



SUMMARY  
330 Sycamore St, Georgetown, TX  
78633  
William Rockwell  
August 29, 2022

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**\*\*\* CLIENTS SHOULD READ FULL REPORT \*\*\***

**THIS SUMMARY IS ONLY A PARTIAL LIST:** The below partial list is provided so that realtor is aware of some of the more significant issues contained in the report. Refer to detailed report for additional items that client may wish to have addressed including suggestions, items not deemed deficient by TREC, and items that were not typical building practice at time of construction.

**NOTE ON COLOR CODING:** Color coding is provided as an aid to help buyer differentiate between vital repairs that affect the function or safety of home and other repairs that, although recommended, may not need to be performed immediately. In the opinion of the inspector, all items noted below should be performed as soon as possible or they may begin to affect the function of the home and could lead to costly repairs. Color coding should not be viewed as a directive or advice from inspector; all repairs recommended should be performed.

**WHY IS THE REPORT SO LONG?:** A report with a long list of items is not necessarily a reflection on the condition of the home; the Texas Real Estate Commission (TREC) regulates home inspectors, and we must inspect to the current standards of practice they have set forth. A house built in 1990, for example, will not meet all the standards set forth today, nor would you expect it to. It is my responsibility to list all items I discover and then help you understand the present condition of the home you are purchasing so that you may make an informed decision. It is important to realize that not everything listed in the report must be repaired. Many items are simply listed for your information and are considered common minor flaws found in most homes. Some items listed in this report are required repairs while other items are simply recommendations based on years of experience building, executing repairs, and performing inspections.

The findings in this report are thorough because my clients deserve that level of service. Every home, regardless of age or price, is going to have some items that are reportable according to the Texas Real Estate Commission (TREC) standards of practice.

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#### 2.1.1 A. Foundations

##### WEDGE CRACK

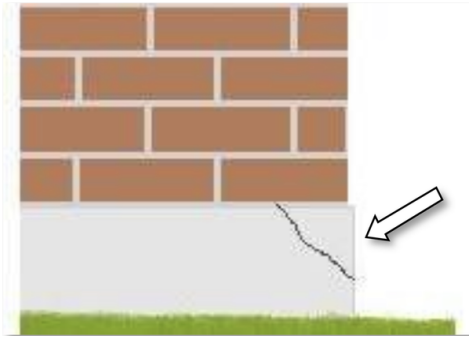


Recommended - Low Priority/Informational

Cracking to outside corner of concrete foundation, commonly referred to as a wedge crack or 'corner pop'. This cracking is caused by curved corner reinforcement and differential material movement and does not appear to adversely affect the structure nor does it transfer to the supported masonry. These areas can be repaired for cosmetic reasons if desired but are not structural issues.

Recommendation

Recommended DIY Project



#### 2.1.2 A. Foundations

##### FOUNDATION CRACKS - MINOR



Recommended - Low Priority/Informational

Minor cracking was noted at the foundation. This is common as concrete ages and shrinkage surface cracks are normal. Recommend monitoring for more serious shifting/displacement.

[Here is an informational article](#) on foundation cracks.

Recommendation

Recommend monitoring.



Garage

#### 2.2.1 B. Grading and Drainage

##### DEBRIS IN GUTTERS



Recommended - Low Priority/Informational

I observed debris in the gutter. Cleaning and maintenance is recommended.

Recommendation  
Contact a qualified gutter contractor



### 2.2.2 B. Grading and Drainage

#### **DENSE VEGETATION**

 Recommended

I observed dense vegetation around the house in areas. This condition limited and restricted my visual inspection. Dense vegetation and landscaping up against or near the house foundation and exterior walls may be prone to water penetration and insect infestation.

Trimming, pruning and some landscaping is recommended.

Recommendation  
Recommended DIY Project



### 2.3.1 C. Roof Covering Materials

#### **CHIMNEY RAIN CAP DAMAGED**

 Recommended

I observed indications of a defect related to the Chimney Rain Cap. The Chimney Rain Cap appears to be damaged. I recommend a Chimney Repair Contractor further inspect and repair as deemed necessary.

The rain cap covers the top opening of the chimney flue liner.

Recommendation  
Contact a qualified chimney contractor.

