REPAIR REQUEST LIST

2300 Halls Creek Ct
05/18/2026 4:58 pm

2.2.1 - I. Structural Systems: B. Grading and Drainage
FOLIAGE / VEGETATION NEAR STRUCTURE

Maintenance Required

Foliage was noted close to the structure. We recommend trimming all bushes and tree limbs at least 1 foot away from buildings. Bushes and trees too close to the structure can prevent the walls from drying properly, their roots can affect the foundation, and their branches can damage the roof.

2.6.1 - I. Structural Systems: F. Ceilings and Floors
STAINED CARPET

Repair/Replace

Carpet is stained in multiple areas are recommended to evaluation and

3.1.1 - II. Electrical Systems: A. Service Entrance and Panels
MISSING SURGE PROTECTION

Repair/Replace

The service equipment was not equipped with a surge protector. Todays standards require a surge protector to be integrated with or installed near the service entrance in order to protect the whole house from electrical surges. The 2020 NEC (National Electric Code) has made surge protection required for service replacements and upgrades. With a new service, service upgrade, or service replacement, there must now be a type 1 or type 2 surge protector installed at the panel.

3.1.2 - II. Electrical Systems: A. Service Entrance and Panels
2 GROUNDING RODS

Repair/Replace

It is common practice for 200 amp service to require two grounding rods set a minimum of 6 feet apart. We recommend to confirm with local building code.

3.1.3 - II. Electrical Systems: A. Service Entrance and Panels

DRYER OUTLET NOT ON A GFCI PROTECTED BREAKER

Safety Hazard

Today's standards typically require all 125-volt through 250-volt receptacles installed at dwelling units supplied by single-phase branch circuits rated 150-volts or less to ground be provided with ground-fault circuit-interrupter (GFCI) protection for personnel. During the 2020 NEC cycle it was substantiated that 250-volt receptacle outlets present similar shock hazards as 125-volt receptacle outlets. This change will impact the typical 240-volt receptacle outlets for cord-and-plug connected dryers, ranges, ovens or similar appliances. This new addition of 250-volt receptacles, and the removal of any ampere limitation, will require GFCI protection for commonly used receptacle outlets in the specified areas: Bathrooms, Garages and Accessory Buildings, Outdoors, Crawl Spaces, Basements, Kitchens, Sinks, Boathouses, Bathtubs and Shower Stalls, Laundry Areas, Indoor Damp and Wet Locations.

3.1.4 - II. Electrical Systems: A. Service Entrance and Panels

SUBPANEL IMPROPERLY BONDED

Safety Hazard

The subpanel was improperly wired. In a downstream subpanel, the white neutral and the equipment grounds must not be bonded together. The neutral MUST be insulated from contacting the metal enclosure and any equipment grounds. Bonding these conductors is hazardous because it will cause neutral currents to travel on metal services of electrical boxes and conduits. These need to be repaired.

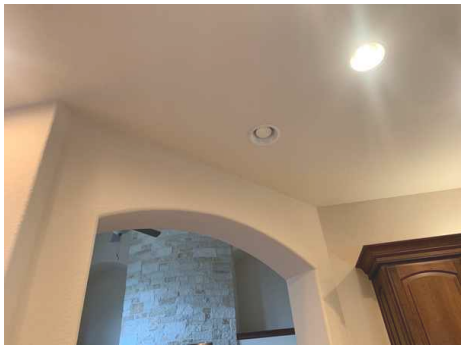
Example

3.2.1 - II. Electrical Systems: B. Branch Circuits, Connected Devices, and Fixtures

INOPERATIVE LIGHT FIXTURE(S)

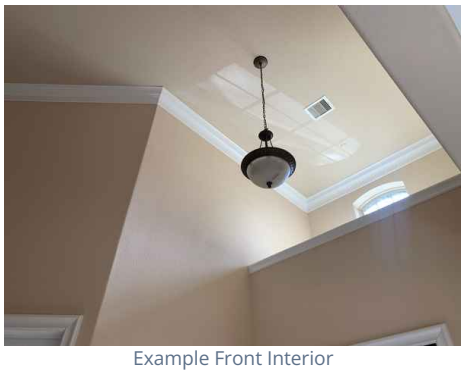
Repair/Replace

One or more inoperative light fixtures were noted. We recommend replacing the bulb. Should this not resolve the issue, we recommend having the fixture repaired/replaced.

