SiteList

INSPECTION REPORT

Sample Report: 1738 Sagebrush Ln Unit B

1738 Sagebrush Ln, Unit B, Round Rock, TX 78664

INSPECTION DATE	PREPARED FOR	ISSUES
Sep 23, 2026	Property Owner	9

SUMMARY

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01	**TV mount holes and anchor damage above bed wall**	Primary bedroom	High
02	**Carpet stain and burn mark in front of sofa area**	Living room	High
03	**Smoke alarm missing from ceiling bracket**	Upstairs hallway	High
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05	**Toilet runs intermittently, fill valve cycling**	Hall bathroom	Medium
06	**Tub surround caulk split and mildewed**	Hall bathroom	Medium
07	**Doorknob dent in wall and missing door stop**	Second bedroom	Medium
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09	**Lawn overgrown, beds full of weeds, bins not emptied**	Back yard	Low

SEP 23, 2026

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01 TV mount holes and anchor damage above bed wall

HIGH PRIORITY

Primary bedroom

Tenant removed a wall-mounted TV and left the wall unpatched. On the wall opposite the closet, centered about 60 in. above the floor, there are four lag-bolt holes in a rectangle roughly 16 in. wide by 8 in. tall, each about 3/8 in. across.

Two of the holes have torn paper around them where the drywall anchors were pulled out instead of unscrewed, so the actual damage area is closer to 1 in. per hole. There is also a pencil-line level mark still visible about 6 in. to the right of the pattern.

Separately, we counted 11 small nail/pin holes across the same wall and the wall left of the window, which is within normal wear and would not be charged on its own.

The four large holes and torn paper are beyond normal wear and are billable: patch, texture, prime, and repaint the full wall so the sheen matches (existing color is a flat off-white, likely SW Alabaster or similar; confirm against the paint can in the garage cabinet).

Estimate 1.5 to 2 hours labor plus materials. Photograph with a tape measure in frame so the size is documented for the deposit itemization.

PHOTOS

BEFORE 1 photo



DURING 1 photo



AFTER 1 photo



LINKS

3 **3M™ Patch Plus Primer Wall Repair Kit PPP-Kit** — 3m.com
https://www.3m.com/3M/en_US/p/dc/v000315659/

Y **How to Patch a Drywall Hole | Ask This Old House** — youtube.com
In this video, Ask This Old House general contractor Tom Silva shows host Kevin O'Connor ho...
https://www.youtube.com/watch?v=PLGmTzEGSIY

02 Carpet stain and burn mark in front of sofa area

Living room

HIGH PRIORITY

Two spots on the beige carpet near where the sofa sat, both facing the TV wall. First is a dark brown stain about 6 in. across, roughly 3 ft from the wall — looks like coffee or soda that was never treated. Second is a melted/singed patch about 1.5 in.
across, 18 in. to the right of the stain, consistent with a dropped candle or hair tool; fibers are fused and discolored. The stain may lift with a rental extractor and a spot treatment.
The burn will not; it needs a plug patch from the closet remnant or a section replacement. Carpet is 4 years into an expected 7-year life, so bill the tenant for the prorated share of the repair, not full replacement.

PHOTOS

BEFORE 1 photo



LINKS

A **Amazon.com: Folex Carpet Spot Remover, 32 oz : Health & Household**
Amazon.com: Folex Carpet Spot Remover, 32 oz : Health & Household
https://www.amazon.com/Folex-Carpet-Spot-Remover-32/dp/B001B0V5GG
amazon.com

H **RUG DOCTOR Carpet Cleaner Rental 95371 - The Home Depot**
Rent a Carpet Cleaner Rental from one of our over 1,200 THD rental locations. Call your lo...
https://www.homedepot.com/p/rental/RUG-DOCTOR-Carpet-Cleaner-Rental-95371/316821412
homedepot.com

