

3530 Ripplebrook Dr

Houston, Texas 77045



✉ hello@inspectify.com

Client	--
Type	Rent Ready Inspection Report - 3530 Ripplebrook Dr
Inspected by	HomeTeam Inspection Service - North Houston
State license	TREC 20811
Scheduled	June 13, 2026, 5:00 PM CDT
Completed	June 13, 2026, 10:35 PM CDT

 1 safety

 5 repair

 6 limitation

 14 Inspectify flag

System	Subsystem	Issues identified
Home Inspection Details	Home Inspection Details	 Address Numbers Visible
Exterior	Exterior	 Exterior / Siding Condition
		 Exterior Door Condition
		 Porch / Patio / Deck Condition
	Landscaping	 Damaged Fence / Gate
Kitchen	Kitchen	 Sink Condition
		 Countertop Condition
		 Exterior Cabinet / Drawers Condition
		 Interior Cabinet / Drawers Condition
	Range	 No Gas to Property
Bedrooms	Bedroom 3	 Damaged Blinds
Bathrooms	Primary Bathroom	 Shower / Tub Condition: Not Present
		 Vanity / Cabinet Condition
	Bathroom 2	 Vanity / Cabinet Condition
		 Toilet Condition
		 Shower / Tub Condition
Laundry Area	Laundry Area	 Damaged Flooring
		 Missing GFCI
		 Windows / Blinds / Screens Condition: Not Present
Utilities	Utilities	 Gas Turned Off at Main Valve
	Smoke / CO Detectors	 Missing Smoke Detector(s)
HVAC	General	 Air Filter Condition
	Heating	 Heating System Not Fully Accessible
	Temperature Splits	 Supply Temperature (Heating): Other
		 Return Temperature (Heating): Other
Miscellaneous Property Information	Miscellaneous Property Information	 General Interior Condition

Home Inspection Details



1 Issue

Occupancy Status

Vacant

Address Numbers Visible

No

Home Inspection Details photos / videos



Inspectify flag

Address Numbers Visible

No

Home Inspection Details photos / videos



Exterior 4 Issues

3 Issues

Exterior / Siding Condition

Good - Cosmetic Issues Only

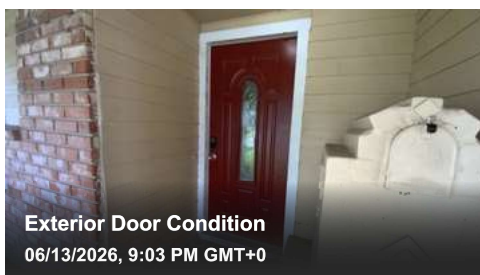
Exterior Door Condition

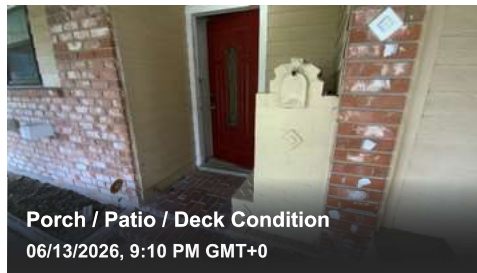
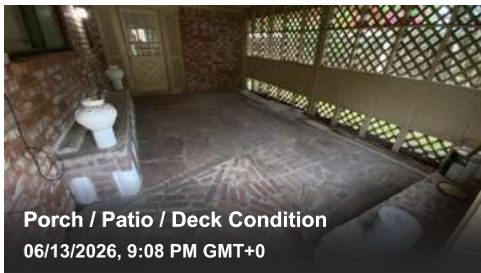
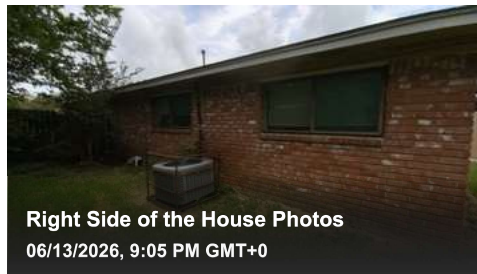
Good - Cosmetic Issues Only

Porch / Patio / Deck Condition

Good - Cosmetic Issues Only

Exterior photos / videos





Inspectify flag

Exterior / Siding Condition

Good - Cosmetic Issues Only

Deficiency photos / videos



Inspectify flag

Exterior Door Condition

Good - Cosmetic Issues Only

Exterior photos / videos



Inspectify flag

Porch / Patio / Deck Condition

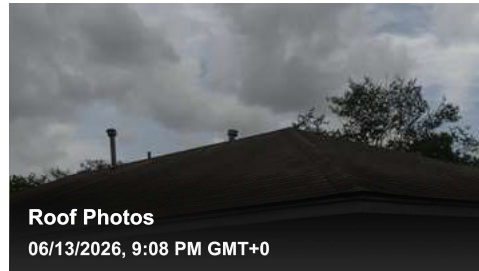
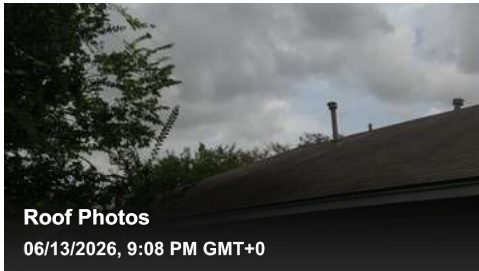
Good - Cosmetic Issues Only

