One or more of the sprinkler heads were in need of adjustments. This will help to prevent the unnecessary wasting of water, help to ensure better coverage for heads that are too low, and help prevent premature deterioration of the mortar at the exterior brick veneer for any that are hitting the exterior walls. It is recommended to have a reputable sprinkler technician evaluate the system and make repairs as needed.



Head spraying against the wall at the front

☐ ☒ ☒ ☐ **B. Swimming Pools, Spas, Hot Tubs, And Equipment**

Comments:

Not Inspected & Not Present

☐ ☒ ☒ ☐ **C. Outbuildings**

Comments:

Not Inspected & Not Present

☐ ☒ ☐ ☐ **D. Private Water Wells**

Comments:

Not Inspected

☐ ☒ ☐ ☐ **E. Private Sewage Disposal Systems**

Comments:

Not Inspected

☐ ☒ ☒ ☐ **F. Other Built-in Appliances**

Comments:

Not Inspected & Not Present

☐ ☒ ☒ ☐ **G. Other**

Comments:

Not Inspected & Not Present

Inspection Summary

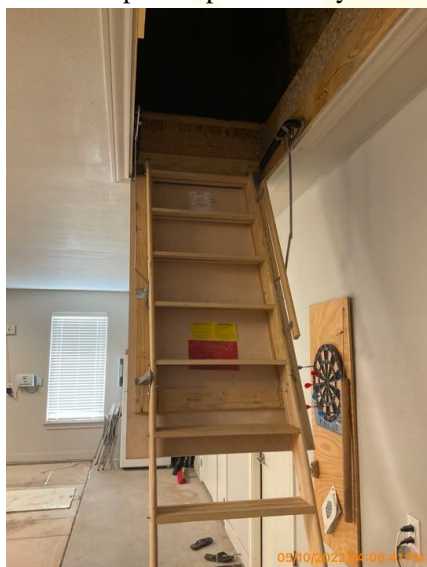
This is a summary review of the inspector's findings during this inspection. However, it does not contain every detailed observation. This is provided as an additional service to our client, and is presented in the form of a listing of the items which, in the opinion of your inspector, merit further attention, investigation, or improvement. Some of these conditions are of such a nature as to require repair or modification by a skilled craftsman, technician, or specialist. Others can be easily handled by a homeowner such as yourself.

Often, following the inspector's advice will result in improved performance and/or extended life of the component(s) in question. In listing these items, your inspector is not offering any opinion as to who, among the parties to this transaction, should take responsibility for addressing any of these concerns. As with most of the facets of your transaction, consultation with your Real Estate Professional is recommended for further advice with regards to the following items:

I. STRUCTURAL SYSTEMS - D. Roof Structures and Attics

OTHER FEATURES MISCELLANEOUS

UPG 1: The attic access pull down at the garage was made of thin material which lacks proper fire separation to the attic structure. This is a very common pull down access for our area; however, upgrading to a fire rated pull down would help to improve safety in the home.



I. STRUCTURAL SYSTEMS - E. Walls (Interior and Exterior)

FRAME WORK & TRIM

UPG 2: It is recommended to seal any trim at the exterior of the home. This will help prevent premature deterioration at these areas. This can be accomplished by applying a high quality caulking during regular home maintenance.

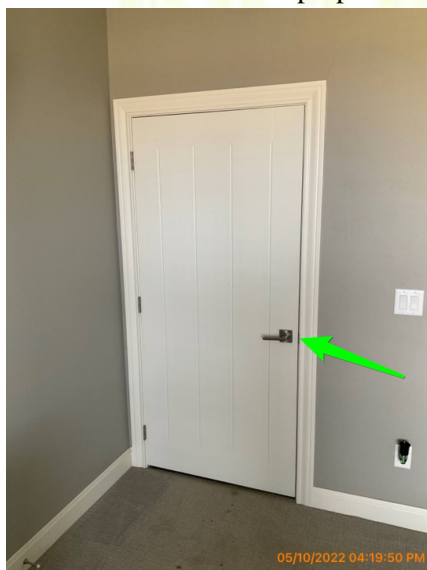


Areas needing sealed around the garage trim

I. STRUCTURAL SYSTEMS - G. Doors (Interior and Exterior)

DOORS

UPG 3: One or more of the doors did not latch properly. Minor adjustments to the hardware or doors are recommended to restore proper function.



The master bedroom door did not latch properly



The master bathroom toilet room door did not latch properly



The front right bedroom closet door did not latch properly

I. STRUCTURAL SYSTEMS - H. Windows

WINDOWS

UPG 4: It is recommended to seal around the windows. This will help prevent premature deterioration, pest intrusion, and help to maintain energy efficiency. This can be accomplished by applying a high quality sealant. Caution: Any weep holes at the bottom of windows should never be sealed or covered up.