03 Smoke alarm missing from ceiling bracket

HIGH PRIORITY

Upstairs hallway

The hallway smoke alarm outside the bedrooms is gone; only the mounting bracket and a dust ring remain on the ceiling. Tenant said it kept chirping so they took it down.
The kitchen-adjacent unit is present and tests OK, but its date stamp reads 2015, so it is at the 10-year replacement mark and should be swapped at the same time.
While up there, note that none of the three bedrooms has its own alarm and there is no carbon monoxide alarm anywhere in the unit, even though the water heater and furnace are gas.
Check the county rental code before the next lease; most current versions call for an alarm in each sleeping room and a CO alarm on every level with a fuel-burning appliance.
If so, the make-ready crew should bring three more smoke alarms and one combination smoke/CO unit. This is a life-safety item and a lease violation.
Install a new 10-year sealed-battery alarm on the existing bracket before the unit is shown, and write the install date on each alarm with a marker.
Charge the hallway replacement to the tenant; any added bedroom and CO alarms are a landlord code-compliance cost, not billable.

PHOTOS

BEFORE 1 photo



LINKS

A

Kidde i9010 10-Year Sealed Lithium Battery-Operated Smoke Alarm with Memor...

Kidde i9010 10-Year Sealed Lithium Battery-Operated Smoke Alarm with Memory and Smart ... amazon.com

https://www.amazon.com/Kidde-i9010-10-Year-Lithium-Battery-Operated/dp/B0009RWK52

K

Smoke Alarms & Smoke Detectors | Kidde

Kidde smoke alarms and smoke detectors with battery, hardwired, and 10-year options. Get fast, reli... Kidde

https://www.kidde.com/home-safety/en/us/products/fire-safety/smoke-alarms/

04 Kitchen faucet drips from spout when off

Kitchen

MEDIUM PRIORITY

Single-handle Moen kitchen faucet drips steadily from the spout with the handle fully off — about one drop every 3 to 4 seconds. Handle also feels loose side-to-side. Classic worn cartridge; not tenant damage, this is normal wear on a 9-year-old faucet.
Landlord repair: replace the 1225 cartridge and tighten the handle screw. Under 30 minutes if the old cartridge doesn't seize; keep a puller on the truck just in case.

PHOTOS

BEFORE 1 photo



LINKS

M **Moen | Bathroom & Kitchen Faucets, Shower Heads, Accessories & More**
https://www.moen.com/products/Moen/Moen-One-handle-Replacement-Cartridge/1225
moen.com

L **ILVE American Leather SPECI 01225 Heavy Duty Choke Chain 22 4MM Lowes.com**
Shop ILVE American Leather SPECI 01225 Heavy Duty Choke Chain 22 4MM in the Pet Training ...
https://www.lowes.com/pd/Moen-1225-Faucet-Cartridge-Replacement-for-Single-Handle-Brass-St...
lowes.com

05 Toilet runs intermittently, fill valve cycling

Hall bathroom

MEDIUM PRIORITY

Toilet refills on its own every few minutes with no one using it — the fill valve hisses for about 10 seconds, stops, then repeats.
Flapper looks fine and the water level is just over the overflow tube, so the fill valve float is set too high or the valve is worn. Wear item, landlord repair. Replace the fill valve with a universal 400A and set the water line 1 in. below the overflow tube.

PHOTOS

BEFORE 1 photo



LINKS

H homedepot.com
https://www.homedepot.com/p/Fluidmaster-400A-Universal-Toilet-Fill-Valve-400ARP25/1005... homedepot.com

F Fluidmaster Toilet Fill Valves
Toilet fill valves refill the toilet tank and bowl to the correct water levels after flushing. The... fluidmaster.com
https://fluidmaster.com/toilet/part-type/toilet-fill-valves/

06 Tub surround caulk split and mildewed

Hall bathroom

MEDIUM PRIORITY

Caulk along the back and left seams of the tub surround has pulled away in an 18 in. run at the back-left corner, and the remaining bead is black with mildew along most of its length. There is a soft spot in the drywall about 2 in.
above the tub lip in that corner, so water has been getting behind it for a while. Mildew is a cleaning item. The split is normal aging, but the tenant never reported it, so check the lease clause on reporting. Strip the old caulk fully, let it dry 24 hours, and recaulk with a mildew-resistant kitchen and bath sealant. Re-check the soft drywall after it dries.