Exterior photos / videos



Roof ✓ No issues

Roof photos / videos



Landscaping 🕒 1 Issue

Front Yard Condition

Good (5 - 20 hours of work)

Left Side Yard Condition

Good (5 - 20 hours of work)

Back Yard Condition

Good (5 - 20 hours of work)

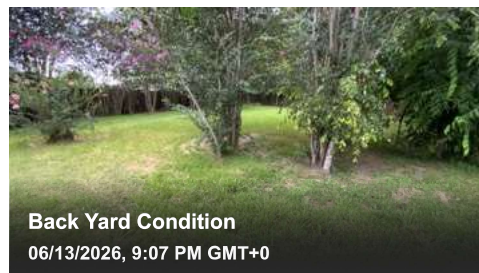
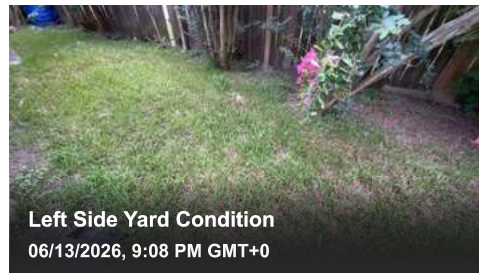
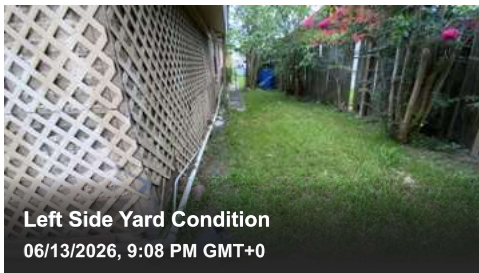
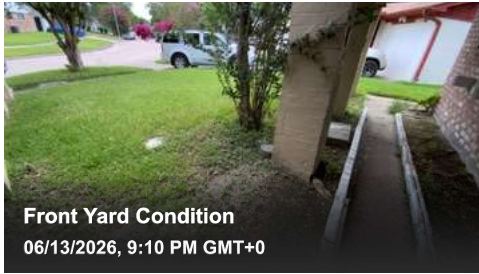
Right Side Yard Condition

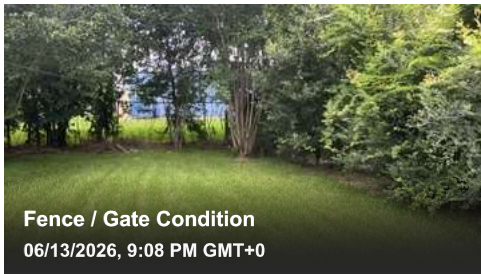
Good (5 - 20 hours of work)

Fence / Gate Condition

Fair - Some Repairs Needed

Landscaping photos / videos



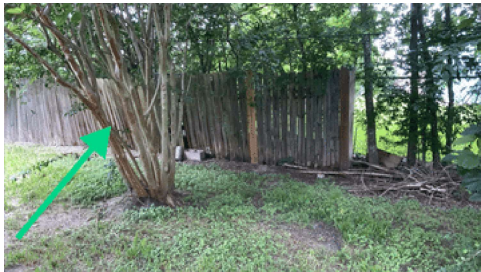


Repair deficiency

Damaged Fence / Gate

The fence or gate is damaged in one or more areas.

Landscaping photos / videos



Common Areas

Common Room ✓ No issues

Ceiling / Walls / Trim Condition

Great - No Repairs Needed

Paint / Wallpaper Condition

Great - No Repairs Needed

Doors / Casing / Door Stops Condition

Great - No Repairs Needed

Flooring Condition

Great - No Repairs Needed

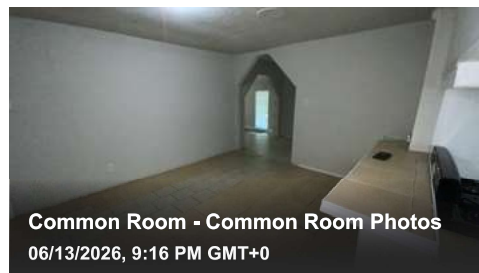
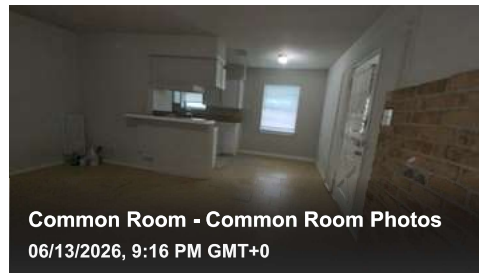
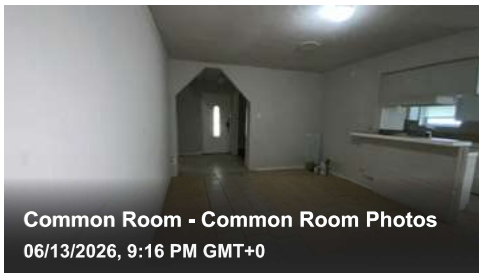
Electrical Condition