### 2.3.2 C. Roof Covering Materials

#### **FOLIAGE TOUCHING ROOF COVERING**

 Recommended

Foliage appears to be in contact with roof covering, or contact is imminent. Over time this contact can wear and damage the roof covering. Recommend a qualified professional inspect and make corrections as needed.

Recommendation  
Contact a qualified tree service company.



### 2.3.3 C. Roof Covering Materials **MISSING CHIMNEY CRICKET**

Recommended

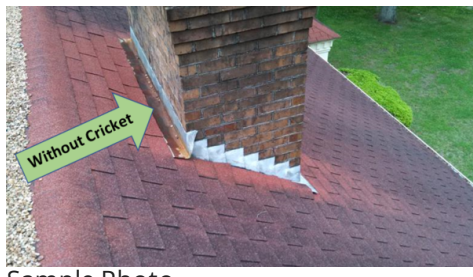
I observed the chimney cricket was missing. Not installed. This chimney/roof junction is prone to water penetration. A cricket is installed to provide protection against roof leaks and to divert water away from the chimney. Recommend a roofing professional inspect further for water penetration, repair as needed.

#### Recommendation

Contact a qualified roofing professional.



Sample Photo



Sample Photo

### 2.4.1 D. Roof Structures and Attics **MISSING LIGHTING FOR ATTIC**

Recommended

I observed a lack of lighting for the attic storage area.

Areas used for storage or HVAC/Water Heater location require a switched lighting outlet. Recommend a qualified Electrician install lighting in the attic/HVAC location.

#### Recommendation

Contact a qualified electrical contractor.

### 2.5.1 E. Walls (Interior and Exterior) **MINOR CRACKS/GAPS - EXTERIOR WALL**

Recommended - Low Priority/Informational

Minor cracking and/or gaps were observed in wall structure. This is common in homes this age. Improperly sealed siding and cladding can allow moisture to come into contact with structural components of the house. Recommend sealing and monitoring. This is a DIY, handyman or Siding Professional project.

#### Recommendation

Contact a handyman or DIY project



### 2.5.2 E. Walls (Interior and Exterior) **DEFECT/DAMAGE - EXTERIOR WALL**

Recommended



I observed indications of a defect/damage at the exterior wall covering material. Exposed wood should not be exposed to the elements. Recommend a qualified siding contractor repair and replace as needed.

Recommendation  
Contact a qualified professional.



2.5.3 E. Walls (Interior and Exterior)

 Recommended - Low Priority/Informational

### INADEQUATE GROUND CLEARANCE - EXTERIOR WALL

I checked the distance between the bottom of wood or siding components and the ground surface (or grade). In locations that have little or no snow, the distance should be no less than 8 inches. In locations with significant lasting snow, the bottom of wood elements should be no less than 8 inches above the average snow depth.

Correction and further evaluation is recommended.

Recommendation  
Contact a qualified siding specialist.



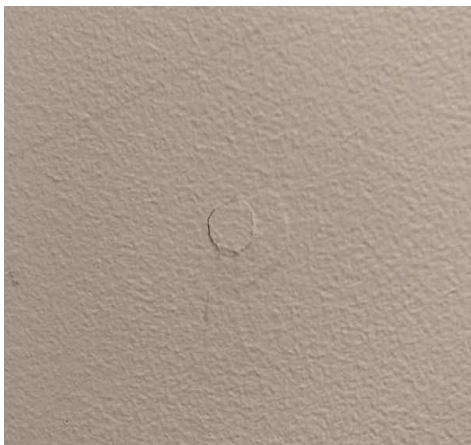
2.5.4 E. Walls (Interior and Exterior)

### NAIL POPS - INTERIOR WALL

 Recommended

Protruding nail heads visible at the time of the inspection appeared to be the result of contact with moisture. After the source of moisture is located and corrected, protruding nails should be removed, drywall re-fastened and the drywall finished to match the existing wall surfaces. All work should be performed by a qualified drywall or painting contractor.

Recommendation  
Contact a qualified drywall contractor.



2.6.1 F. Ceilings and Floors

### CEILING - STAIN(S)

 Recommended

There is a stain on ceiling/wall that requires repair and paint. Source of staining should be determined.

Recommendation  
Contact a qualified professional.



