



ELITE REAL ESTATE INSPECTIONS

8327050190

[office@eliterealestateinspections.com](mailto:office@eliterealestateinspections.com)

<https://eliterealestateinspections.com/>



## RESIDENTIAL INSPECTION

26626 Daylily Grove St  
Katy, TX 77493



Inspector

Edgar Cifuentes

22746

8327050190

[office@eliterealestateinspections.com](mailto:office@eliterealestateinspections.com)



Agent

Linse Meadows

HomeSmart

8324963228

[linsemeadows@gmail.com](mailto:linsemeadows@gmail.com)



# PROPERTY INSPECTION REPORT FORM

Benjamin Yu <i>Name of Client</i>	03/14/2022 9:00 am <i>Date of Inspection</i>
26626 Daylily Grove St, Katy, TX 77493 <i>Address of Inspected Property</i>	
Edgar Cifuentes <i>Name of Inspector</i>	22746 <i>TREC License #</i>
<i>Name of Sponsor (if applicable)</i>	<i>TREC License #</i>

## PURPOSE OF INSPECTION

A real estate inspection is a visual survey of a structure and a basic performance evaluation of the systems and components of a building. It provides information regarding the general condition of a residence at the time the inspection was conducted. *It is important* that you carefully read ALL of this information. Ask the inspector to clarify any items or comments that are unclear.

## RESPONSIBILITY OF THE INSPECTOR

This inspection is governed by the Texas Real Estate Commission (TREC) Standards of Practice (SOPs), which dictates the minimum requirements for a real estate inspection.

The inspector IS required to:

- use this Property Inspection Report form for the inspection;
- inspect only those components and conditions that are present, visible, and accessible at the time of the inspection;
- indicate whether each item was inspected, not inspected, or not present;
- indicate an item as Deficient (D) if a condition exists that adversely and materially affects the performance of a system or component **OR** constitutes a hazard to life, limb or property as specified by the SOPs; and
- explain the inspector's findings in the corresponding section in the body of the report form.

The inspector IS NOT required to:

- identify all potential hazards;
- turn on decommissioned equipment, systems, utilities, or apply an open flame or light a pilot to operate any appliance;
- climb over obstacles, move furnishings or stored items;
- prioritize or emphasize the importance of one deficiency over another;
- provide follow-up services to verify that proper repairs have been made; or
- inspect system or component listed under the optional section of the SOPs (22 TAC 535.233).

## RESPONSIBILITY OF THE CLIENT

While items identified as Deficient (D) in an inspection report DO NOT obligate any party to make repairs or take other actions, in the event that any further evaluations are needed, it is the responsibility of the client to obtain further evaluations and/or cost estimates from qualified service professionals regarding any items reported as Deficient (D). It is recommended that any further evaluations and/or cost estimates take place prior to the expiration of any contractual time limitations, such as option periods.

**Please Note:** Evaluations performed by service professionals in response to items reported as Deficient (D) on the report may lead to the discovery of additional deficiencies that were not present, visible, or accessible at the time of the inspection. Any repairs made after the date of the inspection may render information contained in this report obsolete or invalid.

## REPORT LIMITATIONS

This report is provided for the benefit of the named client and is based on observations made by the named inspector on the date the inspection was performed (indicated above).

ONLY those items specifically noted as being inspected on the report were inspected.

This inspection IS NOT:

- a technically exhaustive inspection of the structure, its systems, or its components and may not reveal all deficiencies;
- an inspection to verify compliance with any building codes;
- an inspection to verify compliance with manufacturer's installation instructions for any system or component and DOES NOT imply insurability or warrantability of the structure or its components.

## NOTICE CONCERNING HAZARDOUS CONDITIONS, DEFICIENCIES, AND CONTRACTUAL AGREEMENTS

**Conditions may be present in your home that did not violate building codes or common practices in effect when the home was constructed but are considered hazardous by today's standards. Such conditions that were part of the home prior to the adoption of any current codes prohibiting them may not be required to be updated to meet current code requirements. However, if it can be reasonably determined that they are present at the time of the inspection, the potential for injury or property loss from these conditions is significant enough to require inspectors to report them as Deficient (D). Examples of such hazardous conditions include:**

- malfunctioning, improperly installed, or missing ground fault circuit protection (GFCI) devices and arc-fault (AFCI) devices;
- ordinary glass in locations where modern construction techniques call for safety glass;
- malfunctioning or lack of fire safety features such as smoke alarms, fire-rated doors in certain locations, and functional emergency escape and rescue openings in bedrooms;
- malfunctioning carbon monoxide alarms;
- excessive spacing between balusters on stairways and porches;
- improperly installed appliances;
- improperly installed or defective safety devices;
- lack of electrical bonding and grounding; and
- lack of bonding on gas piping, including corrugated stainless steel tubing (CSST).