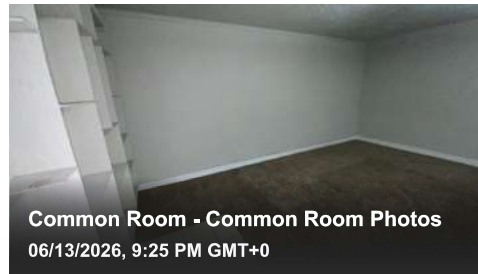
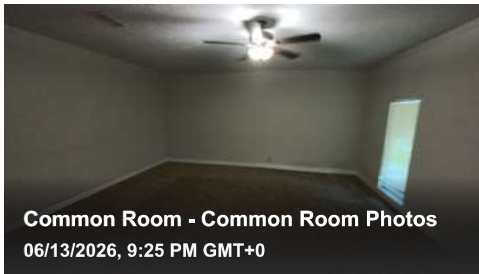
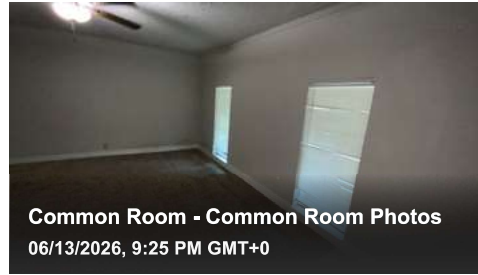
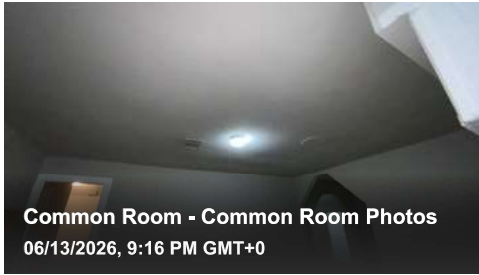
Great - No Repairs Needed

Windows / Blinds / Screens Condition

Great - No Repairs Needed

Common Room photos / videos





Hallway No issues

Ceiling / Walls / Trim Condition

Great - No Repairs Needed

Paint / Wallpaper Condition

Great - No Repairs Needed

Doors / Casing / Door Stops Condition

Great - No Repairs Needed

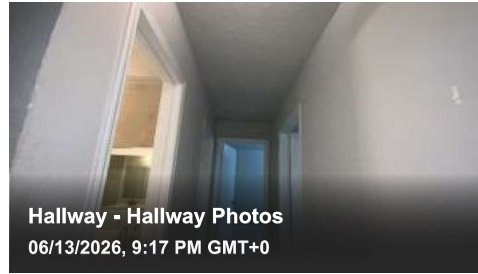
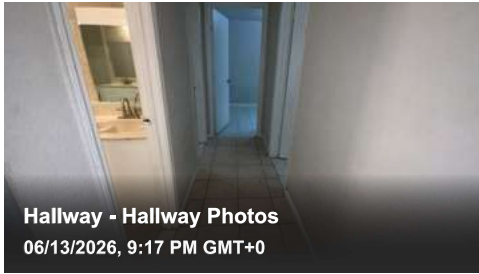
Flooring Condition

