

4915 Ridgewest St

Houston, Texas 77053



✉ hello@inspectify.com

Client	--
Type	Rent Ready Inspection Report - 4915 Ridgewest St
Inspected by	Paul Wilder - Surveyor
Scheduled	June 13, 2026, 5:00 PM CDT
Completed	June 12, 2026, 2:52 PM CDT

1 safety
2 repair
12 limitation
6 Inspectify flag

System	Subsystem	Issues identified
Common Areas	Common Room	 <u>Doors / Casing / Door Stops Condition: Not Present</u>
Kitchen	Kitchen	 <u>Exterior Cabinet / Drawers Condition</u>
		 <u>Interior Cabinet / Drawers Condition</u>
	Refrigerator	 <u>Unable to Access Appliance Tag</u>
	Range	 <u>Range Appliance Tag Photo: Not Present</u>
Bathrooms	Primary Bathroom	 <u>Loose Toilet</u>
		 <u>Shower / Tub Condition: Not Present</u>
		 <u>Sink Condition</u>
	Bathroom 2	 <u>Damaged / Cracked Floor Tiles</u>
		 <u>Sink Condition</u>
		 <u>Vanity / Cabinet Condition</u>
Laundry Area	Laundry Area	 <u>Windows / Blinds / Screens Condition: Not Present</u>
Utilities	Smoke / CO Detectors	 <u>Missing Smoke Detector(s)</u>
		 <u>CO Detectors Observed: Not Present</u>
		 <u>CO Detectors Functional: Not Present</u>
		 <u>CO Detector Power Type(s): Not Present</u>
HVAC	General	 <u>Unable to Access Appliance Tag</u>
	Heating	 <u>Unable to Access Appliance Tag</u>
	Cooling	 <u>Unable to Access Appliance Tag</u>
	Temperature Splits	 <u>Attic Access Restricted</u>
Miscellaneous Property Information	Miscellaneous Property Information	 <u>General Interior Condition</u>

Home Inspection Details

Occupancy Status

Vacant

Address Numbers Visible

Yes

Home Inspection Details photos / videos



Exterior

✓ No issues

Exterior / Siding Condition

Great - No Repairs Needed

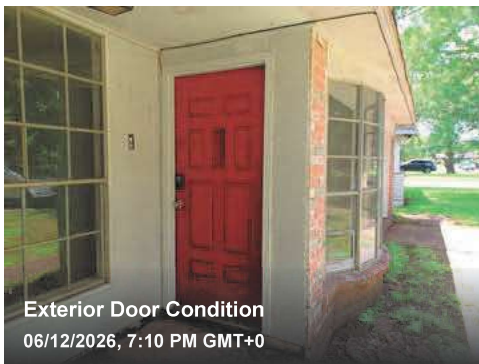
Exterior Door Condition

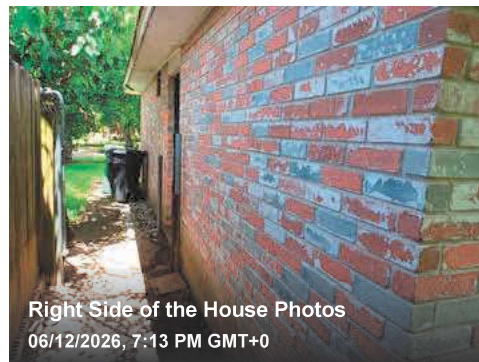
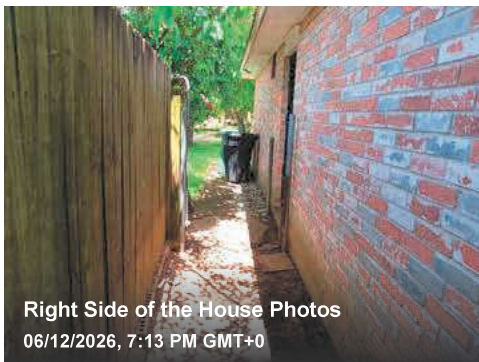
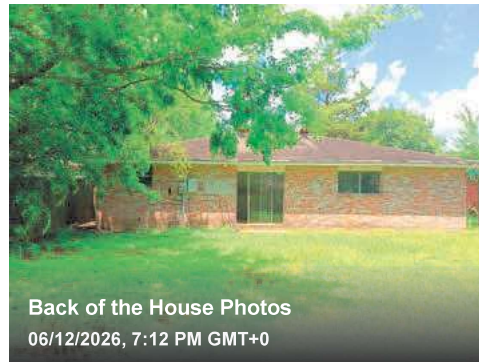
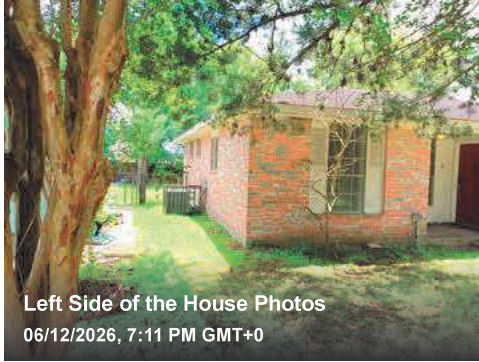
Great - No Repairs Needed