Please Note: items identified as Deficient (D) in an inspection report DO NOT obligate any party to make repairs or take other actions. The decision to correct a hazard or any deficiency identified in an inspection report is left up to the parties to the contract for the sale or purchase of the home.

This property inspection report may include an inspection agreement (contract), addenda, and other information related to property conditions.

INFORMATION INCLUDED UNDER "ADDITIONAL INFORMATION PROVIDED BY INSPECTOR", OR PROVIDED AS AN ATTACHMENT WITH THE STANDARD FORM, IS NOT REQUIRED BY THE COMMISSION AND MAY CONTAIN CONTRACTUAL TERMS BETWEEN THE INSPECTOR AND YOU, AS THE CLIENT. THE COMMISSION DOES NOT REGULATE CONTRACTUAL TERMS BETWEEN PARTIES. IF YOU DO NOT UNDERSTAND THE EFFECT OF ANY CONTRACTUAL TERM CONTAINED IN THIS SECTION OR ANY ATTACHMENTS, CONSULT AN ATTORNEY.

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### **ADDITIONAL INFORMATION PROVIDED BY INSPECTOR**

*Front Door is Facing:* South

*Garage Type:* The home had an attached garage designed for 2 standard-sized vehicles

*In Attendance:* Buyer Agent

*Occupancy:* The home was unoccupied and was empty of furniture at the time of the inspection.

*Temperature (approximate):* 65 Fahrenheit (F)

*Type of Building:* Single Family (1 Story)

*Utilities:* All utilities were on at the time of the inspection.

*Weather Conditions:* Clear

*Inaccessible or Obstructed Areas:* Attic space is limited - viewed from accessible areas, Plumbing areas - only visible plumbing inspected, Electrical areas - only visible electrical inspected

#### Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component, or unit should be considered before you purchase the property.

Inspected (IN) = I visually observed the item, component, or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI)= I did not inspect this item, component, or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

Not Present (NP) = This item, component, or unit is not in this home or building.

Deficient (D) = The item, component, or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components, or units that can be repaired to satisfactory condition may not need replacement.

### **Key To Comment Symbols**

**Critical/Important** - Unsafe or non-functional components that should be serviced as soon as possible, and items at or near the end of their service life that would affect the functionality of the building (e.g. roofing, HVAC, water heaters, foundations, galvanized steel water pipes).

**Attention Recommended** - Service, maintenance, repair, or replacement is recommended. Recommendations for added safety and further inspection by qualified professionals are also included in this section.

**Maintenance & Information** - Components that require routine maintenance or service as part of homeownership. This section may also include observations that do not necessarily require service but were worth noting in the report. Items related to energy efficiency and improved home performance are also listed under this section.

Photographs and Video: Photographs and video accompanying comments in this report should be considered to be examples of the item or condition being described. Not every instance of an item or condition is necessarily represented with individual photographs or video.

Thermal Imaging: Thermal images included in this inspection report are provided as a courtesy, are limited to certain portions of the home, and should not be considered as part of a full-home thermal imaging inspection. A Thermal Imaging camera may be used as a means of evaluating certain suspect issues or systems. Any anomalies found are always verified by other means such as a moisture meter. Moisture must be present for infrared thermography to locate its existence. During dry times a leak may still be present but undetectable if materials have no moisture present. Thermal Imaging is not X-ray vision, cannot see through walls, and cannot detect mold.

Mold/Mildew: Investigations are NOT included with this report; it is beyond the scope of this inspection at the present time. Any reference to water intrusion is recommended that a professional investigation be obtained.

