

## Exhibit A

Vent covers are improperly installed which can lead to possible water intrusion. Recommend having a Professional roofer to evaluate and repair as needed.

Damaged Coverings Roof coverings exhibited general damage that could affect performance. Recommend a qualified roofer evaluate and repair.

Incomplete Drip edge Shingles should over hang min 1-inch. This can lead to water intrusion. Recommend having a professional roofer to repair as needed.

New Roof Old Flashing Notice: The inspector identified that a new roof has been installed but the older flashing has been reused. This can lead to roof leaks around the flashing/roof penetration areas. These areas need to be closely monitored and maintained to prevent damage to the structure. Recommend having professional roofer to evaluate old flashing.

Missing ridge vent Ridge vent missing this condition will effect the ventilation of attic.

Recommend having a roofer to evaluate and repair as needed. Buyers agree to have **The Whirlybird turbine installed as opposed to adding vent ridge.**

Hole in roof Hole to roof covering is a condition for water intrusion. Recommend having professional roofer to repair as needed.

Shingles over flashing Shingles enclosing flashing can cause water to be trapped and cause water intrusion. Recommend having professional roofer to repair as needed.

Apron flashing Recommend having shingles installed over apron flashing. This will help prevent water intrusion. Recommend having a professional roofer to repair as needed.

Damage Sheathing There was damaged sheathing observed at the time of the inspection. Recommend having a professional roofer evaluate and repair as needed.

Missing purlin Purlin brace missing. Recommend having a qualified professional to fully evaluate and repair as needed.

Sheetrock taping Taping of Sheetrock has come loose. Recommend having a qualified professional to evaluate and repair as needed. (Inspect)

Undersize wiring/Breakers Circuit breaker was incorrectly wired undersized. Recommend that a licensed electrician fully evaluate the entire panel and repair and replace as need.

Panel noise Panel has some sizzling noise. Recommend having professional electrician to repair as needed.

Breaker tripping Breaker trips and will not reset. Recommend having electrician to fully evaluate and repair as needed.

Toilet Leaking Toilet is dripping near water supply. Recommend qualified handyman or plumber repair.

Loose toilet Toilet was loose at the base. Recommend having a plumber to repair.

No high-loop No high loop or air gap installed on drain line. High loop helps prevent sewage material backing up into dishwasher. Recommend having appliance repairman to repair as needed.

Missing rubber seal Garage door was installed without rubberseal out water when opening/closing. Recommend a qualified garage door contractor evaluate and repair.

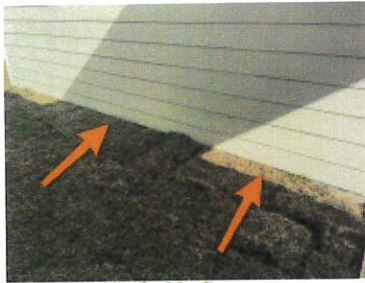
DS  
al

TW  
03/14/22  
12:52 PM CDT  
dotloop verified

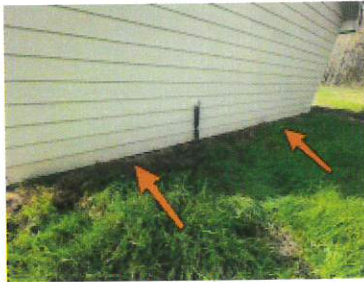
DS  
al

Septic inspection and repairs will be done by Lange's Aerobic Service. Buyer is also requesting the opportunity to review recommendation prior to septic repairs be started and or completed.

TW  
03/14/22  
12:52 PM CDT  
dotloop verified



Left side Garage



Right side Garage



Rear



Left side

Roof coverings exhibited general damage that could affect performance. Recommend a qualified roofer evaluate and repair.

Recommendation: Contact a qualified roofing professional.



Right side



Right side



Left side Rear Corner



Left side Rear Corner

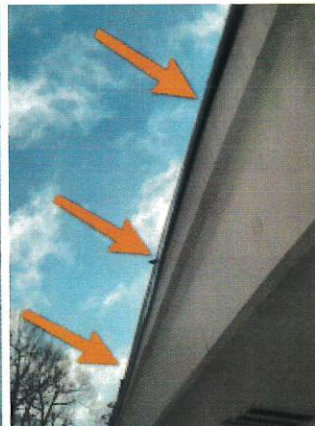
**4: Incomplete Drip edge**

Shingles should over hang min 1-inch. This can lead to water intrusion. Recommend having a professional roofer to repair as needed.