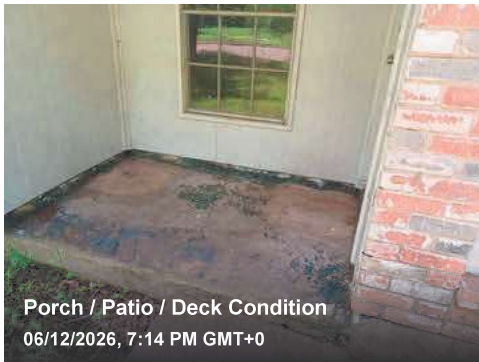
Porch / Patio / Deck Condition

Great - No Repairs Needed

Exterior photos / videos

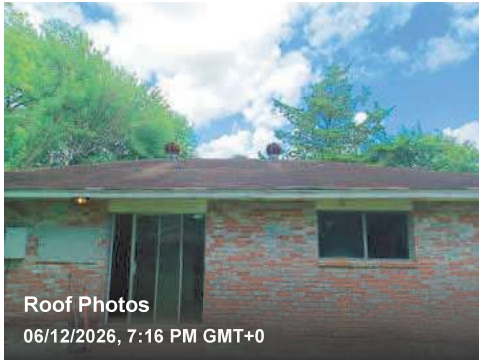






Roof ✓ No issues

Roof photos / videos



Landscaping ✓ No issues

Front Yard Condition

Good (5 - 20 hours of work)

Left Side Yard Condition

Great (< 5 hours of work)

Back Yard Condition

Great (< 5 hours of work)

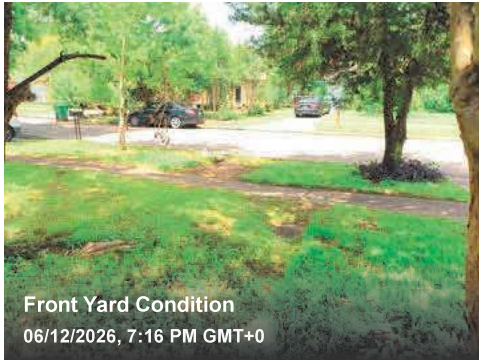
Right Side Yard Condition

Great (< 5 hours of work)

Fence / Gate Condition

Great - No Repairs Needed

Landscaping photos / videos





Common Areas 1 Issue

Common Room 1 Issue

Ceiling / Walls / Trim Condition

Great - No Repairs Needed

Paint / Wallpaper Condition

Great - No Repairs Needed

Doors / Casing / Door Stops Condition

Not Present

Flooring Condition

Great - No Repairs Needed

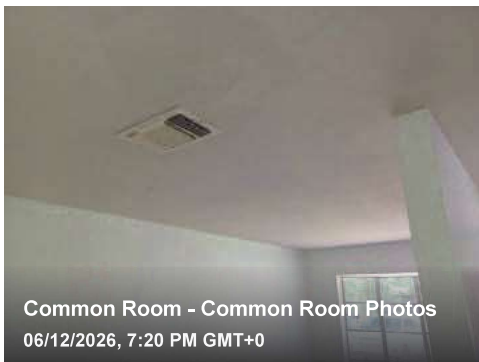
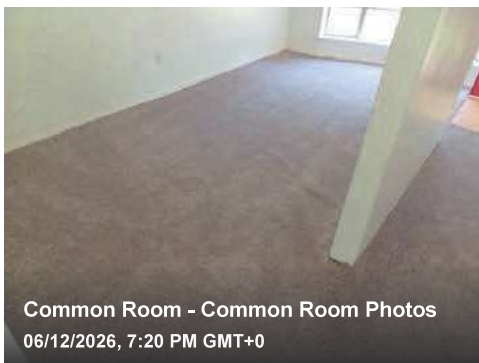
Electrical Condition

Great - No Repairs Needed

Windows / Blinds / Screens Condition

Great - No Repairs Needed

Common Room photos / videos



Limitation

Doors / Casing / Door Stops Condition: Not Present

The object / room is not present.