We make no representation regarding the condition of this property other than as contained in this written report. Any verbal discussions concerning this property that were made at the time of the inspection, and not contained in this written report, are not to be relied upon. Although this report may include observations of some code violations, total compliance with structural, mechanical, plumbing, electrical codes, specifications, and/or legal requirements are specifically excluded. It is pointed out that it is possible for latent defects to exist in the structure and its related equipment, underground piping, and systems that are not visible at the time of the inspection and may not be able to be viewed during a limited visual inspection. Elite Real Estate Inspections does not claim or warrant that the observations listed in this report represent every condition that may exist. In using the information supplied by this inspection, one must recognize the limitations of a limited, visual inspection, and accept the inherent risk involved.

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### I. STRUCTURAL SYSTEMS

**A. Foundations**

*Type of Foundation(s):* Slab on Grade

*Comments:*

*Crawlspace Inspected From:* No Crawlspace

*Foundation Performing Adequately:*

In my opinion, the foundation appears to be providing adequate support for the structure at the time of this inspection. I did not observe any apparent evidence that would indicate the presence of adverse performance or significant deficiencies in the foundation.

*Foundation Visibility:* Fully Visible

**B. Grading and Drainage**

*Comments:*

*Performing As Intended:*

The grading and drainage system and components were inspected according to today's Texas Standards of Practice and were performing as intended at the time of the inspection.

**C. Roof Covering Materials**

*Types of Roof Covering:* Asphalt Laminated (Architectural) Shingles

*Viewed From:* The Inspector inspected the roofing materials and components by walking the roof surface.

*Comments:*

*Roof Condition:* Good Condition

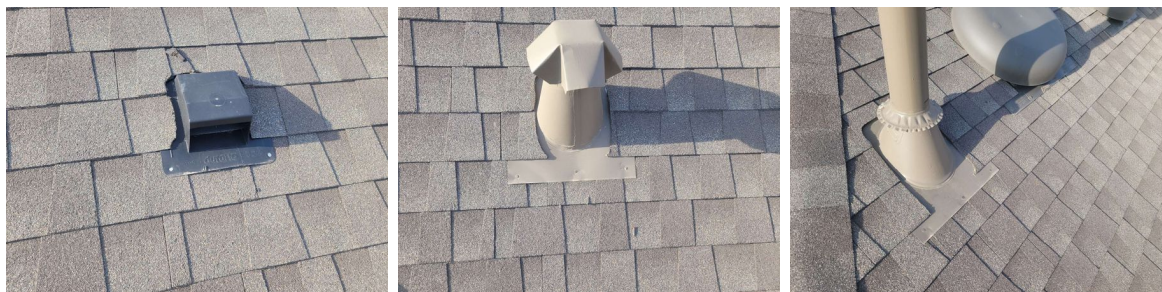


*Evidence Of Previous Roof Repairs:* None visible at the time of the inspection

**1: Shingles - Exposed Fasteners**

🟡Attention Recommended

Roof fasteners (nails and/or staples) were observed to be exposed and should be properly sealed at the flashing areas.



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**D. Roof Structures and Attics**

*Viewed From: Attic Decked Space Only*

*Approximate Average Depth of Insulation: 10" to 13"*

*Comments:*

*Roof Structure Type: Rafters, Purlins, Collar Ties, Radiant Barrier*

*Attic Entry Point: Ceiling access in the garage*

*Attic Ventilation: Soffit Vent, Dome Vent*

*Performing As Intended:*

The visible areas of the roof structure and attic were inspected according to today's Texas Standards of Practice and were performing as intended at the time of the inspection

**E. Walls (Interior and Exterior)**

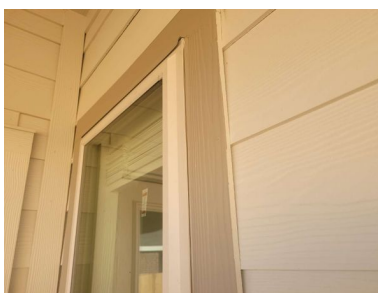
*Comments:*

*Siding Material: Brick Veneer, Fiber Cement Planks*

**1: Exterior Walls - Sealant Around Windows**

**Attention Recommended**

Sealant improvements are recommended for the area between the exterior siding and the window frames. It is recommended to use elastomeric sealant.



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**2: Exterior Walls - Sealant Around Wall Penetrations**

🟡Attention Recommended

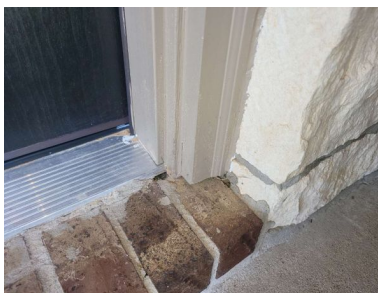
The area between the exterior siding and all of the wall penetrations/openings need to be properly sealed.



