

4938 Glenridge Ln

Houston, Texas 77053



✉ hello@inspectify.com

Client	--
Type	Rent Ready Inspection Report - 4938 Glenridge Ln
Inspected by	Makayla Mullen - Surveyor
Scheduled	June 13, 2026, 5:00 PM CDT
Completed	June 13, 2026, 1:52 PM CDT

 12 repair

 4 limitation

 7 Inspectify flag

System	Subsystem	Issues identified
Exterior	Exterior	 Exterior / Siding Condition
	Landscaping	 Damaged / Missing Fence Boards
Common Areas	Common Room	 Missing Blinds
		 Missing / Damaged Door Stop(s)
Kitchen	Kitchen	 Missing Blinds
		 Countertop Condition
		 Ceiling / Walls / Trim Condition
		 Paint / Wallpaper Condition
	Range	 Range Appliance Tag Photo: Not Present
Bedrooms	Primary Bedroom	 Missing Blinds
		 Insufficient Window Panes
	Bedroom 2	 Missing Blinds
	Bedroom 3	 Missing Blinds
Bathrooms	Primary Bathroom	 Stained Ceiling
		 Shower / Tub Condition: Not Present
		 Windows / Blinds / Screens Condition: Not Present
		 Doors / Casing / Door Stops Condition
	Bathroom 2	 Missing / Damaged Door Stop(s)
		 Missing Blinds
		 Loose Faucet
Garage	Garage	 Garage Remote(s) Condition: Not Present
HVAC	General	 Air Filter Condition
Miscellaneous Property Information	Miscellaneous Property Information	 General Interior Condition

Home Inspection Details

Occupancy Status

Vacant

Address Numbers Visible

Yes

Home Inspection Details photos / videos



Exterior 2 Issues

1 Issue

Exterior / Siding Condition

Good - Cosmetic Issues Only

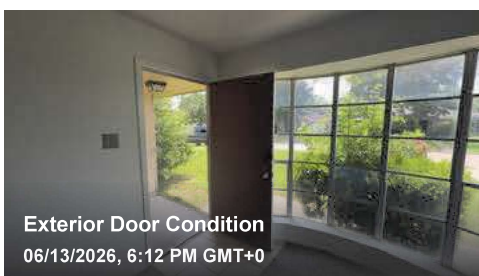
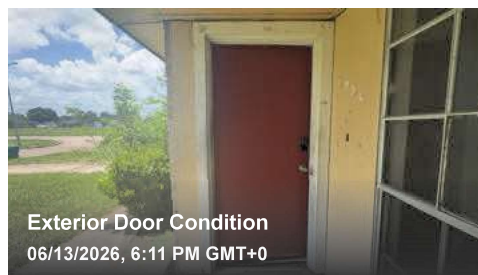
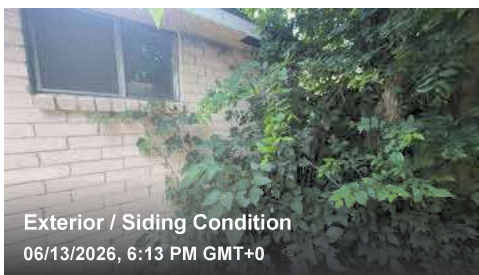
Exterior Door Condition

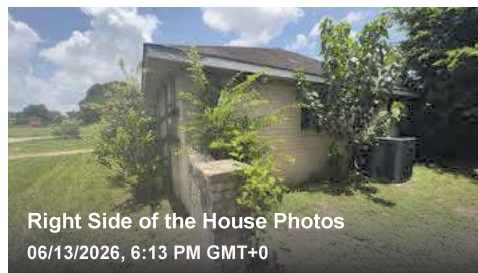
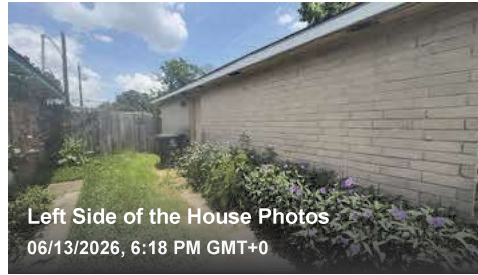
Great - No Repairs Needed

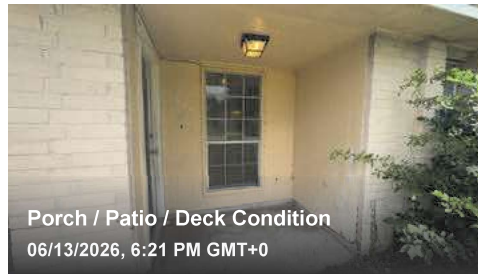
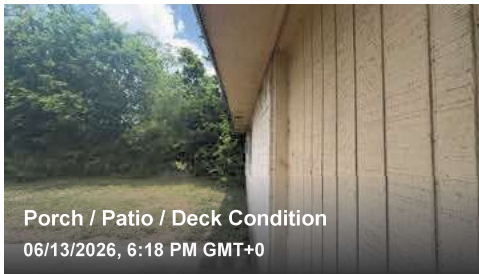
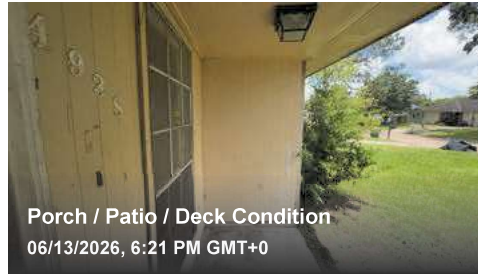
Porch / Patio / Deck Condition