Limitation 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

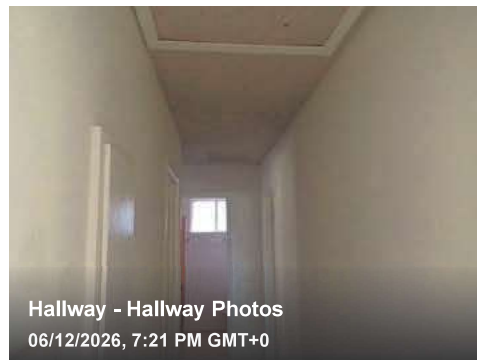
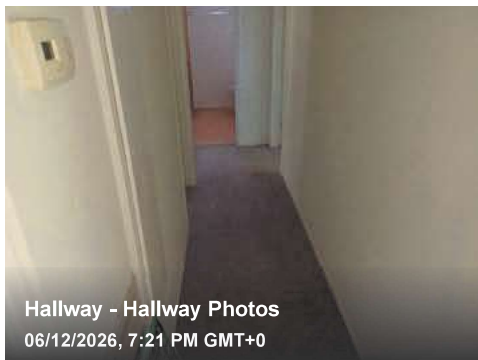
Flooring Condition

Great - No Repairs Needed

Electrical Condition

Great - No Repairs Needed

Hallway photos / videos



Fireplace 🚫 Not present

Kitchen 4 Issues

2 Issues

Sink Condition

Great - No Repairs Needed

Countertop Condition

Great - No Repairs Needed

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



Kitchen - Kitchen Photos
06/12/2026, 7:23 PM GMT+0



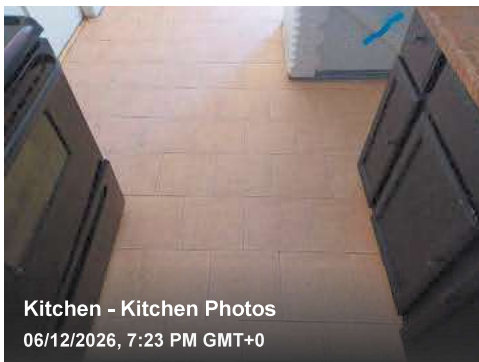
Kitchen - Kitchen Photos
06/12/2026, 7:23 PM GMT+0



Kitchen - Kitchen Photos
06/12/2026, 7:23 PM GMT+0



Kitchen - Kitchen Photos
06/12/2026, 7:23 PM GMT+0



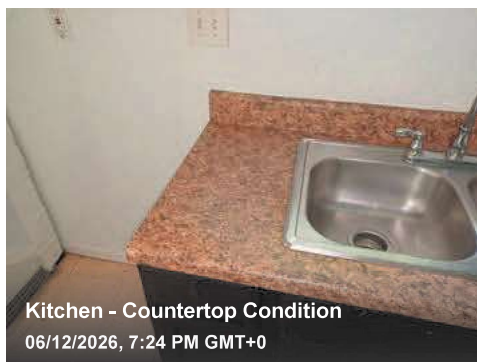
Kitchen - Kitchen Photos
06/12/2026, 7:23 PM GMT+0



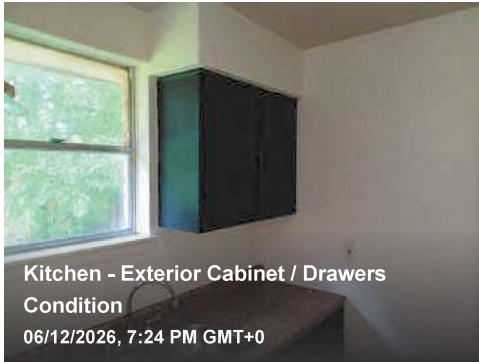
Kitchen - Sink Condition
06/12/2026, 7:23 PM GMT+0