Great - No Repairs Needed

Electrical Condition

Great - No Repairs Needed

Hallway photos / videos



Fireplace  Not present

Kitchen



5 Issues



4 Issues

Sink Condition

Good - Cosmetic Issues Only

Countertop Condition

Good - Cosmetic Issues Only

Exterior Cabinet / Drawers Condition

Good - Cosmetic Issues Only

Interior Cabinet / Drawers Condition

Good - Cosmetic Issues Only

Ceiling / Walls / Trim Condition

Great - No Repairs Needed

Paint / Wallpaper Condition

Great - No Repairs Needed

Doors / Casing / Door Stops Condition

Great - No Repairs Needed

Flooring Condition

Great - No Repairs Needed

Electrical Condition

Great - No Repairs Needed

Plumbing Condition

Great - No Repairs Needed

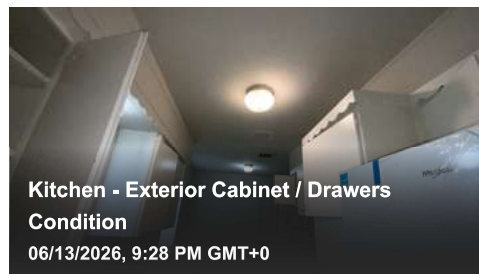
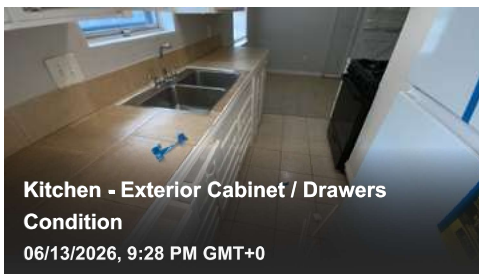
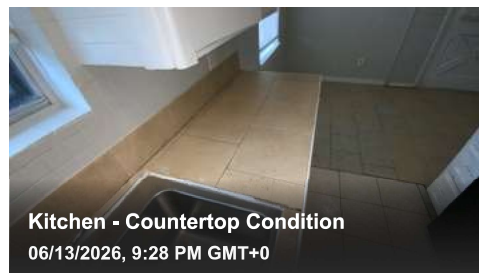
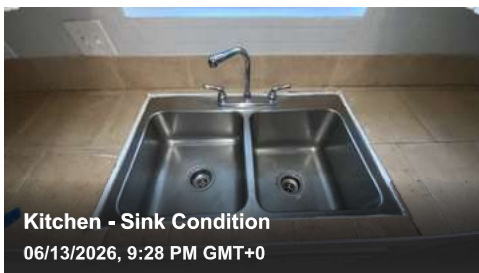
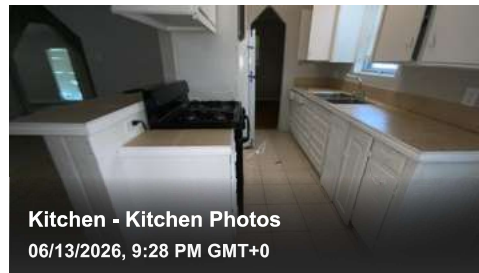
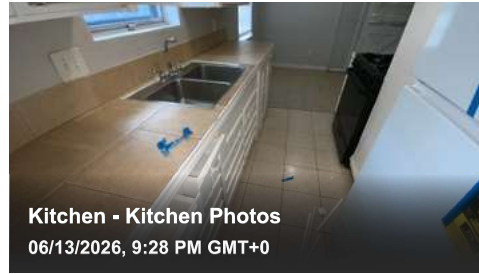
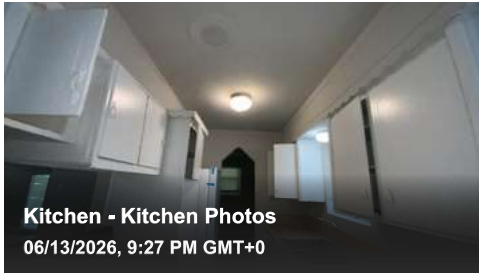
Windows / Blinds / Screens Condition

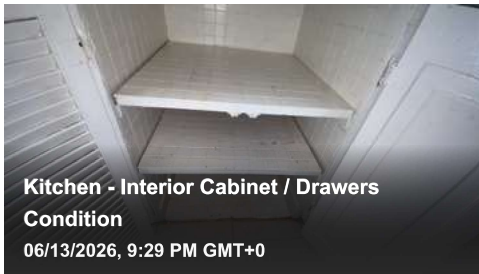
Great - No Repairs Needed

Caulking Condition

Great - No Repairs Needed

Kitchen photos / videos





 **Inspectify flag**

Sink Condition

Good - Cosmetic Issues Only

Kitchen photos / videos



 **Inspectify flag**

Countertop Condition

Good - Cosmetic Issues Only

Kitchen photos / videos



Inspectify flag

Exterior Cabinet / Drawers Condition

Good - Cosmetic Issues Only

Kitchen photos / videos



Inspectify flag

Interior Cabinet / Drawers Condition

Good - Cosmetic Issues Only

Kitchen photos / videos



Refrigerator ✓ No issues

Refrigerator Condition

Functional

Refrigerator Water Filter Observed

No

Refrigerator Appliance Tag Photo

Refrigerator

 Beta Feature

Recall status

No

Manufacture date

June 2020

Expected life

13 years

Model number

WRTX54198W00

Brand

Whirlpool

Age

6.03 years

Estimated remaining life

6.97 years

Serial number

VSF0859336

Refrigerator photos / videos



Range 🕒 1 Issue

Range Condition

Non-Functional

Range Appliance Tag Photo

Range / Stove / Oven

Recall status

No

Expected life

15 years

Brand

GE

Estimated remaining life

10.47 years

Manufacture date

December 2021

Model number

RGBS300DM2BB

Age

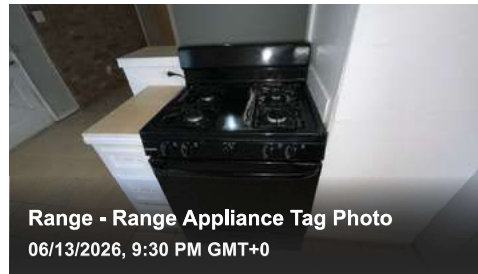
4.53 years

Serial number

ZS133611R

 Beta Feature

Range photos / videos



Repair deficiency

No Gas to Property

The property does not currently have working gas services.