Recommendation: Contact a qualified roofing professional.



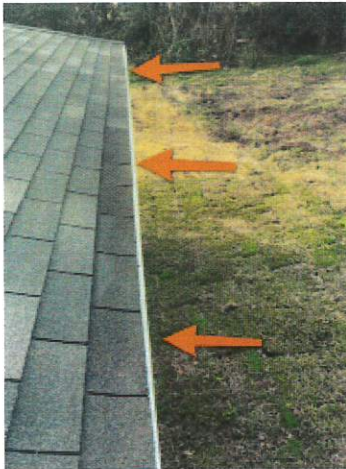
Front Right side



By Garage breezeway



Left side



Left side Rear

**5: Notice: New Roof Old Flashing**

**Notice:** The inspector identified that a new roof has been installed but the older flashing has been reused. This can lead to roof leaks around the flashing/roof penetration areas. These areas need to be closely monitored and maintained to prevent damage to the structure. Recommend having professional roofer to evaluate old flashing.

**8: Missing ridge vent**

Ridge vent missing this condition will effect the ventilation of attic. Recommend having a roofer to evaluate and repair as needed.

Recommendation: Contact a qualified roofing professional.



Right side



Top



Over Kitchen



Breezeway to Garage



By electrical mask

### **10: Shingles over flashing**

Shingles enclosing flashing can cause water to be trapped and cause water intrusion. Recommend having professional roofer to repair as needed.

Recommendation: Contact a qualified roofing professional.



### **11: Apron flashing**

Recommend having shingles installed over apron flashing. This will help prevent water intrusion. Recommend having a professional roofer to repair as needed.



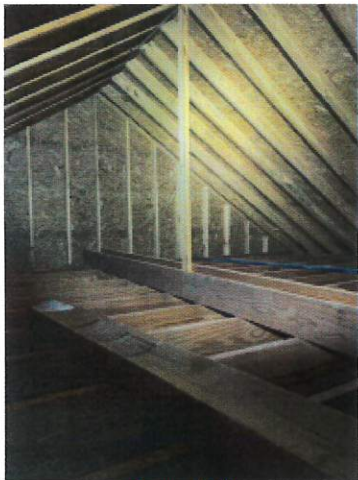


Garage Attic

**2: Missing purlin**

Purlin brace missing. Recommend having a qualified professional to fully evaluate and repair as needed.

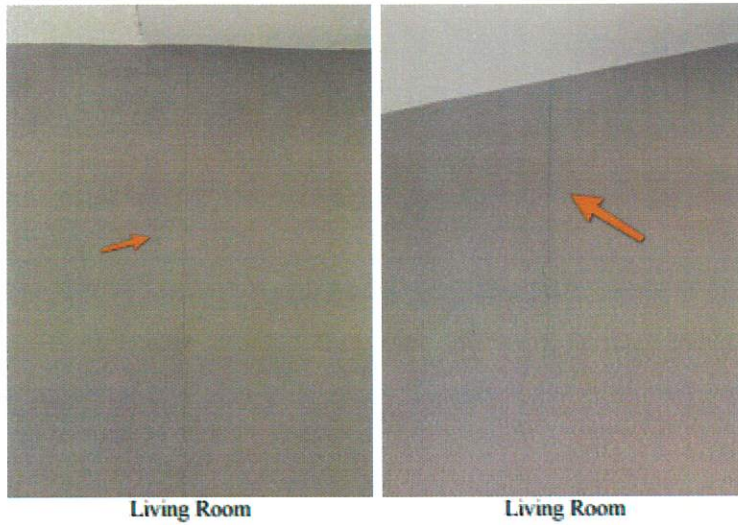
Recommendation: Contact a qualified professional.



Garage Attic

Buyer would like to know why the sheetrock is doing this. The ceiling part is biggest concern. There is also the same issue in the guest bedroom. Please inspect.