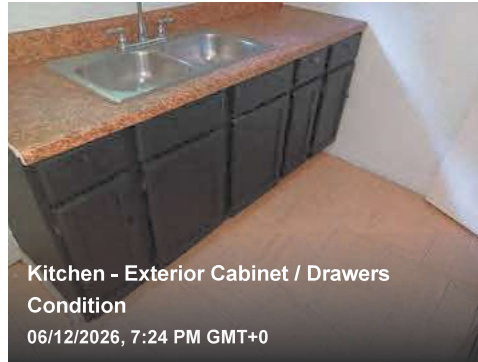
Kitchen - Countertop Condition
06/12/2026, 7:23 PM GMT+0



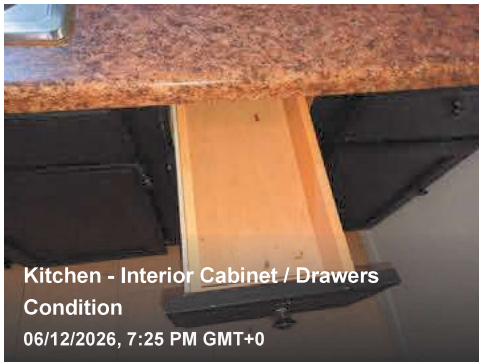
Kitchen - Countertop Condition
06/12/2026, 7:24 PM GMT+0



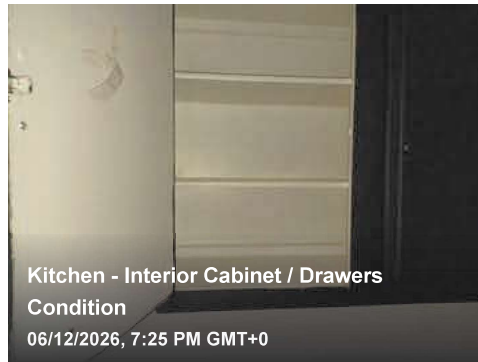
Kitchen - Exterior Cabinet / Drawers Condition
06/12/2026, 7:24 PM GMT+0



Kitchen - Exterior Cabinet / Drawers Condition
06/12/2026, 7:24 PM GMT+0



Kitchen - Interior Cabinet / Drawers Condition
06/12/2026, 7:25 PM GMT+0



Kitchen - Interior Cabinet / Drawers Condition
06/12/2026, 7:25 PM GMT+0

 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 Cannot inspect

Limitation

Unable to Access Appliance Tag

The appliance label was not accessible for inspection.

Limitation photos / videos

Range 1 Issue

Range Condition

Functional

Range Appliance Tag Photo

Not Present

Range photos / videos



Limitation

Range Appliance Tag Photo: Not Present

The object / room is not present.