Great - No Repairs Needed

Exterior photos / videos







Inspectify flag

Exterior / Siding Condition

Good - Cosmetic Issues Only

Exterior photos / videos

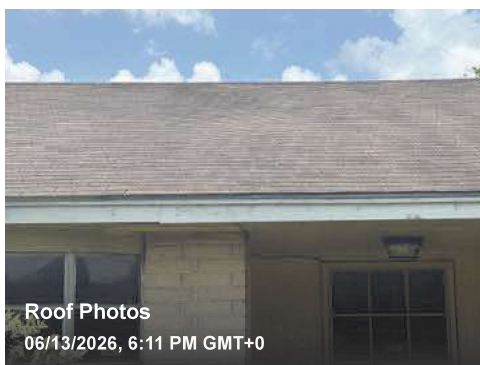
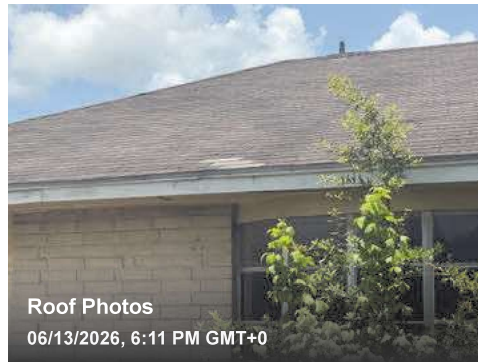


Roof



No issues

Roof photos / videos



Landscaping 1 Issue

Front Yard Condition

Great (< 5 hours of work)

Left Side Yard Condition

Great (< 5 hours of work)

Back Yard Condition

Great (< 5 hours of work)

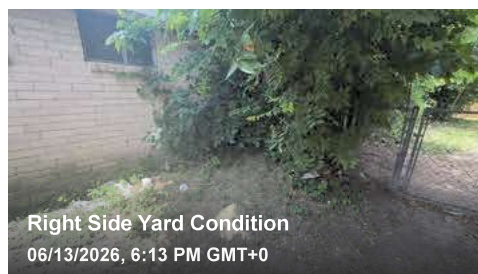
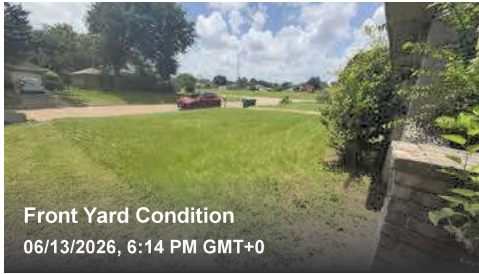
Right Side Yard Condition

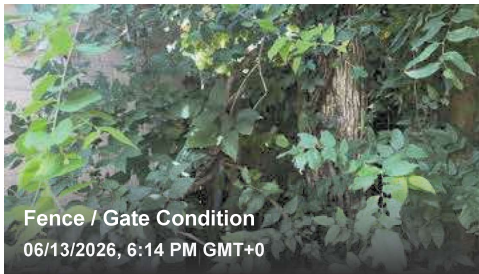
Good (5 - 20 hours of work)

Fence / Gate Condition

Fair - Some Repairs Needed

Landscaping photos / videos





Repair deficiency

Damaged / Missing Fence Boards

One or more fence boards are missing or damaged.

Landscaping photos / videos



Common Areas 2 Issues

Common Room 2 Issues

Ceiling / Walls / Trim Condition

Great - No Repairs Needed

Paint / Wallpaper Condition

Great - No Repairs Needed

Doors / Casing / Door Stops Condition

Fair - Some Repairs Needed

Flooring Condition

Great - No Repairs Needed

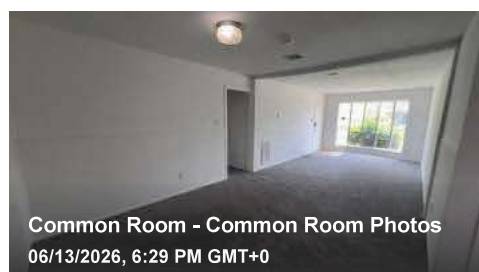
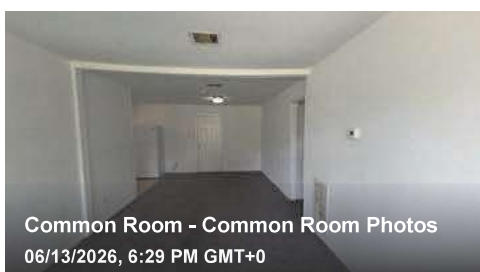
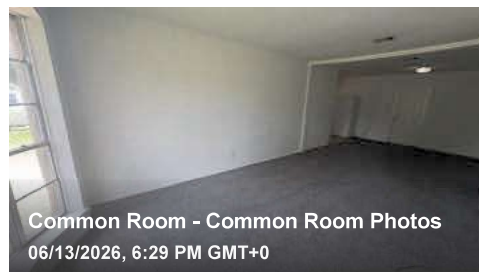
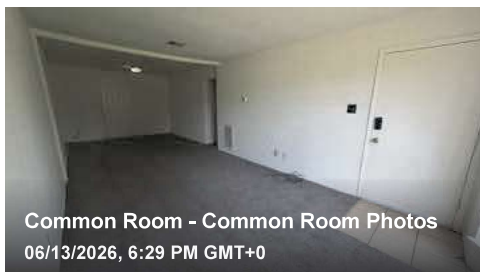
Electrical Condition

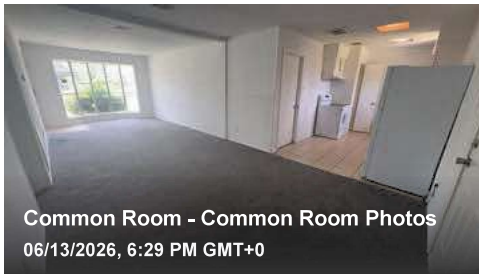
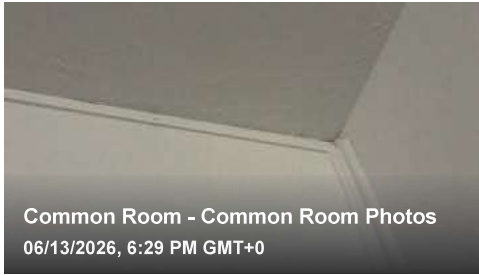
Great - No Repairs Needed

Windows / Blinds / Screens Condition

Poor - Significant Repairs Needed

Common Room photos / videos





Repair deficiency

Missing Blinds

The blinds are not installed.