**3: Exterior Walls - Mortar Needs Improvement**

🟡Attention Recommended

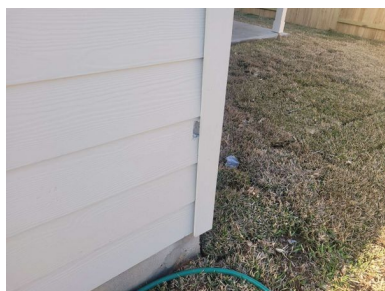
Mortar improvements are recommended for the exterior brick veneer.



**4: Exterior Walls - Damage**

🟡Attention Recommended

The exterior siding has some damage.



**F. Ceilings and Floors**

*Comments:*

*Performing As Intended:*

The ceilings and floors were inspected according to today's Texas Standards of Practice and were performing as intended at the time of the inspection.

**1: Floors - Shrinkage Cracks Observed In Garage**

🔧Maintenance & Information

The garage floor had common shrinkage cracks. These cracks are not a structural concern.



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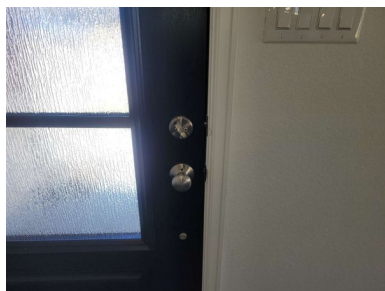
**G. Doors (Interior and Exterior)**

*Comments:*

**1: Exterior Doors - Deadbolt Does Not Align**

🟡Attention Recommended

The exterior door deadbolt did not align correctly with the hole in the strike plate, making the deadbolt difficult to operate.



**H. Windows**

*Comments:*

*Window Material:* Vinyl

*Window Type:* Single Hung Double Pane, Fixed Double Pane Windows

**1: Windows - Damage**

🟡Attention Recommended

Living Room

The window frame is damaged.



**I. Stairways (Interior and Exterior)**

*Comments:*

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<b>I</b>	<b>NI</b>	<b>NP</b>	<b>D</b>
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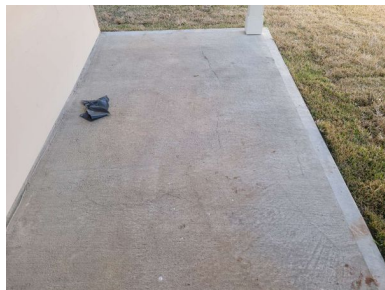
**J. Fireplaces and Chimneys**  
*Comments:*  
*Fireplace Type:* Not present

**K. Porches, Balconies, Decks, and Carports**  
*Comments:*

**1: Porch/Patio - Minor Cracks**

[Maintenance & Information](#)

Minor cracks and/or deficiencies were observed on the patio.



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## II. ELECTRICAL SYSTEMS

**A. Service Entrance and Panels**

*Comments:*

*Electrical Service Entrance:* Underground Service

*Service Entrance Conductor/Wire Type:* Aluminum

*Main Electrical Panel Located:* East Wall

*Main Electrical Panel Manufacturer and Service Capacity:* Square D, 150 AMP

*Main Electrical Panel Includes:* Main Disconnect

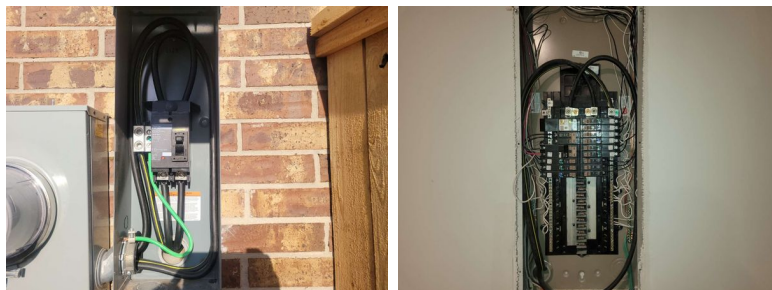
*Sub Electrical Panel Located:* In Garage

*Sub Electrical Panel Manufacturer and Service Capacity:* Eaton, 150 AMP

*Sub Electrical Panel Includes:* Circuit Breakers, Ground Fault Circuit Interrupter (GFCI) Breakers, Arc Fault Circuit Interrupter (AFCI) Breakers, Surge Protector

*Gas Line Bonding:* Visible at the gas meter

*Electrical Panel/s Uncovered For Inspections:*



*Performing As Intended:*

The main electrical service entrance and service panel were inspected according to today's Texas Standards of Practice and were performing as intended at the time of the inspection.