Range photos / videos



Wall Oven  Not present

Cooktop  Not present

Vent Hood  Not present

Dishwasher  Not present

Microwave  Not present

Garbage Disposal  Not present

General  No issues

Missing Kitchen Appliances

Dishwasher, Microwave

General photos / videos

Bedrooms 🕒 1 Issue

Primary Bedroom ✓ No issues

Ceiling / Walls / Trim Condition

Great - No Repairs Needed

Paint / Wallpaper Condition

Great - No Repairs Needed

Doors / Casing / Door Stops Condition

Great - No Repairs Needed

Flooring Condition

Great - No Repairs Needed

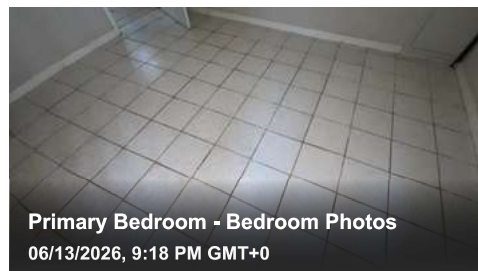
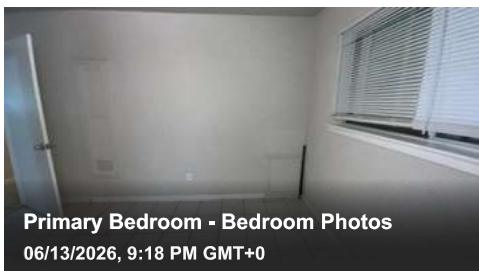
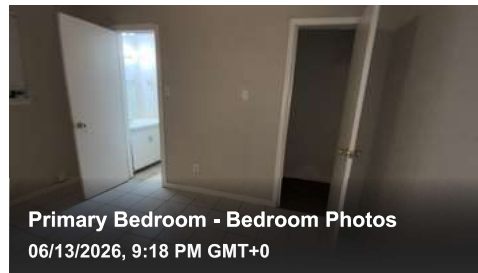
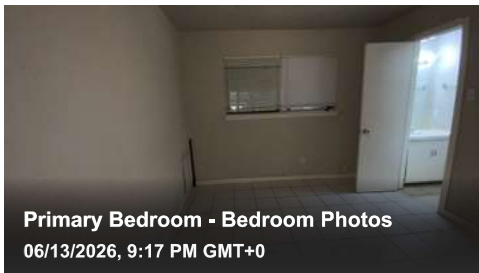
Electrical Condition

Great - No Repairs Needed

Windows / Blinds / Screens Condition

Great - No Repairs Needed

Primary Bedroom photos / videos





Bedroom 2 No issues

Ceiling / Walls / Trim Condition

Great - No Repairs Needed

Paint / Wallpaper Condition

Great - No Repairs Needed

Doors / Casing / Door Stops Condition

Great - No Repairs Needed

Flooring Condition

Great - No Repairs Needed

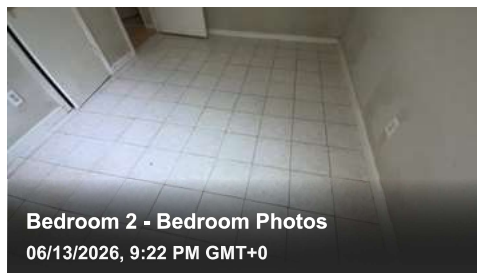
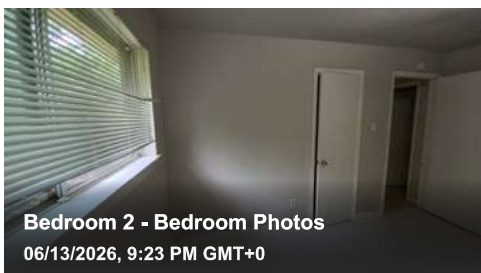
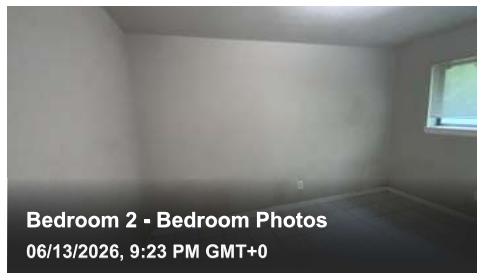
Electrical Condition

Great - No Repairs Needed

Windows / Blinds / Screens Condition

Great - No Repairs Needed

Bedroom 2 photos / videos



Bedroom 3 1 Issue

Ceiling / Walls / Trim Condition

Great - No Repairs Needed

Paint / Wallpaper Condition

Great - No Repairs Needed

Doors / Casing / Door Stops Condition

Great - No Repairs Needed

Flooring Condition

Great - No Repairs Needed

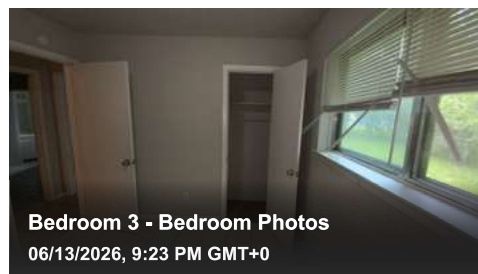
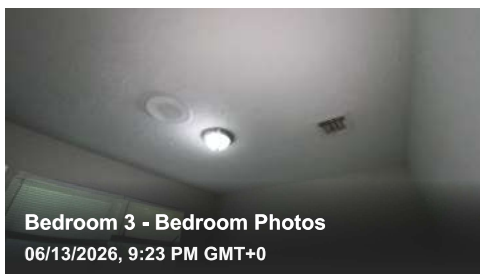
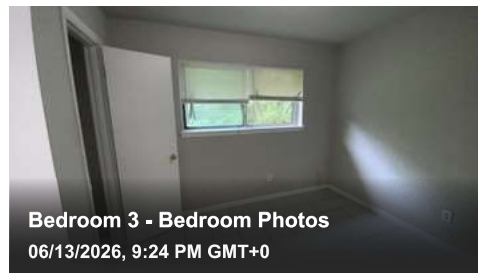
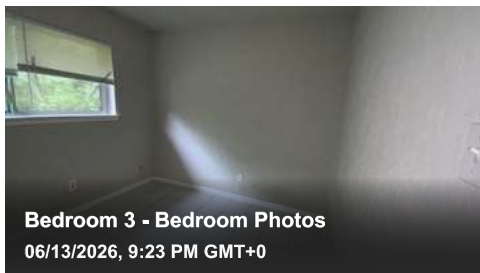
Electrical Condition