Common Room photos / videos



Repair deficiency

Missing / Damaged Door Stop(s)

Door stops are missing or damaged for an interior door.

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

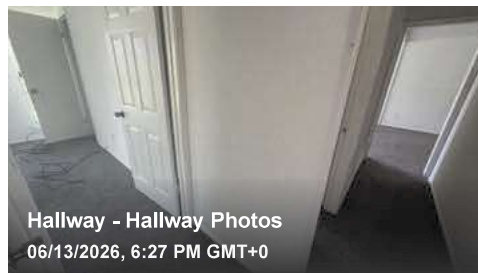
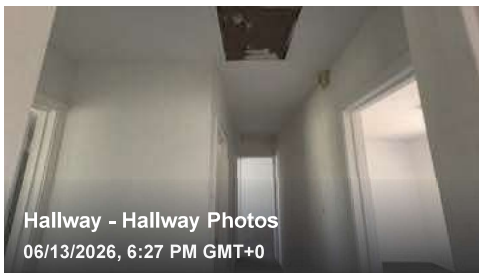
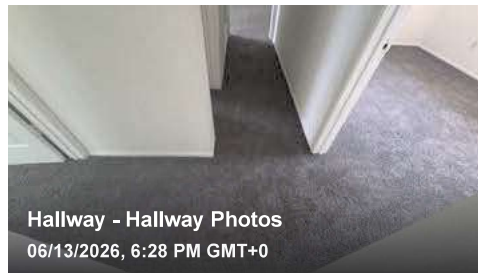
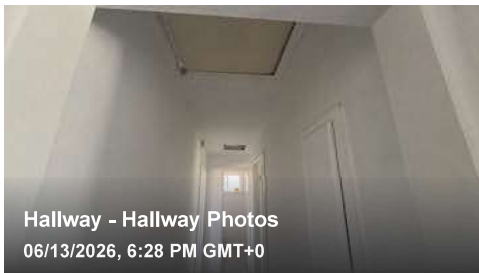
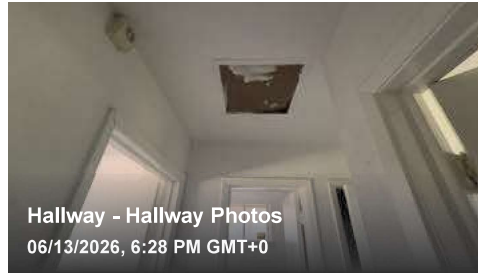
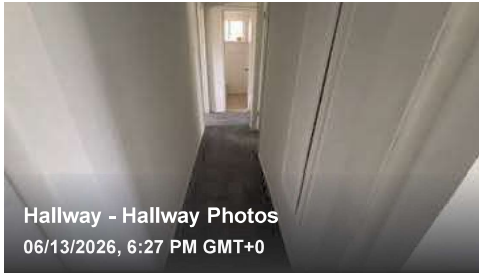
Flooring Condition

Great - No Repairs Needed

Electrical Condition

Great - No Repairs Needed

Hallway photos / videos



Fireplace  Not present

Kitchen 5 Issues

4 Issues

Sink Condition

Great - No Repairs Needed

Countertop Condition

Good - Cosmetic Issues Only

Exterior Cabinet / Drawers Condition

Great - No Repairs Needed

Interior Cabinet / Drawers Condition

Great - No Repairs Needed

Ceiling / Walls / Trim Condition

Good - Cosmetic Issues Only

Paint / Wallpaper Condition

Good - Cosmetic Issues Only

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

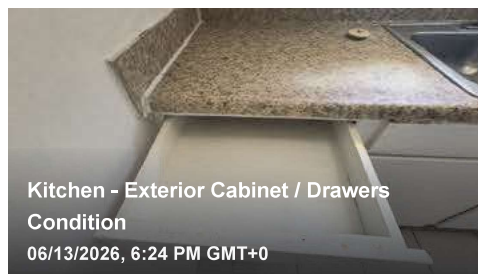
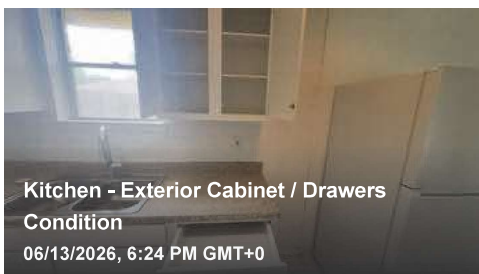
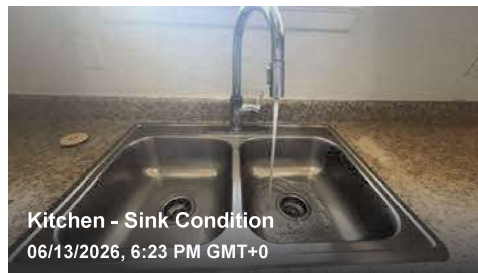
Windows / Blinds / Screens Condition

