

Home & Inspection Report Updates as of 6/3/2021

1. **[COMPLETE] Pool Installation Viability** – Tony Rickel, Design Consultant for Robertson Pools, inspected the backyard and indicated it would be a perfect space for a pool with lots of different options for decking and transitional spaces. Confirmed no power lines or other limitations to build; said may require some leveling in the yard, which is fairly normal. Quote started at \$65,000 and varies depending on desired features. (214) 558-0926.

2. **Section 1 Structural Systems**
 - a. **[COMPLETE]** (A) Foundation – new structural engineer inspection performed 5/26; confirmed no repairs needed, normal settling, and only recommendation was continued monitoring.
 - b. **[IN PROGRESS]** (E) Walls – mailbox mortar repair scheduled for the week of 6/7 with Gentry Sisson of Firehouse Mortar
 - c. **[IN PROGRESS]** (F)(1) – Ceilings – will be repaired following HVAC repairs scheduled for 6/4 with Total Air and Heat
 - d. **[IN PROGRESS]** (F)(2) Wood Floors – reached out to Ben Ashmore and Santos for Hardwood Floors on 5/27 to quote repairs to wood floors near sliding glass doors, awaiting return call. Reached out to The Good Guys on 5/31 to request a quote. Triumph Property Solutions to provide quote on 6/2.
 - e. **[COMPLETE]** (G)(1) Door Handle and Stripping – new door handle and stripping repair performed by handyman Mark Peterson 6/2
 - f. **[COMPLETE]** (G)(2) Door Seal repair performed by handyman Mark Peterson 6/2
 - g. **[IN PROGRESS]** (j) Fireplace and Chimney – all repairs scheduled to be made the week of 6/7 with Gentry Sisson of Firehouse Mortar

3. **Section 2 Electrical Systems**
 - a. **[COMPLETE]** (B)(2) Regions Electric replaced breaker and confirmed all outlets working on 6/1

4. **Section 3 Heating, Ventilation, and AC**
 - a. **[IN PROGRESS]** (A)(1) Furnace vent pipe – will request repairs from Total Air and Heat during 6/4 repairs
 - b. **[IN PROGRESS]** (B) Cooling Equipment – all repairs scheduled to be made by Total Air and Heat on 6/4
 - c. **[IN PROGRESS]** (C) Duct – all repairs scheduled to be made by Total Air and Heat on 6/4 – including new supply grills throughout entire home

5. **Section 4 Plumbing**
 - a. **[COMPLETE]** A(1) – kitchen sink repaired 5/28 by Active Granite.
 - b. **[COMPLETE]** A(2) – kitchen pot filler valve examined by AAA Auger on 6/1 and confirmed functioning.
 - c. **[COMPLETE]** A(3) – Shower valve repaired and hot water confirmed by AAA Auger on 6/1

- d. **[COMPLETE]** A(5) – tub cold valve repaired and secured, confirmed no issues with tub strainer (appears inspector misaligned the switch and caused it to malfunction), and handheld shower wand repaired by AAA Auger on 6/1. New hose and showerhead replaced by AAA Auger on 6/1.
- e. **[COMPLETE]** A(6) – AAA Auger replaced south patio hose phalange and bib on 6/1
- f. **[COMPLETE]** (B) Drain, Waste, and Vents – licensed plumber scoped system on 5/25 as recommended and indicated no evidence of leaks, stoppages, or similar. Advised that lines leading to back sewer looked “spectacular” and “excellent.”
- g. **[COMPLETE]** D(1) – whirlpool tub – Regions Electric confirmed working on 6/1
- h. **[COMPLETE]** D(2) GFCI breaker – Regions Electric replaced on 6/1

6. Section 5 Appliances

- a. **[COMPLETED]** (D) Ranges, Cooktops, and Ovens – oven light replaced on 5/31
- b. **[COMPLETE]** (F) Mechanical Exhaust – exhaust fan grill cleaned performed by handyman Mark Peterson 6/2
- c. **[IN PROGRESS]** (H) Dryer Exhaust – solid metal ducting repairs scheduled to be replaced/made on 6/2
- d. **[IN PROGRESS]** (I) Other – refrigerator seal scheduled to be repaired/replaced