Great - No Repairs Needed

Windows / Blinds / Screens Condition

Fair - Some Repairs Needed

Bedroom 3 photos / videos



**Repair deficiency****Damaged Blinds**

One or more blind slats are damaged.

Bedroom 3 photos / videos

Bathrooms 5 Issues

Primary Bathroom 2 Issues

Sink Condition

Great - No Repairs Needed

Vanity / Cabinet Condition

Good - Cosmetic Issues Only

Toilet Condition

Great - No Repairs Needed

Shower / Tub Condition

Not Present

Caulking Condition

Great - No Repairs Needed

Hardware Condition

Great - No Repairs Needed

Ceiling / Walls / Trim Condition

Great - No Repairs Needed

Paint / Wallpaper Condition

Great - No Repairs Needed

Doors / Casing / Door Stops Condition

Great - No Repairs Needed

Flooring Condition

Great - No Repairs Needed

Electrical Condition

Great - No Repairs Needed

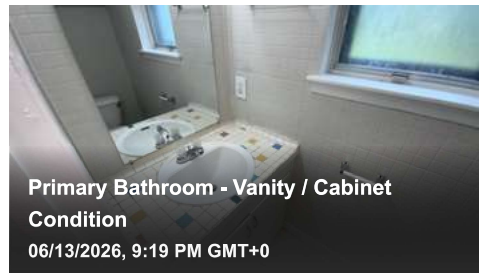
Plumbing Condition

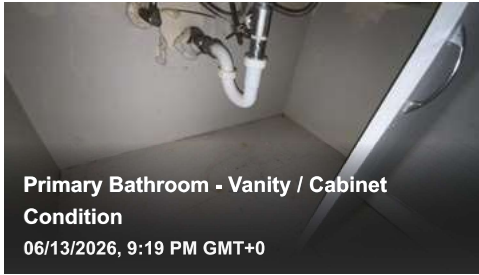
Great - No Repairs Needed

Windows / Blinds / Screens Condition

Great - No Repairs Needed

Primary Bathroom photos / videos





⚠ Limitation

Shower / Tub Condition: Not Present

The object / room is not present.

Limitation photos / videos

🚩 Inspectify flag**Vanity / Cabinet Condition**

Good - Cosmetic Issues Only

Primary Bathroom photos / videos



Bathroom 2 3 Issues

Sink Condition

Great - No Repairs Needed

Vanity / Cabinet Condition

Good - Cosmetic Issues Only

Toilet Condition

Good - Cosmetic Issues Only

Shower / Tub Condition

Good - Cosmetic Issues Only

Caulking Condition

Great - No Repairs Needed

Hardware Condition

Great - No Repairs Needed

Ceiling / Walls / Trim Condition

Great - No Repairs Needed

Paint / Wallpaper Condition

Great - No Repairs Needed

Doors / Casing / Door Stops Condition

Great - No Repairs Needed

Flooring Condition

Great - No Repairs Needed

Electrical Condition

Great - No Repairs Needed

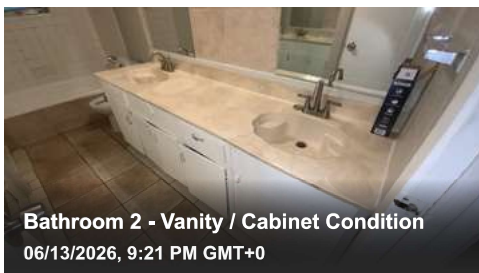
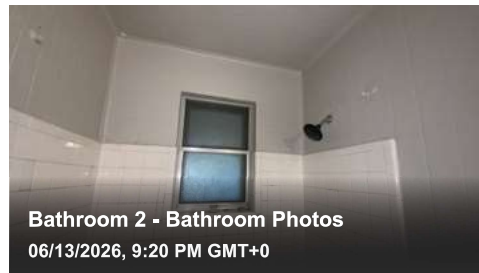
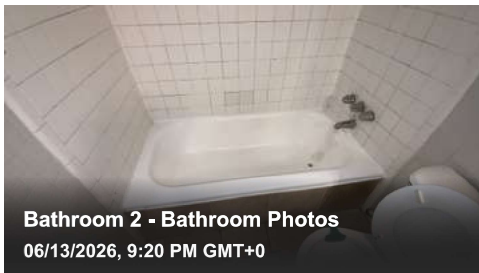
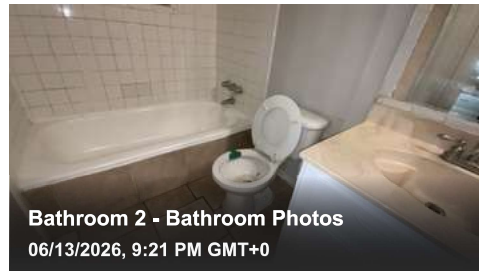
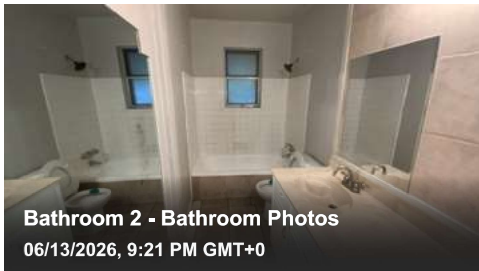
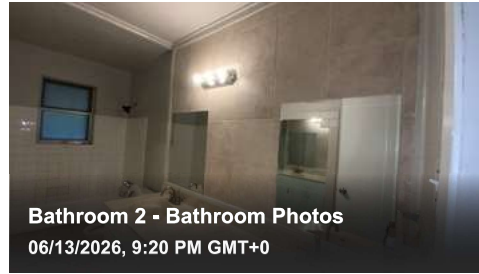
Plumbing Condition