PHOTOS

BEFORE 1 photo



DURING 1 photo



Sep 23, 2026 at 11:39 PM · Round...

AFTER 1 photo



Sep 23, 2026 at 11:39 PM · Round...

LINKS

D

KWIK SEAL PLUS KITCHEN & BATH ADHESIVE SEALANT

Specially formulated siliconized latex that provides maximum adhesion and flexibility for a waterti... dap.com

https://www.dap.com/products-projects/products/kwik-seal-plus-kitchen-bath-adhesive-sealant/7079...

07 Doorknob dent in wall and missing door stop

MEDIUM PRIORITY

Second bedroom

The bedroom door has no door stop on the hinge, and the knob has punched a round dent about 2 in. across into the drywall behind the door, roughly 36 in. off the floor. Paper is broken but the hole does not go through.

Billable: patch and paint the dent, install a hinge-pin door stop so it doesn't happen again. Check the other two bedrooms for stops while there.

PHOTOS

BEFORE 1 photo



LINKS

H **homedepot.com**
https://www.homedepot.com/p/Everbilt-Satin-Nickel-Hinge-Pin-Door-Stop-28427/314151609
homedepot.com

H **homedepot.com**
https://www.homedepot.com/p/DAP-DryDex-5-5-oz-Dry-Time-Indicator-Spackling-Paste-123...
homedepot.com

08 Oil stain on garage floor and items left behind

Garage

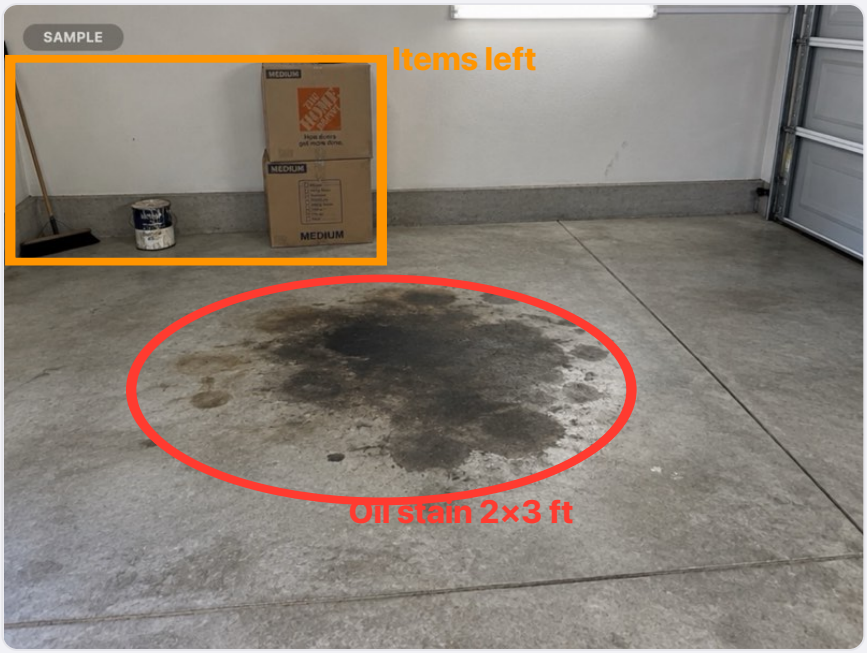
LOW PRIORITY

Dark oil stain on the concrete about 2 ft by 3 ft on the driver's side of the single bay, plus a wire shelf, two paint cans, and a bag of trash left along the back wall. Lease requires the garage to be returned empty and broom-clean.

Haul-away and a degreaser scrub go on the turnover cleaning invoice. The stain will likely lighten but not fully disappear; note that so the next tenant's move-in report reflects it.