Limitation photos / videos

Wall Oven  Not present

Cooktop  Not present

Vent Hood  No issues

Vent Hood Condition

Functional

Vent Hood photos / videos



Dishwasher  Not present

Microwave  Not present

Garbage Disposal  Not present

General  No issues

Missing Kitchen Appliances

Dishwasher, Wall Oven, Cooktop, Microwave

General photos / videos

Bedrooms

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

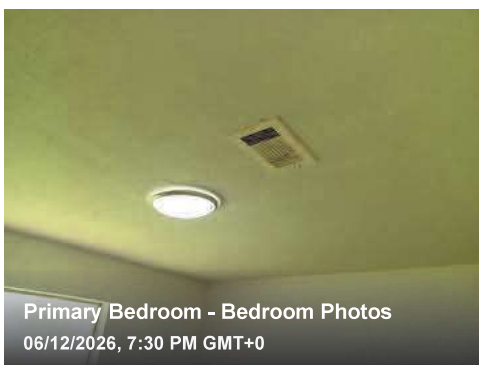
Electrical Condition

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

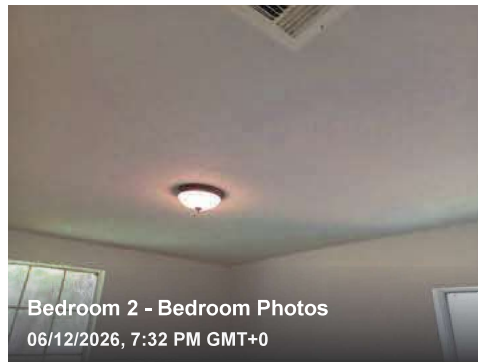
Electrical Condition

Great - No Repairs Needed

Windows / Blinds / Screens Condition

Great - No Repairs Needed

Bedroom 2 photos / videos





Bedroom 3 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

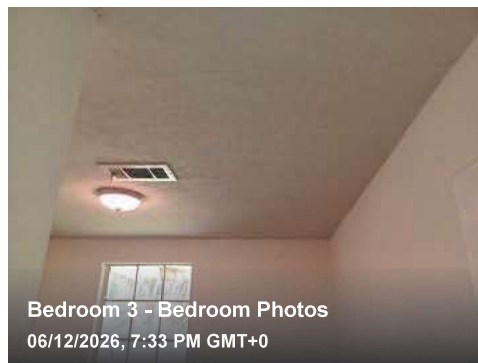
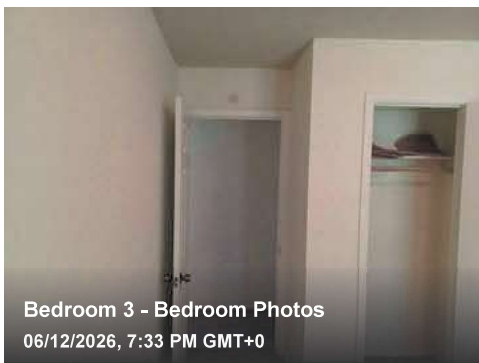
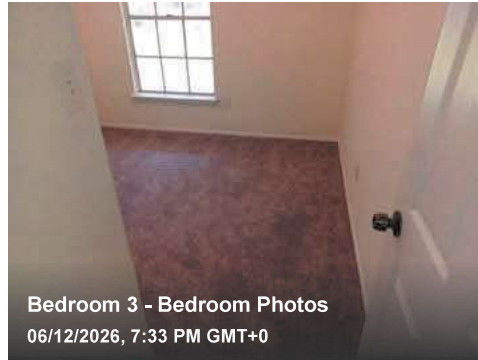
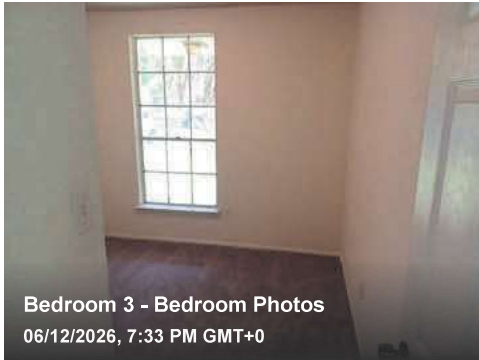
Electrical Condition