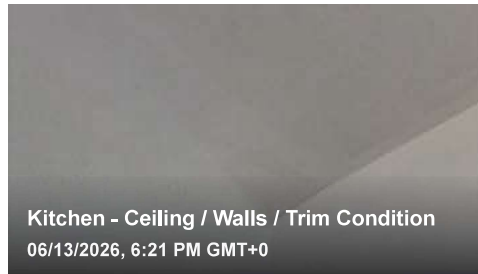
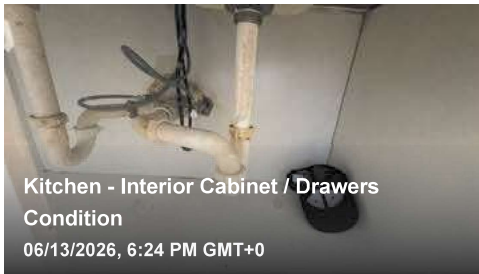
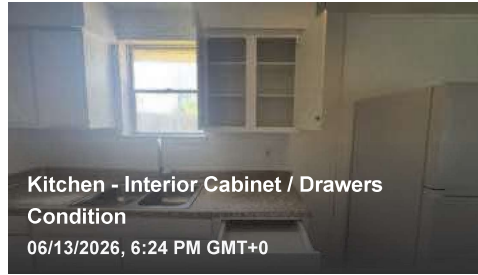
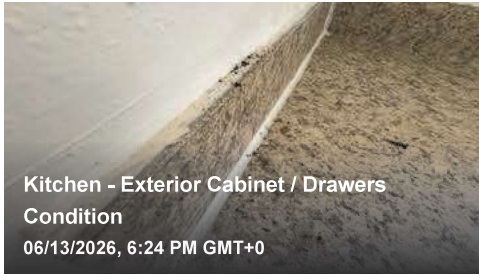
Fair - Some Repairs Needed

Caulking Condition

Great - No Repairs Needed

Kitchen photos / videos





Repair deficiency

Missing Blinds

The blinds are not installed.

Kitchen photos / videos



**Inspectify flag**

Countertop Condition

Good - Cosmetic Issues Only

Kitchen photos / videos

**Inspectify flag**

Ceiling / Walls / Trim Condition

Good - Cosmetic Issues Only

Kitchen photos / videos

**Inspectify flag**

Paint / Wallpaper 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

November 2015

Expected life

14 years

Model number

FRTE1814AW

Brand

Frigidaire

Age

10.62 years

Estimated remaining life

3.38 years

Serial number

KA54705643

Refrigerator 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.

Range 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

All Are Present, Microwave

General photos / videos

Bedrooms 🕒 4 Issues

Primary Bedroom 🕒 2 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

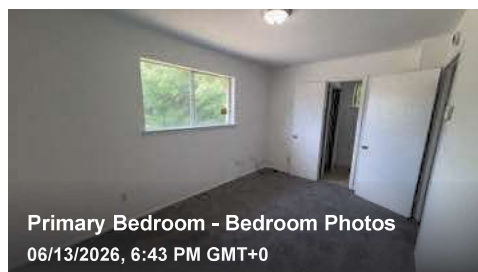
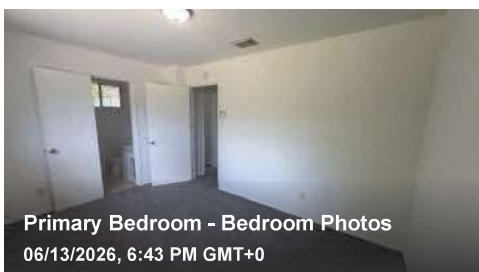
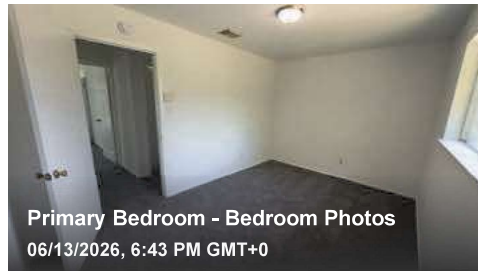
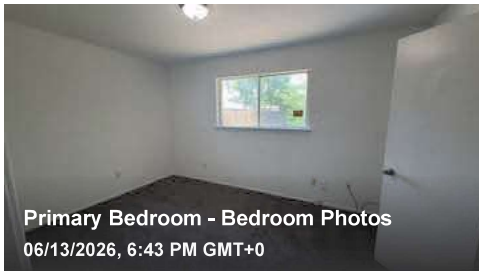
Electrical Condition

Great - No Repairs Needed

Windows / Blinds / Screens Condition

Fair - Some Repairs Needed

Primary Bedroom photos / videos





Repair deficiency

Missing Blinds

The blinds are not installed.

Primary Bedroom photos / videos



Repair deficiency

Insufficient Window Panes

One or more glass panes are loose / damaged / missing.