#### 2.6.2 F. Ceilings and Floors

### FLOOR - NOISES AND SQUEAKS

2ND FLOOR BEDROOM

Loud squeaking and other noises heard while walking through the house. This could be the result of various causes. Recommend a qualified professional flooring specialist inspect and make repairs as needed.

Recommendation  
Contact a qualified flooring contractor

 Recommended - Low Priority/Informational

#### 2.7.1 G. Doors (Interior and Exterior)

### DOOR AT GARAGE/INTERIOR WAS NOT SELF-CLOSING

 Recommended - High Priority

I observed that the door between the garage and the house is not equipped with a self-closing or an automatic-closing device. This is a fire hazard. Recommend installing self-closing mechanisms. Possible DIY or Handyman project

Recommendation  
Contact a handyman or DIY project

#### 2.7.2 G. Doors (Interior and Exterior)

### EXTERIOR DOOR SURFACE IN POOR CONDITION

 Recommended - Low Priority/Informational

I observed that the surface of the exterior door was in poor condition.

Correction and further evaluation is recommended. This is a DIY or Handyman project.

Recommendation  
Contact a handyman or DIY project



2.7.3 G. Doors (Interior and Exterior)

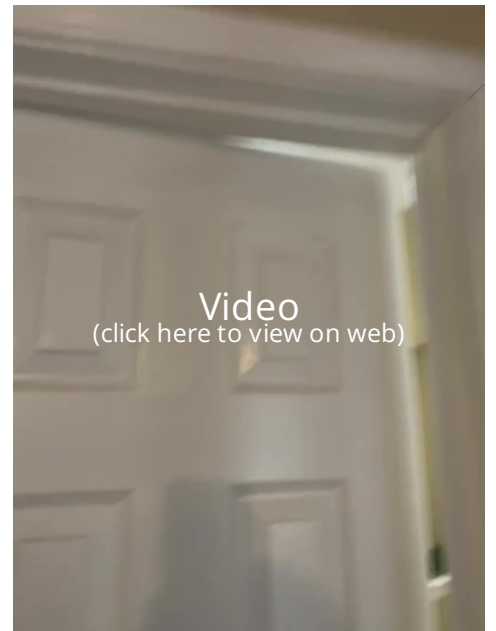
 Recommended - Low Priority/Informational

**DOOR STICKS**

2ND FLOOR BEDROOM

I observed that the door sticks. Recommend a qualified professional inspect and repair as needed. Possible DIY project.

Recommendation  
Contact a qualified handyman.



2.8.1 H. Windows

**MOISTURE AT WINDOW**

 Recommended - Low Priority/Informational

STAIRS

I observed indications of excessive moisture or water intrusion at a window. Aluminum windows often cause condensation which runs down to the window sill. Damage is often the result. Further monitoring and evaluation is recommended. Recommend a window repair professional inspect and repair as needed.

Recommendation  
Contact a qualified window repair/installation contractor.



### 2.8.2 H. Windows **FAILED SEAL**

 Recommended - Low Priority/Informational

#### STAIR LANDING

Condensation observed between window panes, which indicates a possible failed seal. Recommend a qualified window contractor evaluate and repair as needed.



If multiple-pane windows appear misty or foggy, it means that the seal protecting the window assembly has possibly failed, and condensation has formed in between the two panes of glass.

Condensation in double-paned windows indicates that the glazing assembly has failed and needs repair or replacement. Visible condensation can damage glazing and is the main indication of sealant failure. Condensation is not always visible. If the failure is recent, a failed window may not be obvious, since condensation doesn't usually form until the window is heated by direct sunlight. Windows in the shade may show no evidence of failure, so it is nearly impossible to observe and report all failed double-paned windows.

#### Recommendation

Contact a qualified window repair/installation contractor.

### 2.8.3 H. Windows **FAILING CAULK**

 Recommended

Failing or cracking caulk at windows exterior, multiple locations. Recommend re-caulking. This is a DIY or Handyman project.