Great - No Repairs Needed

Windows / Blinds / Screens Condition

Great - No Repairs Needed

Bedroom 3 photos / videos



Bathrooms 6 Issues

Primary Bathroom 3 Issues

Sink Condition

Good - Cosmetic Issues Only

Vanity / Cabinet Condition

Great - No Repairs Needed

Toilet Condition

Poor - Significant 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

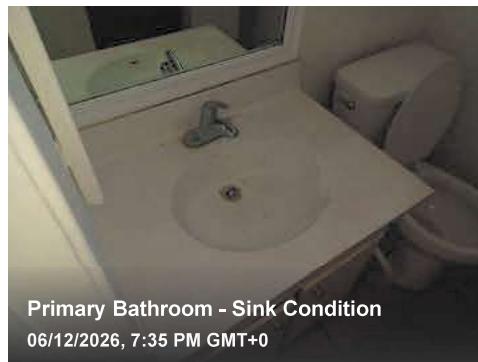
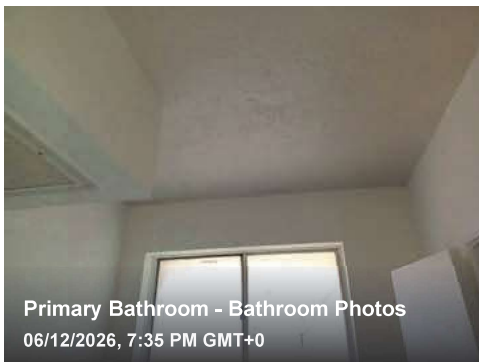
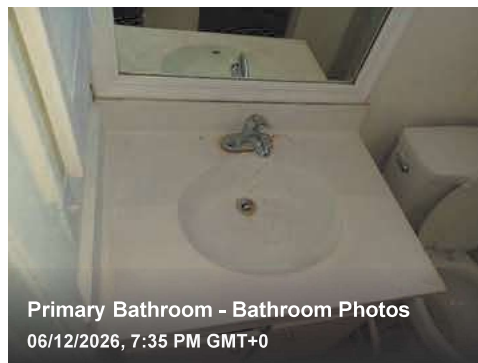
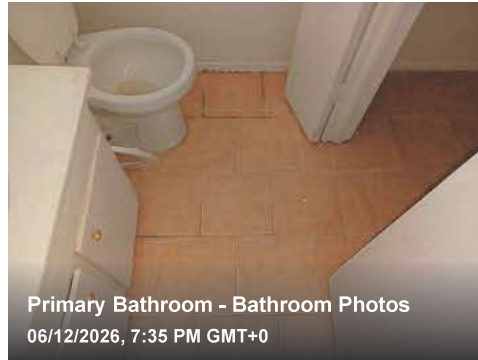
Plumbing Condition

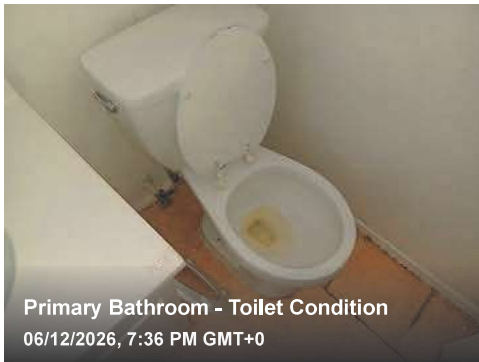
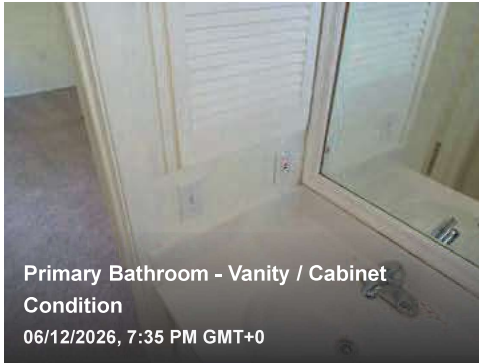
Great - No Repairs Needed

Windows / Blinds / Screens Condition

Great - No Repairs Needed

Primary Bathroom photos / videos





Repair deficiency

Loose Toilet

The toilet is not securely attached to the floor.

Primary Bathroom photos / videos



⚠ Limitation

Shower / Tub Condition: Not Present

The object / room is not present.