Primary Bedroom photos / videos



Bedroom 2 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

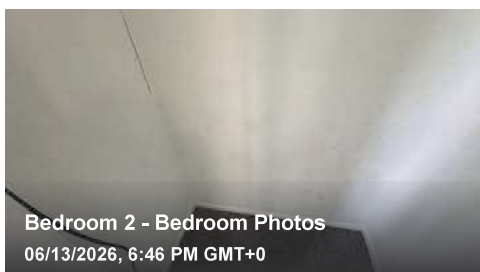
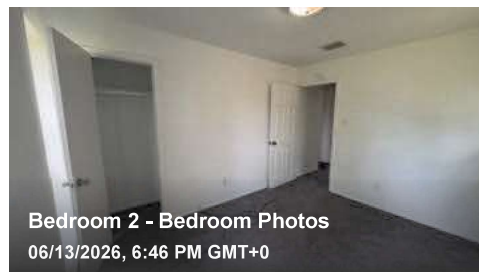
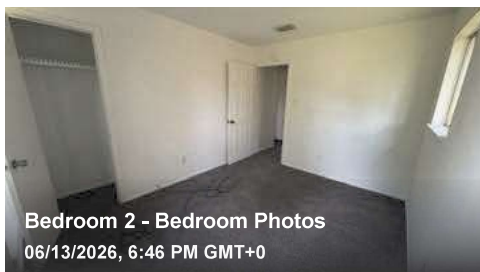
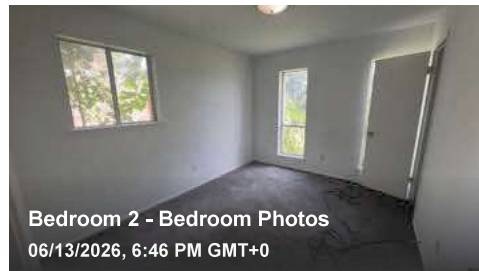
Electrical Condition

Great - No Repairs Needed

Windows / Blinds / Screens Condition

Fair - Some Repairs Needed

Bedroom 2 photos / videos



**Repair deficiency****Missing Blinds**

The blinds are not installed.

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

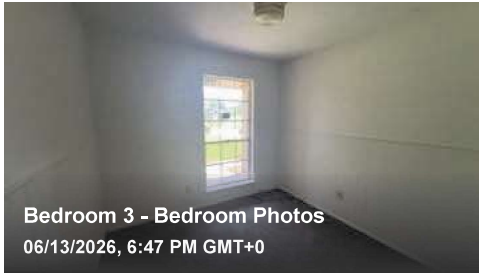
Electrical Condition

Great - No Repairs Needed

Windows / Blinds / Screens Condition

Fair - Some Repairs Needed

Bedroom 3 photos / videos



Repair deficiency

Missing Blinds

The blinds are not installed.

Bedroom 3 photos / videos



Bathrooms 7 Issues

Primary Bathroom 4 Issues

Sink Condition

Great - No Repairs Needed

Vanity / Cabinet Condition

Great - No Repairs Needed

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

Fair - Some Repairs Needed

Paint / Wallpaper Condition

Great - No Repairs Needed

Doors / Casing / Door Stops Condition

Good - Cosmetic Issues Only

Flooring Condition

Great - No Repairs Needed

Electrical Condition

Great - No Repairs Needed

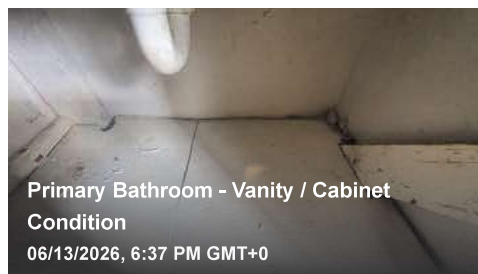
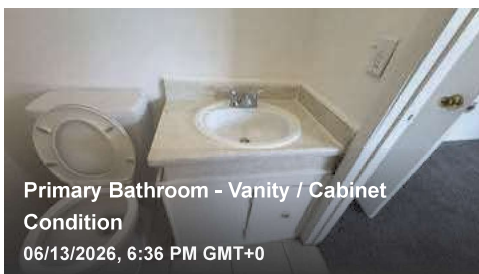
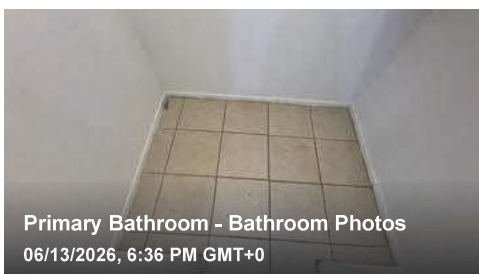
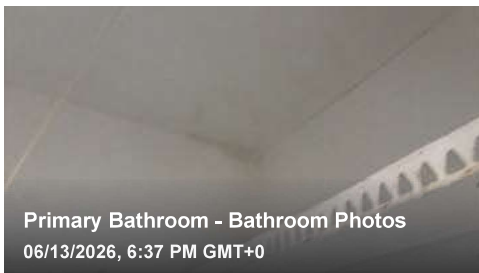
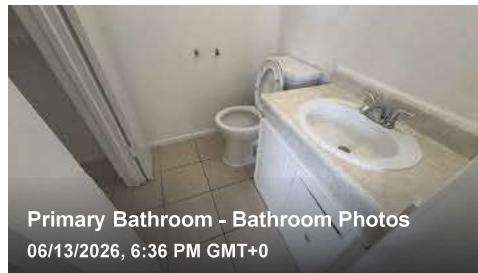
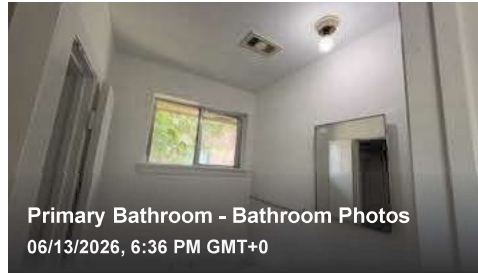
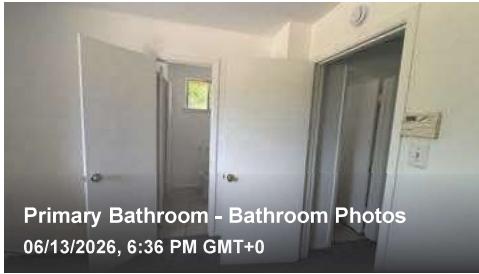
Plumbing Condition