#### Recommendation

Contact a handyman or DIY project





### 2.10.1 J. Fireplaces and Chimneys

#### **DAMPER INOPERABLE**

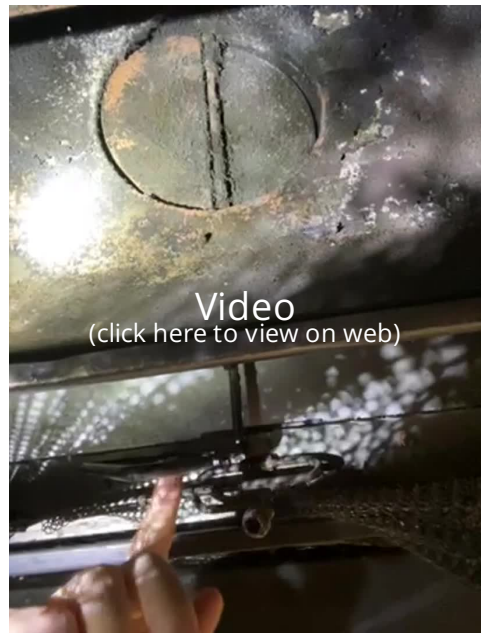


I observed indications of a defect related to the Damper. The Damper appears to be inoperable. I recommend a Fireplace Contractor further inspect and repair as deemed necessary.

An inoperable damper is a condition that could allow toxic fumes into the home. In this case, the damper doesn't reliably stay shut, which allows air to draft in and out of the house.

**Recommendation**

Contact a qualified fireplace contractor.



### 2.10.2 J. Fireplaces and Chimneys

#### **CREOSOTE BUILDUP**



Observed creosote buildup. Recommend a chimney sweep service upon taking ownership, and annually going forward.

**Recommendation**

Contact a qualified chimney contractor.



2.11.1 K. Porches, Balconies, Decks, and Carports

 Recommended - Low Priority/Informational

### WALKWAY - MINOR CRACKING

I observed minor cracking and no major damage at the walkway. Monitoring is recommended.

Recommendation  
Recommend monitoring.



2.11.2 K. Porches, Balconies, Decks, and Carports

 Recommended

### DECK - NAILS EXPOSED

One or more nails were observed to be exposed. Recommend nails be reset. This is a DIY or Handyman project.

Recommendation  
Contact a handyman or DIY project



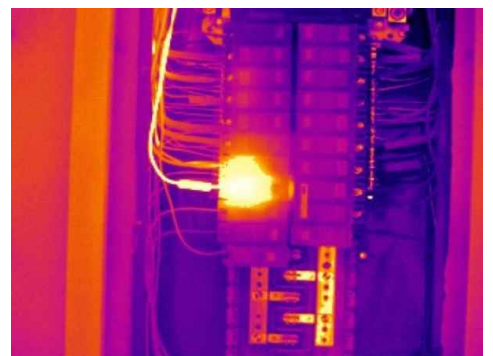
3.1.1 A. Service Entrance and Panels

 Recommended

### ARCING OR EXCESSIVE HEAT

I observed indications of arcing or excessive heat. Hazard. Recommend a qualified electrician inspect further and make any necessary repairs.

Recommendation  
Contact a qualified electrical contractor.



3.1.2 A. Service Entrance and Panels

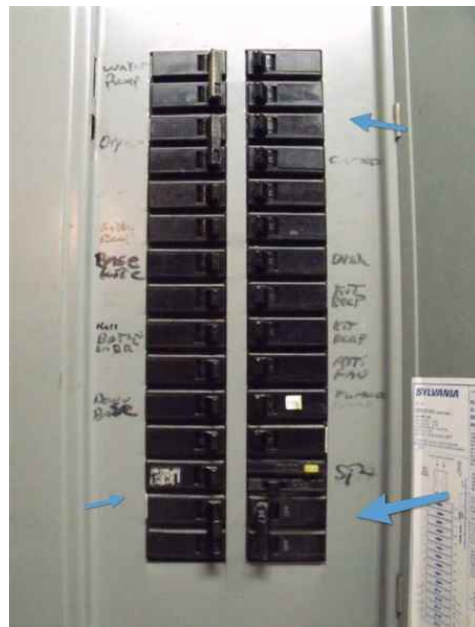
 Recommended

### PANEL MISSING LABELS

Electrical panel does not have labels. Recommend a qualified electrician test and properly label all switches.

Recommendation

Contact a qualified electrical contractor.



### 3.1.3 A. Service Entrance and Panels

#### **SUBPANEL GROUNDS NEUTRALS NOT SEPARATED**

Recommended

I observed that the grounds and neutrals at the subpanel are not isolated (separated). Defect. Recommend a qualified electrician repair as needed.