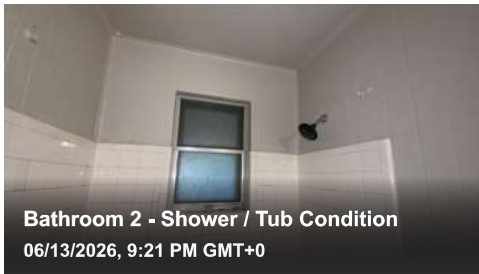
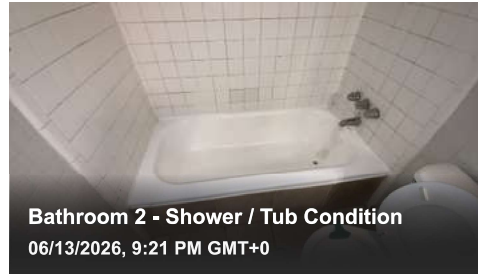
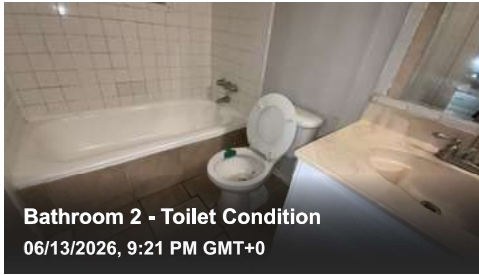
Great - No Repairs Needed

Windows / Blinds / Screens Condition

Great - No Repairs Needed

Bathroom 2 photos / videos





 Inspectify flag

Vanity / Cabinet Condition

Good - Cosmetic Issues Only

Bathroom 2 photos / videos



 Inspectify flag

Toilet Condition

Good - Cosmetic Issues Only

Bathroom 2 photos / videos

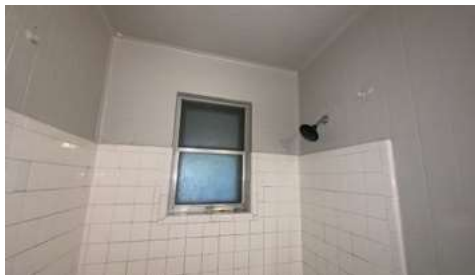


Inspectify flag

Shower / Tub Condition

Good - Cosmetic Issues Only

Bathroom 2 photos / videos



Structural

Attic ✓ No issues

Attic Access Accessible

No

Attic photos / videos

Basement  Not present

Garage

 Not present

Laundry Area 3 Issues

3 Issues

Ceiling / Walls / Trim Condition

Great - No Repairs Needed

Paint / Wallpaper Condition

Great - No Repairs Needed

Doors / Casing / Door Stops Condition

Great - No Repairs Needed

Flooring Condition

Fair - Some Repairs Needed

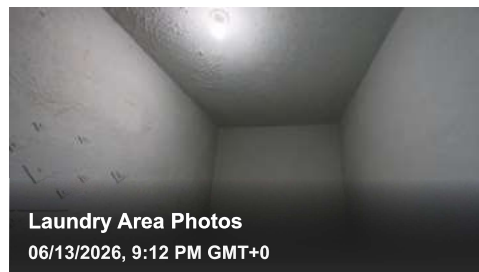
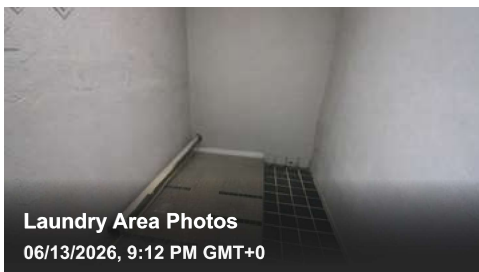
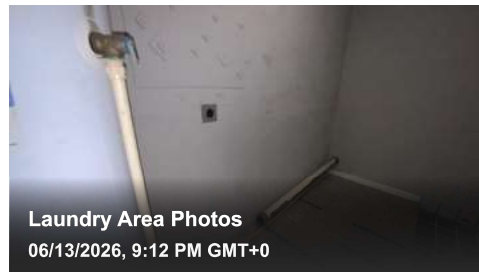
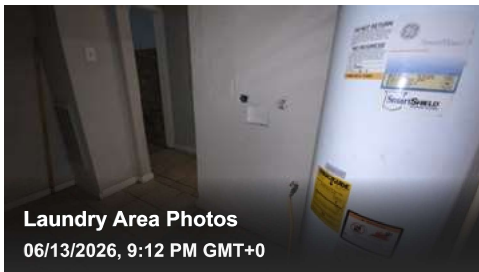
Electrical Condition