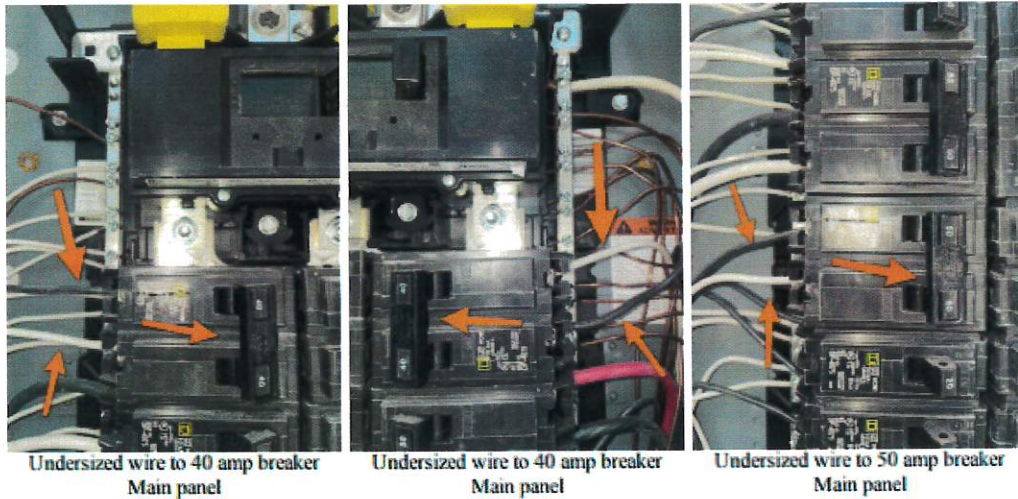




**1: Undersize wiring/Breakers**

Circuit breaker was incorrectly wired undersized. Recommend that a licensed electrician fully evaluate the entire panel and repair and replace as need.

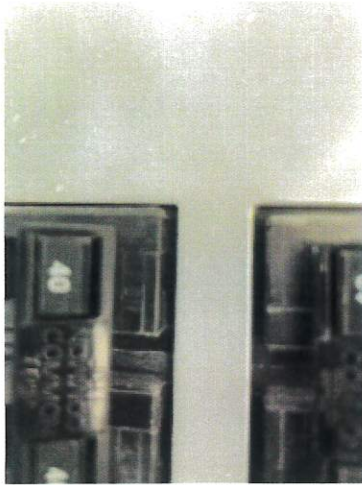
Recommendation: Contact a qualified electrical contractor.



**3: Panel noise**

Panel has some sizzling noise. Recommend having professional electrician to repair as needed.

Recommendation: Contact a qualified electrical contractor.



**5: Breaker tripping**

Breaker trips and will not reset. Recommend having electrician to fully evaluate and repair as needed.

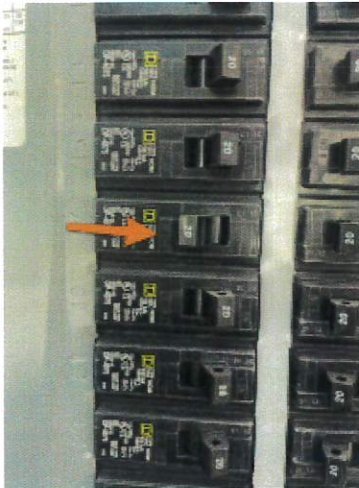
Recommendation: Contact a qualified electrical contractor.

on: 2562 Oilla Rd, Orange, TX 77630 - March 9, 2022

**NI=Not Inspected**

**NP=Not Present**

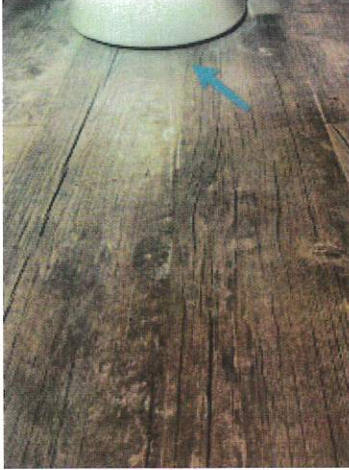
**D=Deficient**



**2: Toilet Leaking**

Toilet is dripping near water supply. Recommend qualified handyman or plumber repair.

Recommendation: Contact a qualified plumbing contractor.



Master bathroom



Master bathroom

**1: Loose toilet**

Toilet was loose at the base. Recommend having a plumber to repair.

Recommendation: Contact a qualified plumbing contractor.



Master bathroom

Missing rubber seal Garage door was installed without rubber seal out water when opening/closing. Recommend a qualified garage door contractor evaluate and repair.