Recommendation

Contact a qualified electrical contractor.

### 3.2.1 B. Branch Circuits, Connected Devices, and Fixtures

#### **MISSING AFCI PROTECTION**

Recommended - Low Priority/Informational

I observed indications that AFCI protection is missing throughout the house. AFCI protection is used to keep the house safe from potential electrical hazards. I recommend a qualified electrical contractor install AFCI protection.

Recommendation

Contact a qualified electrical contractor.

### 3.2.2 B. Branch Circuits, Connected Devices, and Fixtures

Recommended - Low Priority/Informational

#### **COVER PLATES MISSING OR DAMAGED**

KITCHEN

I observed indications that there was one or more missing or damaged receptacle cover plates. All receptacles are required to be covered so that no object can be inserted, causing an electric shock hazard. Recommend installing cover plates. This is a DIY / Handyman project.

Recommendation

Contact a handyman or DIY project



### 3.2.3 B. Branch Circuits, Connected Devices, and Fixtures

Recommended

#### MISSING TAMPER RESISTANT TYPE

I observed wall receptacles that are not tamper resistant type. Throughout the house.

All 15- and 20-amp, 120-volt wall receptacle outlets should be listed as tamper resistant type, unless they are located 5 and a half feet above the floor.

Recommendation

Contact a qualified electrical contractor.

### 4.1.1 A. Heating Equipment

Recommended - Low Priority/Informational

#### FILTER DIRTY

I observed a dirty air filter at the furnace filter.

Recommendation

Recommended DIY Project



### 4.1.2 A. Heating Equipment

Recommended - Low Priority/Informational

#### CORROSION IN CATCH PAN - UNIT 1 & 2

Condensate catch pan was corroded in one or more areas. It appears adding insulation to the refrigerant lines could help reduce condensation. Although this is a common finding, the cause cannot be 100% determined by a visual inspection. Along with a general servicing of the systems, I recommend a HVAC contractor evaluate this issue and repair as needed.

Recommendation

Contact a qualified HVAC professional.



### 4.1.3 A. Heating Equipment

Recommended

#### CORROSION & RUST



I observed areas of corrosion and rust at the heating system. Recommend a qualified HVAC professional inspect further and make repairs as needed.

Recommendation

Contact a qualified HVAC professional.

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4.1.4 A. Heating Equipment

### **HEAT LAMP NOT WORKING**

MASTER BATHROOM

I observed that the heat lamp fixture in the bathroom did not work.

Recommendation

Recommended DIY Project

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 Recommended

4.2.1 B. Cooling Equipment

### **CONDENSATE TUBE APPEARS CLOGGED**

 Recommended

Unit 1 condensate tube appeared clogged, which could limit safe discharge of condensation produced by evaporator coils. Recommend cleaning the discharge tube. This is a DIY, handyman or HVAC technician project.

A quick YouTube search will provide you with many of the common methods homeowners employ to “maintain AC Discharge drain systems”.

Recommendation

Contact a qualified HVAC professional.



4.2.2 B. Cooling Equipment

### **INSULATION MISSING OR DAMAGED**

 Recommended

Missing or damaged insulation on refrigerant line can cause energy loss and condensation.

Recommendation

Contact a qualified HVAC professional.

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Unit 2



Unit 1

#### 4.2.3 B. Cooling Equipment

### DISCONNECT NOT WITHIN SIGHT

 Recommended

I observed that the disconnect means was not within sight and not readily accessible from the equipment.

#### Recommendation

Contact a qualified HVAC professional.

#### 4.3.1 C. Duct Systems, Chases, and Vents

### DUCTS NOT PROPERLY SEALED

 Recommended

Air supply ducts were not properly sealed. Recommend a qualified HVAC contractor seal supply and return ducts for maximum efficiency.

#### Recommendation

Contact a qualified HVAC professional.



#### 4.3.2 C. Duct Systems, Chases, and Vents

### MISSING REGISTER AT ROOM

 Recommended

I observed a missing heat supply register for utility room. Every room should have an air register to supply conditioned air to that room. Not sure why it's not installed. This room may feel uncomfortable or different than the other rooms of the house. Although impractical to add to the HVAC duct system, it is recommended to have an HVAC professional evaluate the HVAC duct system and remediate as deemed necessary.