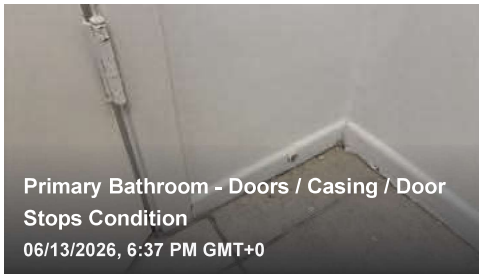
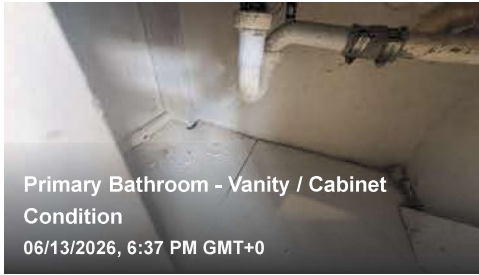
Great - No Repairs Needed

Windows / Blinds / Screens Condition

Not Present

Primary Bathroom photos / videos





Repair deficiency

Stained Ceiling

The ceiling has one or more stains.

Primary Bathroom photos / videos



Limitation

Shower / Tub Condition: Not Present

The object / room is not present.

Limitation photos / videos

Limitation

Windows / Blinds / Screens Condition: Not Present

The object / room is not present.

Limitation photos / videos

Inspectify flag

Doors / Casing / Door Stops Condition

Good - Cosmetic Issues Only

Primary Bathroom photos / videos



Bathroom 2 3 Issues

Sink Condition

Great - No Repairs Needed

Vanity / Cabinet Condition

Great - No Repairs Needed

Toilet Condition

Great - No Repairs Needed

Shower / Tub Condition

Great - No Repairs Needed

Caulking Condition

Great - No Repairs Needed

Hardware Condition

Fair - Some Repairs Needed

Ceiling / Walls / Trim Condition

Great - No Repairs Needed

Paint / Wallpaper Condition

Great - No Repairs Needed

Doors / Casing / Door Stops Condition

Fair - Some Repairs Needed

Flooring Condition

Great - No Repairs Needed

Electrical Condition

Great - No Repairs Needed

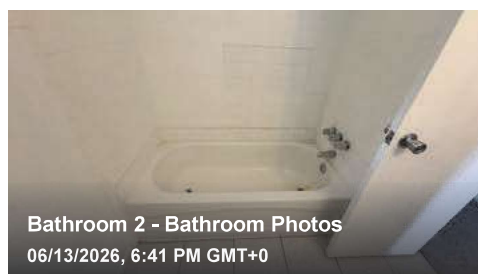
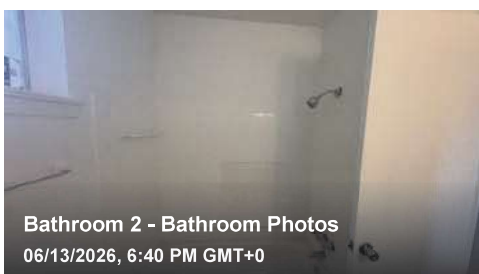
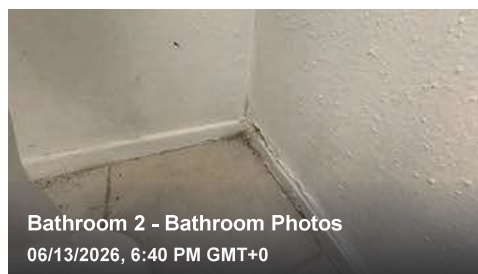
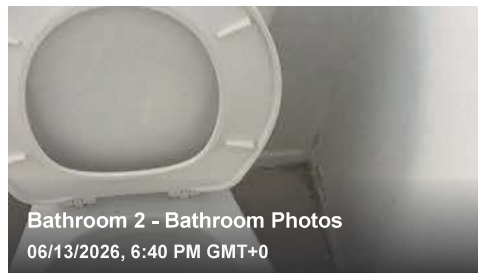
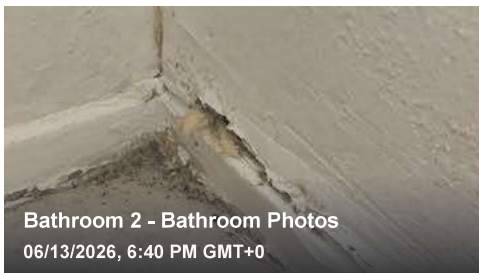
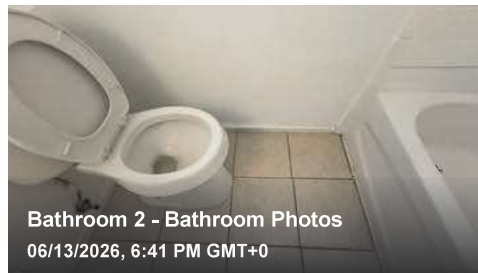
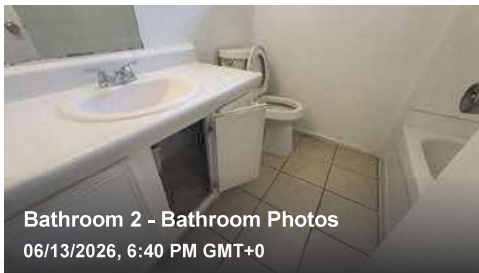
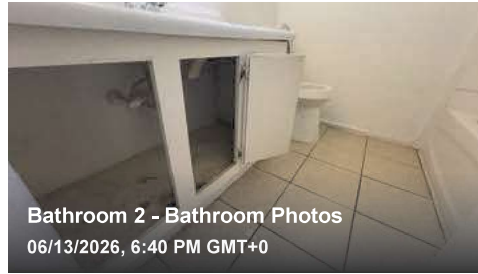
Plumbing Condition