Limitation photos / videos

**Inspectify flag****Sink Condition**

Good - Cosmetic Issues Only

Primary Bathroom photos / videos



Bathroom 2 3 Issues

Sink Condition

Good - Cosmetic Issues Only

Vanity / Cabinet Condition

Good - Cosmetic Issues Only

Toilet Condition

Great - No Repairs Needed

Shower / Tub Condition

Great - No Repairs Needed

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

Poor - Significant Repairs Needed

Electrical Condition

Great - No Repairs Needed

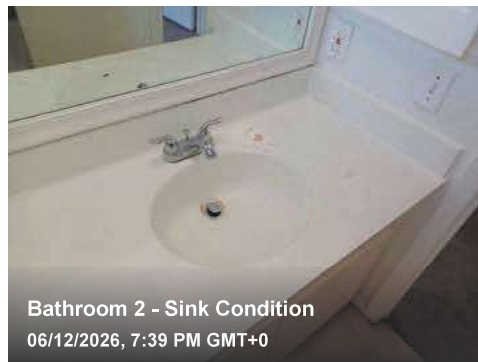
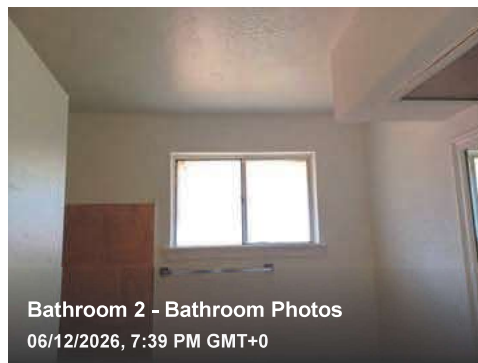
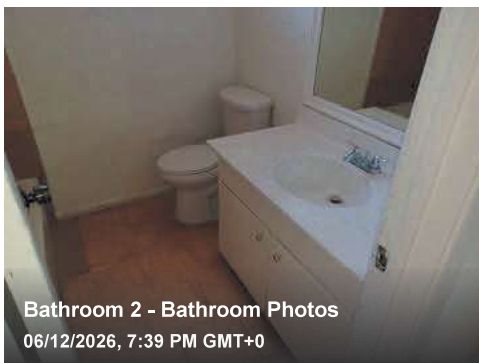
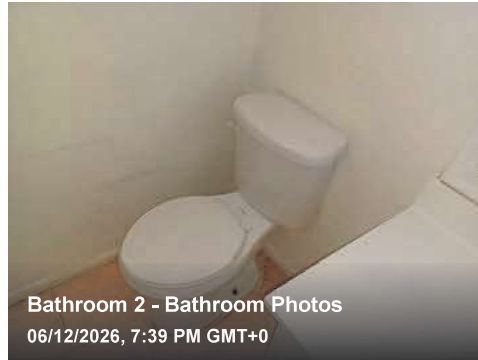
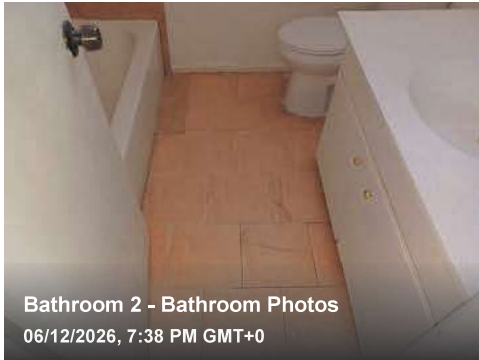
Plumbing Condition

Great - No Repairs Needed

Windows / Blinds / Screens Condition

Great - No Repairs Needed

Bathroom 2 photos / videos

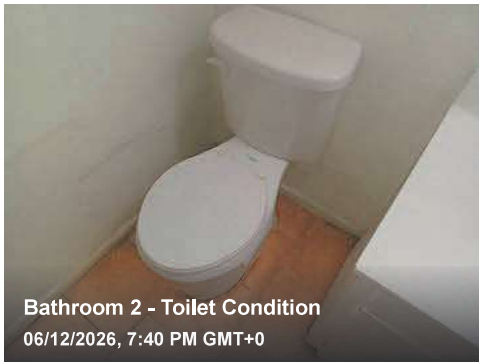




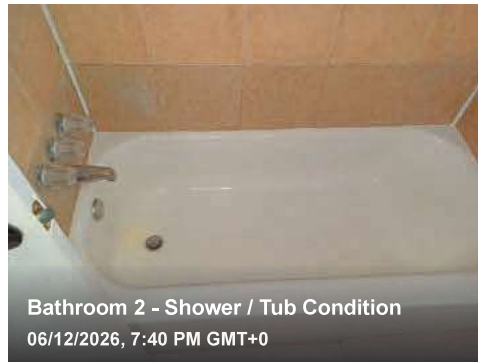
Bathroom 2 - Vanity / Cabinet Condition
06/12/2026, 7:40 PM GMT+0



Bathroom 2 - Vanity / Cabinet Condition
06/12/2026, 7:40 PM GMT+0



Bathroom 2 - Toilet Condition
06/12/2026, 7:40 PM GMT+0



Bathroom 2 - Shower / Tub Condition
06/12/2026, 7:40 PM GMT+0



Repair deficiency

Damaged / Cracked Floor Tiles

The tile flooring is cracked. Recommend repairs or replacing by a qualified professional.

