

Warranty Repair Checklist

7610 Trinity Pines Drive · High Meadow Estates · Montgomery, TX 77316 · Lane Sparks / Sparks Custom Homes

Every open item below is drawn from two TREC-licensed inspections (2025 at purchase and 2026 at 11 months) plus the homeowner's own documentation. Each item is tagged with its source. Please check off each item as it is completed. Full photos, videos and the inspection reports are at lanesparkscustomhomes.review.

2026 — 11-month inspection

2025 — inspection at purchase

Both inspections

Owner-documented

Foundation & Grading · 1

- | | |
|---|------|
| ☐ Grading around the foundation still inadequate | Both |
|---|------|

Roof & Flashing · 3

- | | |
|---|------|
| ☐ Flashing not visible at roof-to-brick wall transitions | 2026 |
| ☐ Insufficient siding/trim clearance from the shingles | 2026 |
| ☐ Roof covering damaged in areas (flagged at purchase) | 2025 |

Attic & Insulation · 6

- | | |
|---|-------|
| ☐ Poor air-sealing between floors (smoke test) | 2026 |
| ☐ First-floor top plates not air-sealed | Owner |
| ☐ Attic pull-down ladder improperly installed / wrong length | 2026 |
| ☐ Baffles missing in the attic | 2026 |
| ☐ Attic access hatches not properly insulated | Owner |
| ☐ Batt insulation improperly installed — thermal shows gaps across the living-room vaulted ceiling | Owner |

Exterior & Masonry · 4

- | | |
|--|------|
| ☐ Steel lintels above windows rusting | 2026 |
| ☐ Front porch column notably twisted | 2026 |
| ☐ Two driveway pads cracked across the entire pad | Both |
| ☐ Porch column trim in direct contact with concrete | 2026 |

Windows & Doors · 4

- | | |
|--|-------|
| ☐ Front exterior door not square / twisted | Both |
| ☐ Upstairs front window (over the garage) installed crooked | Owner |
| ☐ Interior garage-to-house door — air gaps, no door stop, wall hole | Both |
| ☐ Garage back door (to the yard) installed crooked — top gap lets critters in | Both |

Electrical · 12

☐	Missing GFCI protection (incl. kitchen island)	Both
☐	Missing / incomplete AFCI protection	Both
☐	Aluminum feeder wires not coated with anti-oxidant paste	2026
☐	Missing breaker ties at shared circuits	2026
☐	Varying low voltage at primary-bedroom receptacles	2026
☐	Kitchen cabinet outlets arcing / improperly installed	Owner
☐	Front-porch & dining lights flicker / switch on their own	Owner
☐	Whole-home surround-sound system improperly wired & set up	Owner
☐	"White" (neutral-colored) wires used as live, not re-identified	2026
☐	Caulking needed at meter enclosure / main breaker	2026
☐	Attic light fixture missing its protective cage	2025
☐	Loose receptacle in the hallway near the garage	2025

HVAC · 11

☐	AC condensing unit short-cycled at the 2025 inspection	2025
☐	2nd-level disconnect behind the condenser — clearance violation	2026
☐	Conduit detached from the disconnect housing	2026
☐	1st-level attic disconnect cover plate missing	2026
☐	Duct resting on ceiling drywall (thermal anomaly)	2026
☐	Mastic / sealing improvements at evaporator cases	2026
☐	Refrigerant line insulation needed in attic	2026
☐	Missing tamper-proof locking caps at refrigerant ports	2026
☐	Refrigerant-line hoods needed at condensers	2026
☐	2nd-level AC service recommended	Both
☐	Exhaust / vent duct piping damaged in the attic	2025

Plumbing · 14

☐	Heavy water leak at the base of the primary bathtub	2026
☐	Water leak at the master shower glass panel	2026
☐	~1-inch gap below the master shower glass (too large to caulk)	2026
☐	Master bath sink valve handles detached	2026
☐	Unusually low number of plumbing vent jacks on the roof	2026
☐	Sloppy irrigation valve wiring (owner)	Owner
☐	Corrosion on the natural-gas piping	2025

☐	Mildewed caulking in the master shower	2026
☐	Caulking needed at undermount sink-to-countertop transitions	2026
☐	Guest bath undermount sinks missing clips/braces	2026
☐	Gurgling at a 2nd-level guest bath sink	2026
☐	Widespread caulking improvements at showers/tubs	Both
☐	Water-heater drain valve extends over the pan edge	2026
☐	Gas supply piping missing its protective sleeve	2025

Appliances · 2

☐	Range / cooktop — very low burner flame on the highest setting	Both
☐	Dishwasher missing air-gap / high loop	2026

Garage · 3

☐	Garage doors don't fully open — 7-ft tracks on 8-ft doors	Owner
☐	Interior garage-to-house door — self-closer doesn't fully shut it	Both
☐	Peeling garage epoxy floor	Owner

Interior · 7

☐	Cracked / pieced kitchen stone (countertops & elsewhere)	Owner
☐	Thermal anomaly at master-bedroom ceiling near a light	2026
☐	Missing doorstops have damaged walls	Both
☐	Drywall crack above the powder-room door	Both
☐	Missing caulking / sealing throughout (windows, doors, stairs)	Both
☐	Noticeable carpet seam in a guest bedroom	2026
☐	Cosmetic touch-ups noted at purchase (paint, texture, nail pops, trim)	2025

Safety · 5

☐	Fireplace missing a damper stop	2026
☐	Stair handrail does not terminate to wall/newel	Both
☐	Fireplace damper blocked by the metal frame	2026
☐	Fireplace gas bar makes a loud whistling noise	2026
☐	Confirm smoke & carbon-monoxide alarm coverage meets code	2025

72 open items as of this printing. Resolved items are omitted from this list but remain documented on the website. Tag key: 2026 = the 11-month warranty inspection · 2025 = the inspection at purchase · Both = flagged in both · Owner = documented by the homeowner.