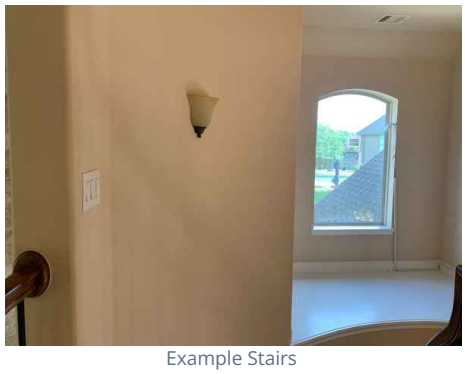


Example Kitchen

Example Kitchen



Example Front Interior



Example Stairs

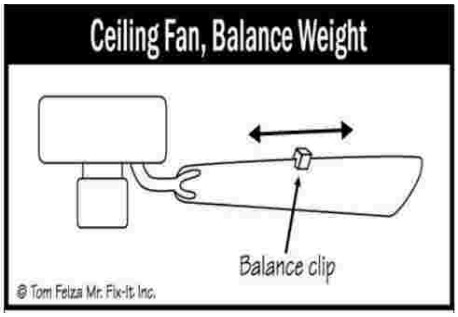
Example Media Room

3.2.2 - II. Electrical Systems: B. Branch Circuits, Connected Devices, and Fixtures

CEILING FAN OUT OF BALANCE

Repair/Replace

A ceiling fan was out of balance. We recommend to balance the fan for proper function.



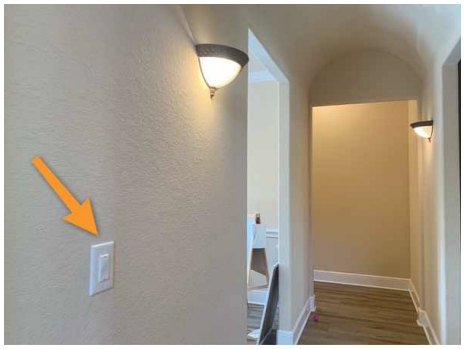
Example Guest Bedroom

3.2.3 - II. Electrical Systems: B. Branch Circuits, Connected Devices, and Fixtures

LIGHT SWITCH DAMAGED

Repair/Replace

Damaged light switches should be repaired or replaced.



Example Hall

3.2.4 - II. Electrical Systems: B. Branch Circuits, Connected Devices, and Fixtures

OUTLET NOT GFCI PROTECTED

Safety Hazard

One or more outlets lacked proper Ground Fault Circuit Interrupter (GFCI) protection. Today's standards require GFCI protection be installed at all 120 and 240 volt circuits in the kitchen, laundry rooms, basements, crawl spaces, garages, exterior outlets, as well as any interior receptacles located within 6 feet of a plumbing fixture as measured by flexible cord, in order to avoid potential electric shock or electrocution hazards. It is also a best practice for floor outlets to be GFCI protected. We recommend having proper GFCI protection installed per today's standards.

Example Outdoor Kitchen

3.4.1 - II. Electrical Systems: D. Smoke/ Carbon Monoxide Detectors

SMOKE/CARBON MONOXIDE DETECTOR MISSING

Safety Hazard

Smoke/Carbon monoxide detector is not present at time of inspection. Recommend installation before closing.

Example Primary Bedroom

4.1.1 - III. Heating, Ventilation and Air Conditioning Systems: A. Heating Equipment

DID NOT RESPOND

Repair/Replace

The furnace did not respond to the thermostat and should be examined by a licensed, professional, competent and qualified HVAC technician.

Example Primary Bedroom


Example 1st Floor

4.1.2 - III. Heating, Ventilation and Air Conditioning Systems: A. Heating Equipment

NON WORKING THERMOSTAT

Repair/Replace

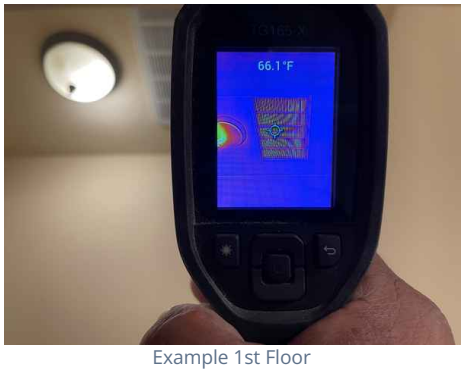
The thermostat was non functional at the time of the inspection. We were unable to operate the unit. We recommend having the system evaluated after the thermostat is repaired/replaced.

4.2.1 - III. Heating, Ventilation and Air Conditioning Systems: B. Cooling Equipment

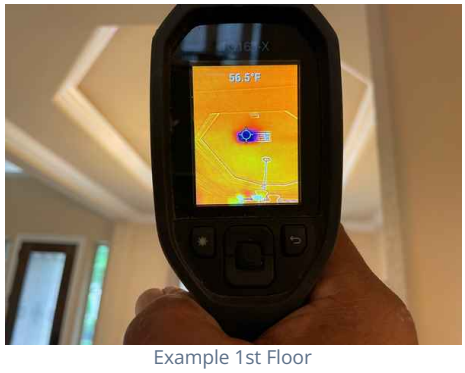
DID NOT PASS DIFFERENTIAL TEST

Repair/Replace

The difference in air temperature at the supply register and the return air should be 15 to 22 degrees F according to the Texas Real Estate Commission. A difference that is too high or too low indicates a possible problem with the cooling system and should be evaluated further by a HVAC technician and repaired as needed.