**B. Branch Circuits, Connected Devices, and Fixtures**

*Type of Wiring:* Copper

*Comments:*

*GFCI Present :* Present where required

*AFCI Present :* Present where required

*Smoke Alarms Present :* Present where required

*Carbon Monoxide Alarms Present:* Present where required

*Receptacles Within 5 1/2-ft of Floor Tamper Resistant:* Yes

**1: Receptacles - Missing**

🟡Attention Recommended

Garage

One or more of the receptacles are missing.

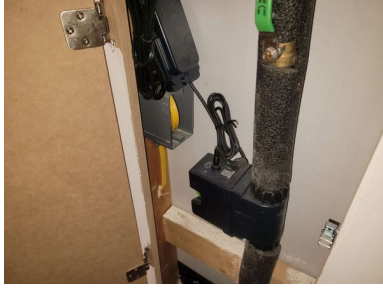
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I	NI	NP	D
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**C. Other**  
*Comments:*

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I NI NP D

### III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

**A. Heating Equipment**

*Type of Systems:* Furnace

*Energy Sources:* Gas

*Comments:*

*Heating Equipment Year Manufactured:* 2021

*Gas Valve or Electric Shutoff Present & Accessible:* Present & Accessible

*Heating Equipment Location w/Photo:* Attic



*Performing As Intended:*

The heating equipment was inspected according to today's Texas Standards of Practice and was performing as intended at the time of the inspection.

**B. Cooling Equipment**

*Type of Systems:* Central Air Conditioner

*Comments:*

*Outdoor (Condenser) Year Manufactured:* 2022

*Indoor (Evaporator) Year Manufactured:* 2021

*Refrigerant Used:* R410A

*Location Of Condensation Drain Lines/W Photo:* Under The Secondary Bathroom Sink



*Average Temperature Differential 1st Floor: :* Between 15° to 22° difference (Performing As Intended))

**1: Primary Drain - Kinked**

🚩Attention Recommended

The condensation drain designed to safely dispose of condensate produced by the operation of the air-conditioning evaporator coils was kinked and may not properly dispose of condensate.



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I	NI	NP	D
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**C. Duct Systems, Chases, and Vents**

*Comments:*

*Type Of Ductwork:* Insulated Flex Duct

*HVAC Air Filter Location:* At the HVAC equipment in the attic

**1: Register - Damper Not Open**

🟡 Attention Recommended

Multiple Locations

The damper inside the air supply register is in a closed position. The damper should be removed or opened to allow for proper air flow.



**D. Other**

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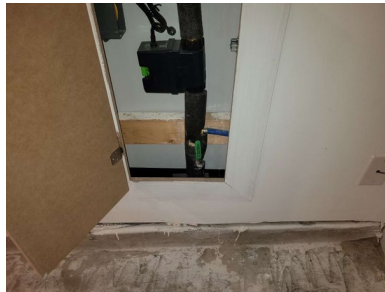
#### IV. PLUMBING SYSTEMS

**A. Plumbing Supply, Distribution Systems, and Fixtures**

*Location of Water Meter:* In an underground box in the front yard to the right of the driveway



*Location of Main Water Supply Valve :* In the garage



*Static Water Pressure Reading:* 60 to 70 PSI



*Type of Supply Piping Material:* Pex

*Comments:*

*Performing As Intended:*

The visible water supply system plumbing was inspected according to today's Texas Standards of Practice and was performing as intended at the time of the inspection. Portions of the plumbing system that were concealed by finishes, stored items, below grade, or in or under the foundation were not visible and were not inspected.

**B. Drains, Wastes, and Vents**

*Type of Drain Piping Material:* PVC

*Comments:*

*Sewer Drain Cleanout Location :* South wall of the home

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I NI NP D



*Performing As Intended:*

The drains, wastes and vents were inspected according to today's Texas Standards of Practice and were performing as intended at the time of the inspection.