Areas needing re-sealed around some of the windows

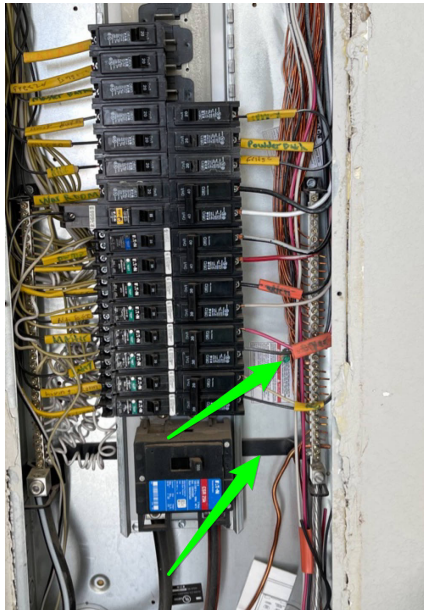
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II. ELECTRICAL SYSTEMS - A. Service Entrance and Panels

DISTRIBUTION CIRCUITRY SUBPANEL

WARN 5: The remote distribution panel located in the garage was bonded at the neutral bus bar and the bus bar was not isolated. The neutrals at the first means of disconnect (service panel) should be bonded and the neutrals at distribution panels should be isolated. This can be a safety issue due to the potential failure of the grounding system. It is recommended to have a licensed electrical contractor evaluate the panel and make repairs as needed.



II. ELECTRICAL SYSTEMS - B. Branch Circuits, Connected Devices, and Fixtures

ELECTRICAL RECEPTACLES

WARN 6: There were one or more GFCI receptacles that did not trip when tested with the "test" button. It is recommended to have a licensed electrician repair as needed for improved safety.



The rear exterior GFCI would not trip

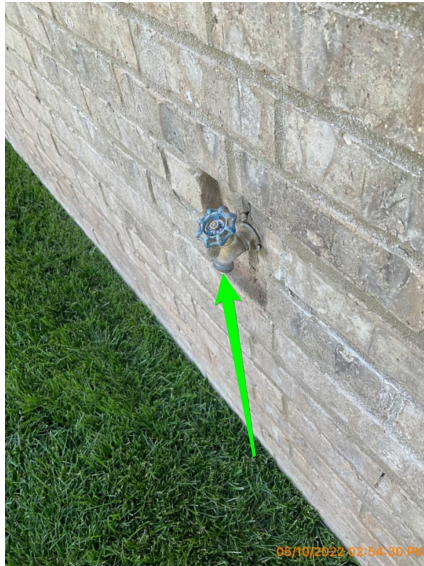
ELECTRICAL LIGHTS / FAN

UPG 7: Some of the exterior recessed lights at the soffit were missing covers. It is recommended to have a licensed electrical contractor repair as needed for a better finished appearance and to keep moisture out of the fixtures.

IV. PLUMBING SYSTEMS - A. Plumbing Supply, Distribution Systems and Fixtures

EXTERIOR HOSE BIBBS

UPG 8: The exterior hose bibbs lacked anti siphon devices at at least one location. These are relatively easy to install, can be found at any local hardware store, and are not costly. It is recommended to add these to prevent the back flow of contaminated water into the water supply.



Missing anti siphon device at the rear exterior hose bibb



IV. PLUMBING SYSTEMS - F. Other PLUMBING FIXTURES

UPG 9: The aerator in the spout at the shared bathroom sink was clogged. For a smoother flow of water with less splashing, all aerators should be cleaned periodically.



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V. APPLIANCES - D. Ranges, Cooktops, and Ovens

STOVE

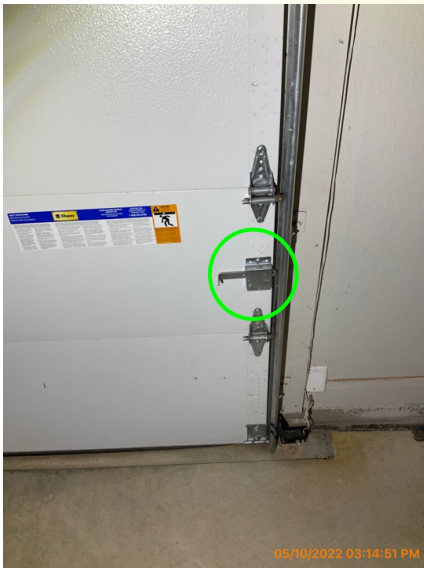
UPG 10: The stove was turned on with the normal operating controls and found to be not fully functional. The grill burner ignition was not operating at the time of inspection. It is recommended to have a reputable appliance technician repair as needed.



V. APPLIANCES - G. Garage Door Operators

GARAGE DOOR OPENER

UPG 11: The locking mechanism for the garage door was still present. It is recommended to remove these locks to prevent damage to the door and door opener if the opener is inadvertently operated with the locks engaged. Removal of these locks is a very simple procedure and can be accomplished during regular home maintenance.



VI. OPTIONAL SYSTEMS - A. Landscape Irrigation (Sprinkler) Systems

SPRINKLER SYSTEM

UPG 12: The soaker hose line was missing at the front right flower bed. It is recommended to have a reputable sprinkler technician repair as needed.

UPC

13: One or more of the sprinkler heads were in need of adjustments. This will help to prevent the unnecessary wasting of water, help to ensure better coverage for heads that are too low, and help prevent premature deterioration of the mortar at the exterior brick veneer for any that are hitting the exterior walls. It is recommended to have a reputable sprinkler technician evaluate the system and make repairs as needed.



Head spraying against the wall at the front

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