When a house changes ownership I recommend an HVAC professional perform a cleaning and maintenance service, and continue to do so annually. This is a good time to address the missing AC/heat supply in the utility room.

### LAUNDRY ROOM NOT VENTED

The utility room is the location of the laundry machines. This room does not have an exhaust fan. This is a defect. Recommend a qualified HVAC and/or electrician be employed to add an exhaust fan.

Recommendation

Contact a qualified professional.

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### 5.1.1 A. Plumbing Supply, Distribution Systems, and Fixtures

#### CORROSION AT MAIN SHUT-OFF VALVE

 Recommended

I observed a water leak that developed into corrosion at a water supply shut-off valve.

Recommendation

Contact a qualified plumbing contractor.

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### 5.1.2 A. Plumbing Supply, Distribution Systems, and Fixtures

#### FAUCET DRIPPING

 Recommended

A faucet is dripping. Second floor bathroom. Recommend qualified handyman or plumber evaluate and repair.

[Here is a helpful article](#) in case you DIY.

Recommendation

Contact a qualified plumbing contractor.

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### 5.1.3 A. Plumbing Supply, Distribution Systems, and Fixtures

#### HOT & COLD WAS REVERSED

 Recommended

I observed that the hot and cold water supply at the fixture was reversed. Master bath. Hot should be farthest handle.

Although the standard for a fixture is to have the hot water supply controlled by the valve or handle on the left and the cold water by the right-side handle, when a faucet is within reach of children, the handle closest should be cold water and the handle farthest away should be hot water. The bath is installed with the faucet on the left end, resulting in the requirement for the hot water supply be on the "right".

Recommendation

Contact a qualified plumbing contractor.

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### 5.2.1 B. Drains, Wastes, and Vents

#### CONDENSATE TUBE APPEARS CLOGGED

 Recommended

Condensate tube appeared clogged, which could limit safe discharge of condensation produced by evaporator coils. Recommend cleaning the discharge tube. This is possibly a DIY, handyman or HVAC technician project.

A quick YouTube search will provide you with many of the common methods homeowners employ to "maintain AC Discharge drain systems".

Recommendation

Recommended DIY Project

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**POOR/SLOW DRAINAGE**

Poor/slow drainage was observed at time of inspection. Recommend a qualified plumber evaluate and repair.

Recommendation

Contact a qualified plumbing contractor.

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**TOILET LOOSE CONNECTION TO FLOOR**

I observed indications of a toilet that had a loose connection to the floor.

Recommendation

Contact a qualified plumbing contractor.

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**TUB STOPPER DEFECT**

I observed that the tub stopper does not work. Defect.

Recommendation

Contact a qualified plumbing contractor.

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**ANNUAL MAINTENANCE FLUSH NEEDED**

Water heaters should be flushed annually to prevent sediment buildup and maintain efficiency. Recommend a qualified plumber service and flush.

[Here is a DIY link to help.](#)

Recommendation

Contact a qualified plumbing contractor.

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**DEFECT AT VENT CONNECTION PIPE**

I observed a defect at the vent connection pipe of the hot water source.

Recommendation

Contact a qualified plumbing contractor.

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**DEBRIS IN JETS**

I observed debris in the jet system. Cleaning, servicing is recommended. Once a month or after any long period of nonuse, disinfecting the system is recommended.

Note - sometimes a sign that the system hasn't been used for a period of time, it isn't regularly used or regularly cleaned.

Recommendation

Contact a qualified professional.

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**MINOR RUST AT METER**

I observed some minor surface rust at the gas meter components. Monitoring recommended.

## Recommendation

Contact your local utility company



## 6.1.1 A. Dishwashers

**MISSING AIR GAP / HIGH LOOP**

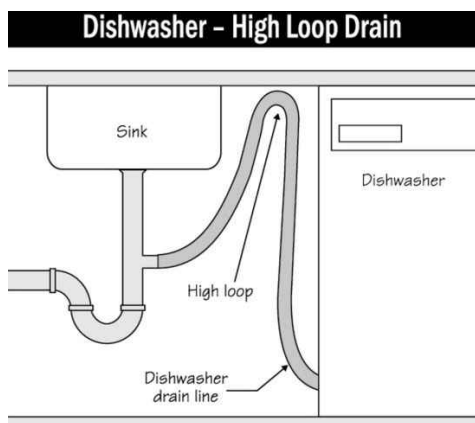
Recommended

I observed indications of a defect at the dishwasher drain line. There needs to be a countertop air gap component installed in the drain system. Recommend a licensed and qualified appliance repair contractor further inspect and repair.