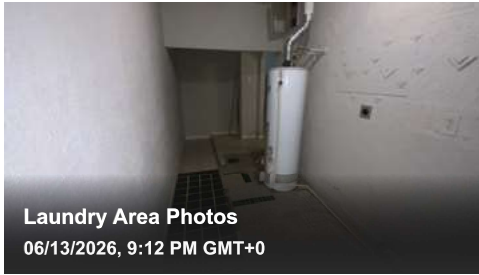
Fair - Some Repairs Needed

Windows / Blinds / Screens Condition

Not Present

Laundry Area photos / videos





 Repair deficiency

Damaged Flooring

The floors are damaged.

Laundry Area photos / videos



 Repair deficiency

Missing GFCI

There is no GFCI (Ground-Fault Circuit Interrupter) protection.

Laundry Area photos / videos



 Limitation

Windows / Blinds / Screens Condition: Not Present

The object / room is not present.

Limitation photos / videos

Plumbing **No issues**

Washer / Dryer Hookups Condition

Great - No Repairs Needed

Plumbing photos / videos

Washer **Not present****Dryer** **Not present**

Utilities 2 Issues

 1 Issue

Active Utilities

Water, Electric

Utilities photos / videos

 Limitation

Gas Turned Off at Main Valve

I observed that the main gas valve was turned off at the meter during the inspection.

Limitation photos / videos

Smoke / CO Detectors 1 Issue

Required Smoke Detectors Observed

No

Smoke Detectors Functional

Yes

Smoke Detector Power Type(s)

Battery Operated

CO Detectors Observed

Yes

CO Detectors Functional

Yes

CO Detector Power Type(s)

Battery Operated

Smoke / CO Detectors photos / videos



Safety deficiency

Missing Smoke Detector(s)

The amount of smoke detectors on the property does not meet the residential requirements.

Smoke / CO Detectors photos / videos



Plumbing

Water Heater ✓ No issues

Water Heater Condition

Functional With Cosmetic Defects

Water Heater Appliance Tag Photo

Water Heater - Gas

Recall status

No

Expected life

10 years

Brand

GE

Estimated remaining life

0 years

Manufacture date

October 2007

Model number

GG40T06AVG01

Age

18.71 years

Serial number

GELN1007411177

 Beta Feature

Water Heater photos / videos



Water Heater - Water Heater Appliance Tag Photo

06/13/2026, 9:11 PM GMT+0



Water Heater - Water Heater Appliance Tag Photo

06/13/2026, 9:11 PM GMT+0

HVAC 4 Issues

General 1 Issue

Air Filter Condition

Dirty

Air Filter Size

12X36X1

General photos / videos

Inspectify flag

Air Filter Condition

The air filter is "Dirty".

Deficiency photos / videos

Heating Cannot inspect

Limitation

Heating System Not Fully Accessible

The heating system was not fully accessible at the time of the inspection.

Limitation photos / videos

Cooling ✓ No issues

Cooling System Condition

Functional With Cosmetic Defects

Cooling System Appliance Tag Photo

Air Conditioner

Recall status

No

Expected life

15 years

Brand

Rheem

Estimated remaining life

9.05 years

Manufacture date

July 2020

Model number

RA1436AJ1NA

Age

5.95 years

Serial number

W292033878

 Beta Feature

Cooling photos / videos



Temperature Splits 2 Issues

Supply Temperature (Cooling)

54.6

Return Temperature (Cooling)

70.3

Supply Temperature (Heating)

Refer to limitations

Return Temperature (Heating)

Refer to limitations

Differential Less Than 10 Degrees

No

Temperature Splits photos / videos

Limitation

Supply Temperature (Heating): Other

No gas supply

Limitation photos / videos

Limitation

Return Temperature (Heating): Other

No gas supply

Limitation photos / videos

Miscellaneous Property Information 1 Issue

 1 Issue

Personal Belongings or Furniture Observed

No

General Interior Condition

Entire Home Needs Cleaning

Miscellaneous Property Information photos / videos

 Inspectify flag

General Interior Condition

Entire Home Needs Cleaning

Deficiency photos / videos



Unless a system, component, fixture, appliance, or other item is specifically included in the scope of work or report, it is deemed excluded at the client's request, and the contractor makes no representations or warranties whatsoever regarding such items.

Without limiting the foregoing, unless expressly included in the scope of work or accompanying report, the contractor has not evaluated, tested, or performed services related to household appliances, heating, ventilation, and air conditioning systems, roofing, foundations, swimming pools or hot tubs, sewer or septic systems, gas or water lines, electrical systems, or other similar items.

By accepting the services and/or report, the client acknowledges and agrees that any items not specifically included in the scope of work or report are excluded at the client's request.