PHOTOS

BEFORE 1 photo



LINKS

H **homedepot.com**
https://www.homedepot.com/p/ZEP-1-Gal-Driveway-Concrete-and-Masonry-Cleaner-ZUCON...
homedepot.com

H **Contractor Bags - The Home Depot**
Get free shipping on qualified Contractor Bags products or Buy Online Pick Up in Store to...
https://www.homedepot.com/s/contractor%20trash%20bags
homedepot.com

09 Lawn overgrown, beds full of weeds, bins not emptied

LOW PRIORITY

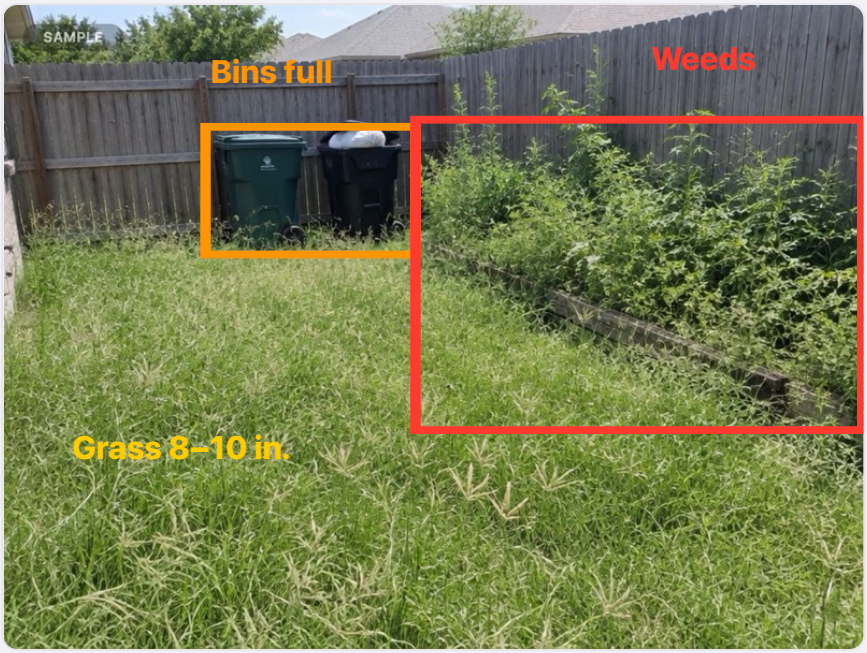
Back yard

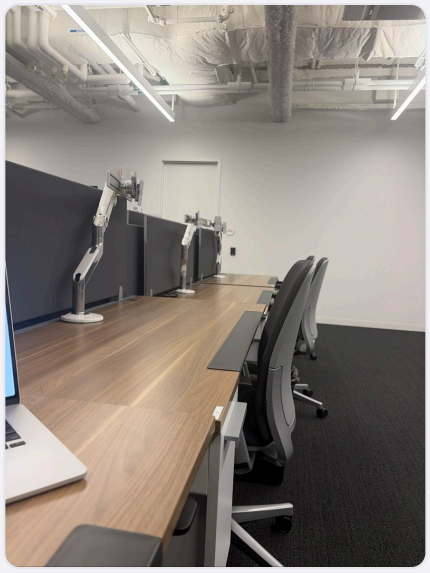
Grass is 8 to 10 in. tall across the back yard and along the side fence, and the two beds by the patio are mostly weeds. Both trash bins are full and sitting at the back gate instead of the curb. Lease puts routine yard upkeep on the tenant.

Mow, edge, weed, and bin pickup go on the turnover invoice; a starter feed after mowing is a landlord nicety for the showing photos, not billable.

PHOTOS

BEFORE 2 photos





Oct 21, 2026 at 10:31 PM · 13 Fan Pier Blvd, Fa...

LINKS

L

Scotts Turf Builder Lawn Food 12.5-lb 5000-sq ft 32-0-4 All Purpose Law...

Shop Scotts Turf Builder Lawn Food 12.5-lb 5000-sq ft 32-0-4 All Purpose Lawn Fertili...

https://www.lowes.com/pd/Scotts-Turf-Builder-North-12-5-lb-5000-sq-ft-32-0-4-Lawn-F...

26.98 USD · Scotts