Example 1st Floor



Example 1st Floor

4.2.2 - III. Heating, Ventilation and Air Conditioning Systems: B. Cooling Equipment

CAP MISSING

Repair/Replace

The primary condensate drain line cleanout did not have cap. We recommend adding one to prevent debris from clogging the line.


Example


Example

4.2.3 - III. Heating, Ventilation and Air Conditioning Systems: B. Cooling Equipment

DRAIN PAN HAS WATER

Repair/Replace

The auxiliary drain pan installed below the of the air conditioning system contains water and debris. Most likely a clogged drain. This should be emptied and cleaned.

4.3.1 - III. Heating, Ventilation and Air Conditioning Systems: C. Duct Systems, Chases, and Vents

DIRTY FILTER(S)

Repair/Replace

One or more air filters were dirty and should be changed. Conventional filters should be checked every month and replaced as necessary. Homes in areas with high indoor levels of airborne pollen or dust may need to have air filters checked and changed more frequently. Failure to change the filter when needed may result in the following problems: - Reduced blower life due to dirt build-up on vanes, which increasing operating costs. - Reduced indoor air quality. - Increased resistance resulting in the filter being sucked into the blower. This condition can be a potential fire hazard. - Frost build-up on air-conditioner evaporator coils, resulting in reduced cooling efficiency and possible damage. - Reduced air flow through the home.

Example 1st Floor

4.3.2 - III. Heating, Ventilation and Air Conditioning Systems: C. Duct Systems, Chases, and Vents

TEMPERATURE VARIANCE IN LIVING SPACE

Repair/Replace

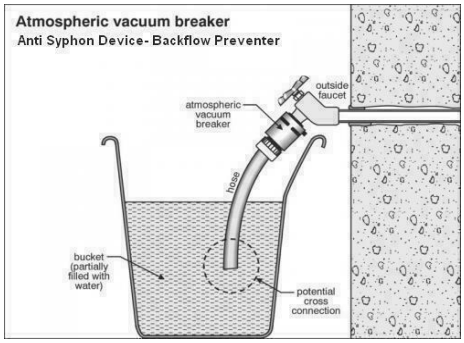
One or more area of the home felt significantly warmer or cooler than other areas. This could be the result of multiple conditions or deficiencies in the HVAC system, duct work, insulation or design of the structure and may vary throughout the year depending on the climate. We were unable to determine the cause. Should this affect your comfort level, we recommend consulting with a licensed, qualified HVAC technician. Further investigation from other contractors may be required.

5.1.1 - IV. Plumbing Systems: A. Plumbing Supply, Distribution Systems, and Fixtures

ANTI-SIPHON / BACKFLOW PREVENTION DEVICE MISSING

Repair/Replace

One or more exterior hose bibs did not have a back flow preventer. Anti-siphon devices keep contaminated water from entering the potable water of the house plumbing. These devices are typically affordable and can be found in most home improvement stores. We recommend having these added.

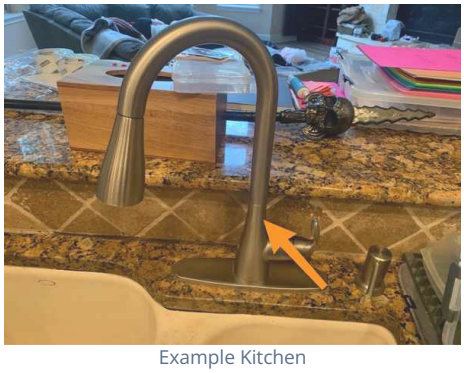


5.1.2 - IV. Plumbing Systems: A. Plumbing Supply, Distribution Systems, and Fixtures

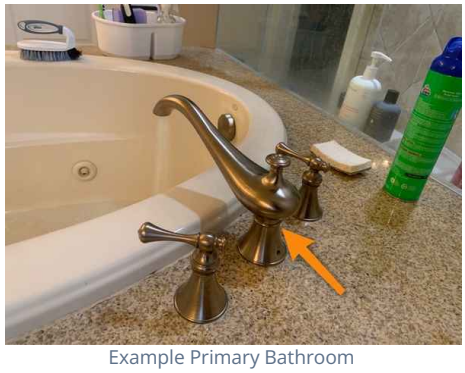
LOOSE FAUCET

Repair/Replace

A loose faucet was noted. We recommend having this properly secured.