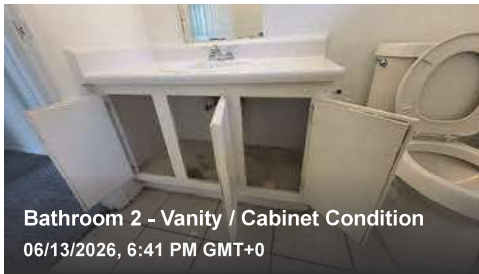
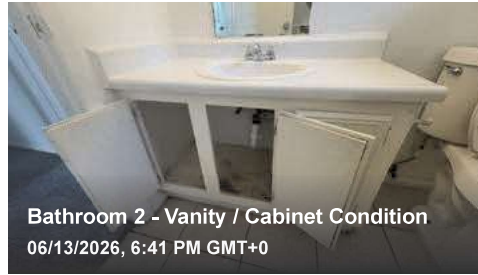
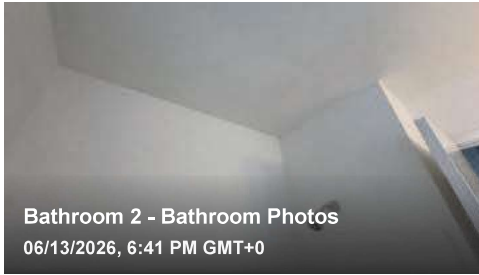
Great - No Repairs Needed

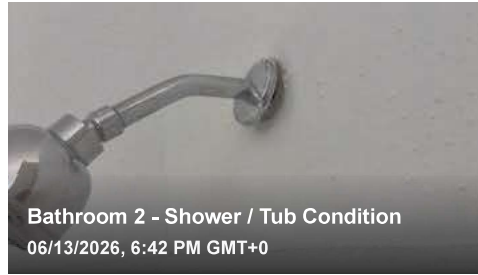
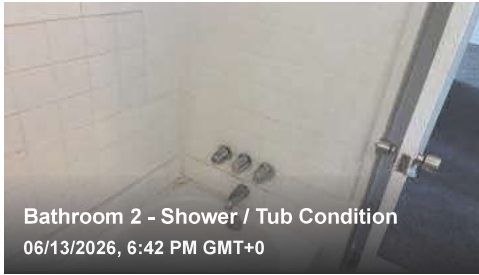
Windows / Blinds / Screens Condition

Fair - Some Repairs Needed

Bathroom 2 photos / videos







Repair deficiency

Missing / Damaged Door Stop(s)

Door stops are missing or damaged for an interior door.

Bathroom 2 photos / videos



Repair deficiency

Missing Blinds

The blinds are not installed.

Bathroom 2 photos / videos



Repair deficiency

Loose Faucet

The faucet is loose.

Bathroom 2 photos / videos



Structural

Attic ✓ No issues

Attic Access Accessible

Yes

Attic photos / videos

Basement ✖ Not present

Garage 1 Issue

1 Issue

Interior Access Door(s) Condition

Great - No Repairs Needed

Garage Door(s) Condition

Great - No Repairs Needed

Ceiling / Walls / Trim Condition

Great - No Repairs Needed

Flooring Condition

Great - No Repairs Needed

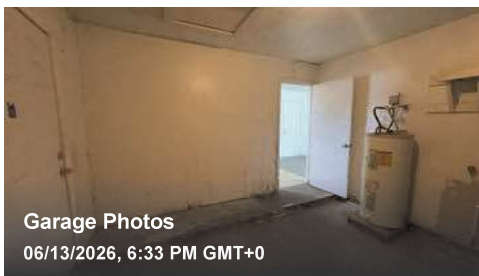
Electrical Condition

Great - No Repairs Needed

Garage Remote(s) Condition

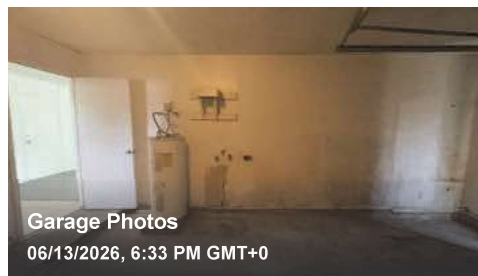
Not Present

Garage photos / videos



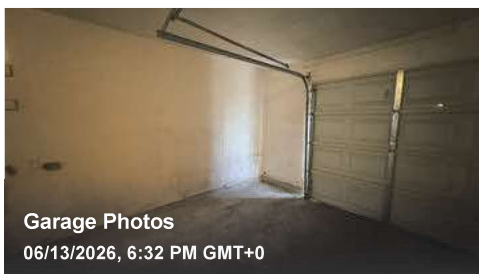
Garage Photos

06/13/2026, 6:33 PM GMT+0



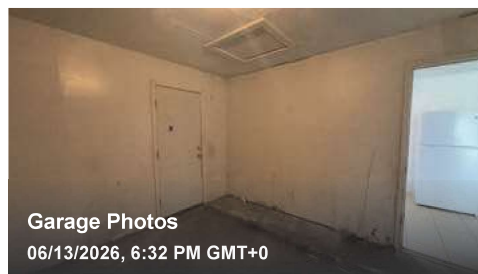
Garage Photos

06/13/2026, 6:33 PM GMT+0



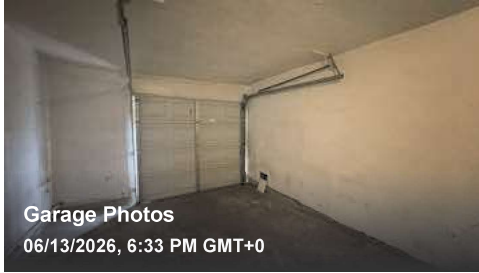
Garage Photos

06/13/2026, 6:32 PM GMT+0



Garage Photos

06/13/2026, 6:32 PM GMT+0



 Limitation

Garage Remote(s) Condition: Not Present

The object / room is not present.