Bathroom 2 photos / videos



**Inspectify flag**

Sink Condition

Good - Cosmetic Issues Only

Bathroom 2 photos / videos

**Inspectify flag**

Vanity / Cabinet 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 1 Issue

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

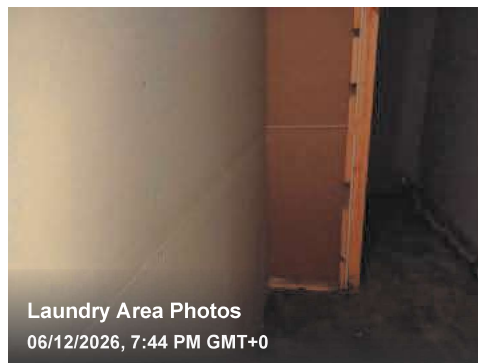
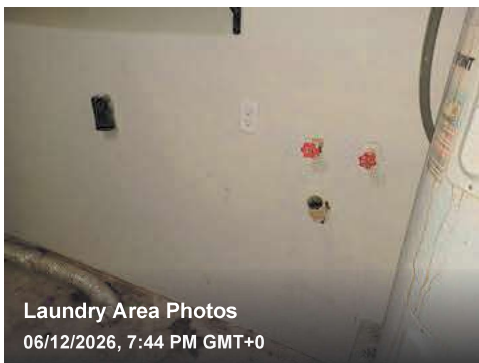
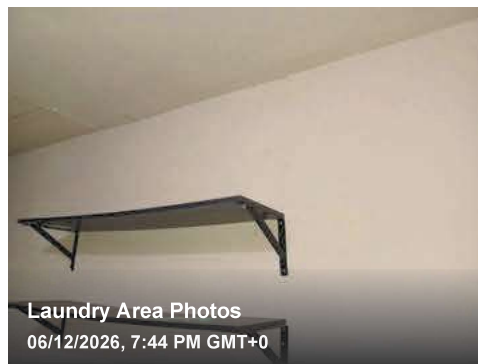
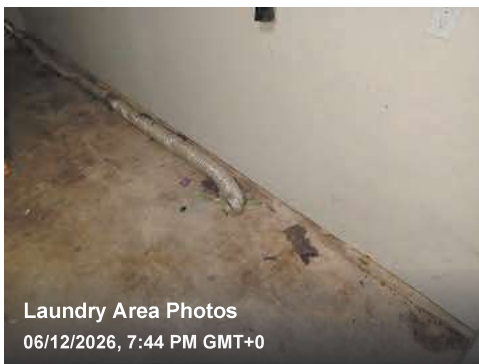
Electrical Condition

Great - No Repairs Needed

Windows / Blinds / Screens Condition

Not Present

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 4 Issues

✓ No issues

Active Utilities

Water, Electric

Utilities photos / videos

Smoke / CO Detectors 4 Issues

Required Smoke Detectors Observed

No

Smoke Detectors Functional

Yes

Smoke Detector Power Type(s)

Battery Operated

CO Detectors Observed

Not Present

CO Detectors Functional

Not Present

CO Detector Power Type(s)

Not Present

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. Recommend repairs or replacing by a qualified professional.

Smoke / CO Detectors photos / videos



Limitation

CO Detectors Observed: Not Present

The object / room is not present.

Limitation photos / videos

Limitation

CO Detectors Functional: Not Present

The object / room is not present.

Limitation photos / videos

Limitation

CO Detector Power Type(s): Not Present

The object / room is not present.

Limitation photos / videos

Plumbing

Water Heater ✓ No issues

Water Heater Condition

Functional

Water Heater Appliance Tag Photo

Water Heater - Electric

Recall status

No

Expected life

10 years

Brand

Hotpoint

Estimated remaining life

0 years

Manufacture date

August 2004

Model number

HE40M01AAG

Age

21.88 years

Serial number

HP0804264852

 Beta Feature

Water Heater photos / videos



Water Heater - Water Heater Appliance Tag Photo

06/12/2026, 7:48 PM GMT+0



Water Heater - Water Heater Appliance Tag Photo

06/12/2026, 7:48 PM GMT+0

HVAC 4 Issues

General Cannot inspect

Limitation

Unable to Access Appliance Tag

The appliance label was not accessible for inspection.

Limitation photos / videos

Heating Cannot inspect

Limitation

Unable to Access Appliance Tag

The appliance label was not accessible for inspection.

Limitation photos / videos

Cooling Cannot inspect

Limitation

Unable to Access Appliance Tag

The appliance label was not accessible for inspection.

Limitation photos / videos

Temperature Splits Cannot inspect

Limitation

Attic Access Restricted

Access to the attic was restricted due to sealed or blocked entry points at the time of the inspection.

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.