Example Kitchen



Example Primary Bathroom

5.1.3 - IV. Plumbing Systems: A. Plumbing Supply, Distribution Systems, and Fixtures

INOPERABLE TUB STOPPER(S)

Repair/Replace

One or more bathtub stopper(s) was not functional at a bathroom. We recommend having stoppers adjusted or repaired to retain water as designed.

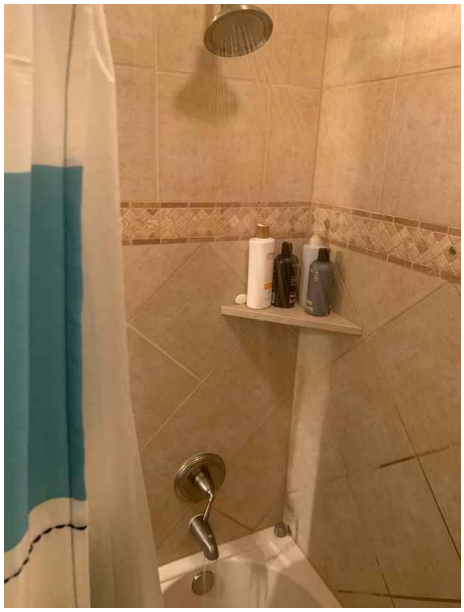
Example Primary Bathroom

5.1.4 - IV. Plumbing Systems: A. Plumbing Supply, Distribution Systems, and Fixtures

FAULTY DIVERTER

Repair/Replace

The bathroom shower diverter did not fully divert the water from the spout to the shower head or visa versa. We recommend having this repaired/adjusted to operate as intended.



Example 2nd Floor Hall Guest Bathroom

5.1.6 - IV. Plumbing Systems: A. Plumbing Supply, Distribution Systems, and Fixtures

TOILET LOOSE

Repair/Replace

Loose toilet. Recommend to properly secure to flange

Example Primary Bathroom

5.3.1 - IV. Plumbing Systems: C. Water Heating Equipment

SCALDING WATER

Safety Hazard

Scalding water temperature was measured. We recommended adjusting the water heater thermostat so as not to exceed 120 degrees Fahrenheit. 134 degrees was observed.

5.6.1 - IV. Plumbing Systems: F. Gas Distribution Systems and Gas Appliances

LACK OF VISIBLE BONDING ON GAS DISTRIBUTION SYSTEM.

Repair/Replace

Lack of visible bonding on gas distribution system. Recommend repair by a licensed plumber.

6.3.1 - V. Appliances: C. Range Hood and Exhaust Systems

INOPERABLE HOOD LIGHTS

Repair/Replace

One or more range hood lights were inoperable at the time of the inspection. The bulb may be burned out, or there may be a problem with the switch, wiring or light fixture. If, after replacing the bulb, the light fixture still does not respond, we recommend correction by a qualified contractor.

Example

7.1.1 - VI. Optional Systems: A. Landscape Irrigation (Sprinkler) Systems

DAMAGED CONDUIT

Repair/Replace

The conduit is damaged. Recommend to repair.

7.1.3 - VI. Optional Systems: A. Landscape Irrigation (Sprinkler) Systems

OLDER SYSTEM

Repair/Replace

Older systems are more prone to repairs and can require a higher level of maintenance.

7.1.4 - VI. Optional Systems: A. Landscape Irrigation (Sprinkler) Systems

PIPE INSULATION MISSING / INSUFFICIENT

Repair/Replace

Missing, damaged, deteriorated or insufficient was noted. Pipe insulation improvement recommended.

7.1.5 - VI. Optional Systems: A. Landscape Irrigation (Sprinkler) Systems

SPRINKLER NOT SPRAYING AS INTENDED

Repair/Replace

One or more sprinkler heads was not spraying as intended. We recommend having this repaired as needed.

Example zone 3

7.1.6 - VI. Optional Systems: A. Landscape Irrigation (Sprinkler) Systems

SPRINKLERS SPRAYING AGAINST HOUSE / FENCE

Repair/Replace

One or more sprinkler heads are spraying against either the house or the fence. Adjust spray pattern accordingly

Example zone 3

7.1.7 - VI. Optional Systems: A. Landscape Irrigation (Sprinkler) Systems

SPRAYING OVER CONCRETE

Repair/Replace

The sprinklers are currently spraying over concrete. This practice has been outlawed in Texas as part of the water conservation act.

Example zone 1

7.1.8 - VI. Optional Systems: A. Landscape Irrigation (Sprinkler) Systems

DAMAGED HEAD

Repair/Replace

One or more sprinkler heads were damaged and/or did not operate as intended. We recommend repair.

Example zone 1

Example zone 6

Example zone 6

Example zon8

Example zone 8