Limitation photos / videos

Laundry Area



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

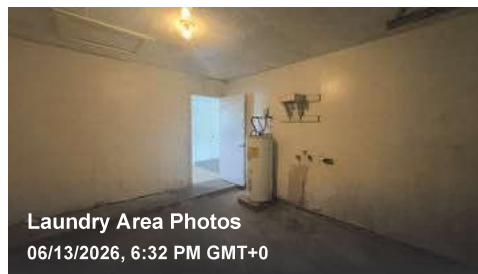
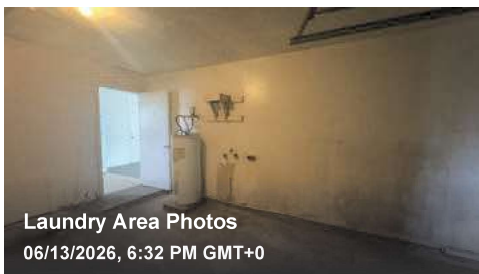
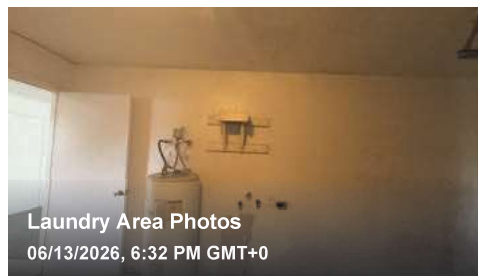
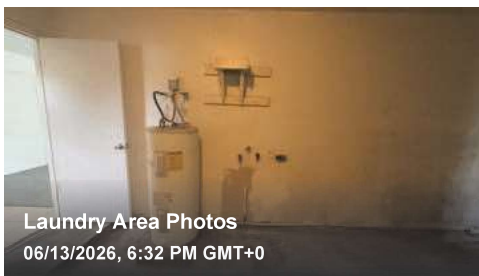
Electrical Condition

Great - No Repairs Needed

Windows / Blinds / Screens Condition

Great - No Repairs Needed

Laundry Area photos / videos



Plumbing No issues

Washer / Dryer Hookups Condition

Great - No Repairs Needed

Plumbing photos / videos

Washer Not present

Dryer Not present

Utilities

✓ No issues

Active Utilities

Water, Electric

Utilities photos / videos

Smoke / CO Detectors

✓ No issues

Required Smoke Detectors Observed

Yes

Smoke Detectors Functional

Yes

Smoke Detector Power Type(s)

Hardwired

CO Detectors Observed

Yes

CO Detectors Functional

Yes

CO Detector Power Type(s)

Hardwired

Smoke / CO Detectors photos / videos

Plumbing

Water Heater ✓ No issues

Water Heater Condition

Functional

Water Heater Appliance Tag Photo

Water Heater - Electric

Recall status

No

Expected life

12 years

Brand

GE

Estimated remaining life

0 years

Manufacture date

December 2011

Model number

GE40M06AAG

Age

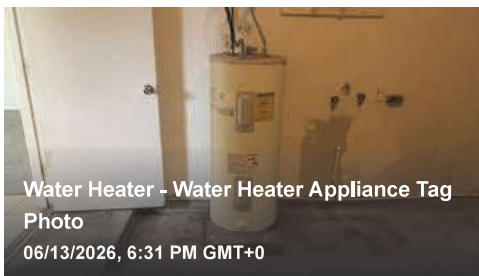
14.54 years

Serial number

GE1211251596

 Beta Feature

Water Heater photos / videos



Water Heater - Water Heater Appliance Tag Photo

06/13/2026, 6:31 PM GMT+0



Water Heater - Water Heater Appliance Tag Photo

06/13/2026, 6:31 PM GMT+0

HVAC

🔍 1 Issue

General

🔍 1 Issue

Air Filter Condition

Dirty

Air Filter Size

12x24x1

General photos / videos



 Inspectify flag

Air Filter Condition

The air filter is "Dirty".

General photos / videos



Heating  Not present

Cooling ✓ **No issues**

Cooling System Condition

Functional

Cooling System Appliance Tag Photo

Air Conditioner

Beta Feature

Recall status

No

Manufacture date

December 2022

Expected life

15 years

Model number

GSXN404210AA

Brand

Daikin

Age

3.53 years

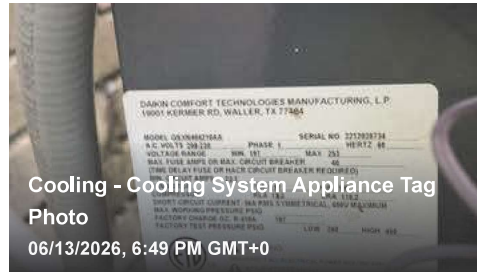
Estimated remaining life

11.47 years

Serial number

2212028734

Cooling photos / videos



Temperature Splits  Not present

Miscellaneous Property Information 1 Issue

 1 Issue

Personal Belongings or Furniture Observed

No

General Interior Condition

Strong Odor Present, Cigarette smoke and air fresheners present

Miscellaneous Property Information photos / videos

 Inspectify flag

General Interior Condition

Strong Odor Present

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.