

UPDATED INSPECTION ITEMS STATUS REPORT

Property Address: 14504 Laurinburg Dr, Austin, TX

Original Inspection Date: November 8, 2025

Status Update Prepared: February 19, 2026

DRIVEWAYS / WALKWAYS

Minor driveway cracks were filled and sealed.

Expansion joint material has not been replaced at this time. Condition remains as noted in the inspection report.

FENCES / GATES

Two fence posts require repair and gates require adjustment for proper operation.

Repairs have not been completed. Seller will address as part of contract negotiations, if agreed upon.

PATIO

Minor cosmetic cracking observed. Multiple pool professionals were consulted and indicated this type of cracking is consistent with normal concrete settling.

No repair recommended at this time.

UTILITIES

Gas line appears to be utility-owned. Any required correction would be performed by the gas provider.

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SIDING / TRIM

Exterior caulking was replaced where needed.

Front stucco and exterior trim were painted following repairs.

GUTTERS

Flat rock splash protection added beneath downspouts.

WINDOWS

Windows were professionally evaluated.

Failed window units were replaced. See Glass Guru receipt for documentation.

GARAGE

Garage-related items have not been addressed at this time.

Condition remains as noted in the inspection report.

Seller reserves the right to address during contract negotiations.

KITCHEN

Damaged drywall was repaired and painted.

BEDROOM 2

Door alignment was checked following inspection.

Door is operating and latching properly. No repair required.

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BATHROOM 2

Shower diverter valve was evaluated following inspection and is functioning properly.

No repair required.

HVAC

Refrigerant line insulation has not been replaced at this time.

Seller reserves the right to address during contract negotiations.

ELECTRICAL

A licensed electrician has been contacted to evaluate the missing bond screw at the main panel.

Repair has not yet been completed. Seller will address as part of contract negotiations, if agreed upon.

Whole-house surge protector has been installed. Receipt available upon request.

POOL / SAFETY

Original door alarm devices will be provided to buyer.

Pool gates have not been modified at this time.

Condition remains as noted in the inspection report.

Seller reserves the right to address during contract negotiations.

DISCLAIMER:

This document is provided as a courtesy summary of the November 8, 2025 inspection report and reflects seller's current status of noted items as of the date above. It is not a warranty, guarantee, or representation of future condition. Items not completed may be addressed as part of contract negotiations, if agreed upon by the parties. Buyers are encouraged to conduct their own independent inspections.