**C. Water Heating Equipment**

*Energy Sources:* Gas

*Water Heating Equipment Capacity:* 50 Gallon

*Comments:*

*Water Heating Equipment Location:* Garage

*Number Of Units:* 1

*Water Heating Equipment Age:* 2022

*Gas Valve or Electric Shutoff Present & Accessible:* Present & Accessible

*Safety Pan and Drain:* Yes

*Water Temperature Test Range:* Between (100°F to 120°F)

*Performing As Intended:*

The water heating equipment was inspected according to today's Texas Standards of Practice and was performing as intended at the time of the inspection.

**D. Hydro-Massage Therapy Equipment**

*Comments:*

*Hydro-Massage Tub Operable:* Not present

*GFCI Present:* Not present

*Pump Accessible:* Not present

**E. Gas Distribution Systems and Gas Appliances**

*Location of Gas Meter:* East Wall

*Type of Gas Distribution Piping Material:* Steel Pipe

*Comments:*

*Performing As Intended:*

The gas distribution and appliances were inspected according to today's Texas Standards of Practice and were performing as intended at the time of the inspection.

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### V. APPLIANCES

**A. Dishwashers**

*Comments:*

*Dishwasher Backflow Prevention:* High Loop

*Dishwasher Operable:* Yes

*Evidence Of Leaks:* No

*Performing As Intended:*

The dishwasher was inspected according to today's Texas Standards of Practice and was performing as intended at the time of the inspection.

**B. Food Waste Disposers**

*Comments:*

*Food Waster Disposer Operable:* Yes

*Performing As Intended :*

The food waste disposer was inspected according to today's Texas Standards of Practice and was performing as intended at the time of the inspection.

**C. Range Hood and Exhaust Systems**

*Comments:*

*Exhaust System Type:* Ducted Microwave Range Hood

*Exhaust System Termination:* North of home through wall

*Performing As Intended:*

The range exhaust vent was inspected according to today's Texas Standards of Practice and was performing as intended at the time of the inspection.

**D. Ranges, Cooktops, and Ovens**

*Comments:*

*Range Type:* Gas

*Gas Line Access:* In the cabinet to the right

*Oven Heating Within 25 Degrees of 350°:* Yes

*Performing As Intended:*

The range was inspected according to today's Texas Standards of Practice and was performing as intended at the time of the inspection.

**E. Microwave Ovens**

*Comments:*

*Microwave Oven Heats:* Yes

*Performing As Intended:*

The microwave oven was inspected according to today's Texas Standards of Practice and was performing as intended at the time of the inspection.

**F. Mechanical Exhaust Vents and Bathroom Heaters**

*Comments:*

*Exhaust Fans In Bathroom/s:* Yes

*Exhaust Fan In Laundry Room:* Yes

*Exhaust Fan Terminates To Exterior Of The Structure:* Yes

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**1: Operation - Noisy Fan**

🟡 Attention Recommended

Master Bathroom

The mechanical exhaust vent fan was unusually noisy



**G. Garage Door Operators**

*Comments:*

*Unit(s) Operational: Yes*

*Auto-Reverse Resistance Test Acceptable : Yes*

*Auto-Reverse Sensor Test Acceptable : Yes*

*Performing As Intended:*

The garage door operators were inspected according to today's Texas Standards of Practice and were performing as intended at the time of the inspection.

**H. Dryer Exhaust Systems**

*Comments:*

*Dryer Energy Source: Electric 240 Volt 4 Receptacle*

*Dryer Vent Termination: Roof Vent*

*Performing As Intended:*

The dryer vent was inspected according to today's Texas Standards of Practice and was performing as intended at the time of the inspection. Dryer vents should be cleaned periodically for lint.



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## VI. OPTIONAL SYSTEMS

**A. Landscape Irrigation (Sprinkler) Systems**

*Comments:*

*Control Location:* The sprinkler system control panel was located in the garage

*Number of Zones:* 6

*Backflow Prevention Device Present:* Yes

*Rain Sensor Present:* Yes

*Sprinkler Zones All Responding:* Yes

**1: Sprinkler - Head Obstructed**

🟡Attention Recommended

Zone 3

The sprinkler head is obstructed and does not disperse water properly



**2: Sprinkler - Low Water Pressure @ Head**

🟡Attention Recommended

Zone 1

Low water pressure was observed at the sprinkler head. The cause and remedy should be further evaluated and corrected as necessary.