The alternative solution to the air gap component is the high loop. The air gap is a device that is actually mounted above the counter top surface. The high loop is when the drain hose is looped up and securely fastened to the underside of the counter.

## Recommendation

Contact a qualified appliance repair professional.



Sample - Air Gap

A "high loop" on a dishwasher drain prevents dirty water from backing up into the dishwasher. Check local code requirements.

© Tom Feiza Mr. Fix-It Inc.

### 6.2.1 B. Food Waste Disposers **MISSING ELECTRICAL WIRE CLAMP**

 Recommended - Low Priority/Informational

I observed indications of a missing electrical wire clamp at the garbage disposal. Recommend a licensed and qualified electrical contractor further inspect and repair or replace.

Recommendation  
Contact a qualified electrical contractor.



Missing Clamp



Sample Photo

### 6.2.2 B. Food Waste Disposers **EXCESSIVE NOISE**

 Recommended - Low Priority/Informational

I observed that there was excessive noise coming from the garbage disposal when it was operating. Recommend a qualified repair contractor further inspect and repair or replace.

Recommendation  
Contact a qualified handyman.

### 6.2.3 B. Food Waste Disposers **OLD SYSTEM**

 Recommended - Low Priority/Informational

I observed during my inspection that the system appeared to be old and at the end of its service life. It may not be reliable. Ask the homeowner or occupant about its recent performance. Regular maintenance and monitoring of its condition is recommended. Budgeting for repairs and future replacement is recommended. [InterNACHI's Standard Estimate Life Expectancy Chart for Homes](#)

Recommendation  
Recommend monitoring.

### 6.4.1 D. Ranges, Cooktops, and Ovens **MISSING ANTI-TIP**

 Recommended

I observed that the stove and oven appliance was not fastened to the wall. Anti-tip device is missing. This poses a safety hazard to children.

Recommendation  
Contact a qualified professional.

### 6.4.2 D. Ranges, Cooktops, and Ovens **OVEN LIGHT NOT WORKING**

 Recommended

Recommendation  
Contact a qualified professional.

### FAN RATTLES

I observed indications that the fan rattles unexpectedly. Recommend a qualified contractor further inspect and repair or replace.

Recommendation  
Contact a qualified professional.

### 6.7.1 G. Garage Door Operators

#### MANUAL RELEASE NOT ACCESSIBLE

 Recommended

I observed that the manual release was not easily accessible and more than 6 feet above the garage floor. Missing handle and rope entirely. Defect. Recommend installing handle and rope. This is a DIY or Handyman project.

Recommendation  
Contact a qualified garage door contractor.



### 6.7.2 G. Garage Door Operators

#### WEATHER STRIPPING AT GARAGE DOOR IN POOR CONDITION

 Recommended - Low Priority/Informational

I observed indications that the weather stripping at the garage door is in poor condition.

Recommendation  
Contact a qualified garage door contractor.





6.7.3 G. Garage Door Operators  
**DAMAGE TO GARAGE DOOR**

 Recommended

I observed indications of damage to the garage door itself.

Recommendation

Contact a qualified garage door contractor.



6.7.4 G. Garage Door Operators

 Recommended - Low Priority/Informational

**DOOR LOCKING MECHANISM PRESENT**

This is a deficiency. Risk of damage to door and mechanical opener. Recommend removing or bolting the lock open.

Recommendation

Recommended DIY Project



6.8.1 H. Dryer Exhaust Systems  
**CLOGGED DRYER EXHAUST HOOD**

 Recommended - High Priority

I observed an exhaust hood that seemed to be connected to the clothes dryer, and it was clogged. Fire hazard.

Recommendation

Contact a qualified appliance repair professional.



## DRYER EXHAUST HOOD HAS A SCREEN



I observed that the clothes dryer exhaust hood has a screen. This will clog and create a fire hazard. Recommend replacing vent hood with a "damper" style hood. This is a Handyman or HVAC Professional project.

Recommendation

Contact a qualified HVAC professional.

