

7943 Ellinger Ln

Houston, Texas 77040



✉ hello@inspectify.com

Client	--
Type	Rent Ready Inspection Report - 7943 Ellinger Ln
Inspected by	HomeTeam Inspection Service - North Houston
State license	TREC 20811
Scheduled	June 13, 2026, 5:00 PM CDT
Completed	June 13, 2026, 8:57 PM CDT

 1 safety

 1 repair

 3 monitor

 6 limitation

 13 Inspectify flag

System	Subsystem	Issues identified
Exterior	Exterior	 <u>Left Side of the House Photos: Not Present</u>
		 <u>Right Side of the House Photos: Not Present</u>
		 <u>Exterior / Siding Condition</u>
		 <u>Exterior Door Condition</u>
		 <u>Porch / Patio / Deck Condition</u>
	Landscaping	 <u>Right Side Yard Condition: Not Present</u>
		 <u>Left Side Yard Condition: Not Present</u>
		 <u>Fence / Gate Condition</u>
Common Areas	Fireplace	 <u>Fireplace Condition</u>
Kitchen	Kitchen	 <u>Improperly installed kitchen drawer</u>
		 <u>Improperly installed kitchen drawer</u>
		 <u>Sink Condition</u>
		 <u>Countertop Condition</u>
		 <u>Interior Cabinet / Drawers Condition</u>
Bathrooms	Primary Bathroom	 <u>Toilet Condition</u>
	Bathroom 2	 <u>Inoperable or Missing Light Bulb</u>
		 <u>Windows / Blinds / Screens Condition: Not Present</u>
		 <u>Vanity / Cabinet Condition</u>
		 <u>Toilet Condition</u>
		 <u>Shower / Tub Condition</u>
		 <u>Shower / Tub Condition: Not Present</u>
Laundry Area	Plumbing	 <u>Washer / Dryer Hookups Condition</u>
Plumbing	Water Heater	 <u>Water heater does not meet the minimum requirement of 18 inches above floor grade</u>
		 <u>Missing Water Heater Drip Pan</u>

Home Inspection Details

Occupancy Status

Vacant

Address Numbers Visible

Yes

Home Inspection Details photos / videos



Exterior 8 Issues

5 Issues

Exterior / Siding Condition

Good - Cosmetic Issues Only

Exterior Door Condition

Good - Cosmetic Issues Only

Left Side of the House Photos

Not Present

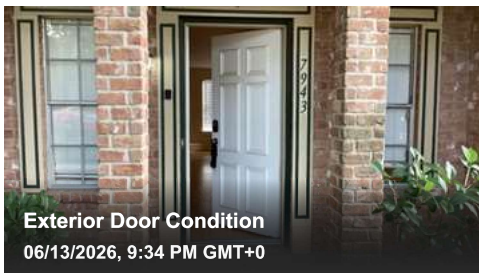
Right Side of the House Photos

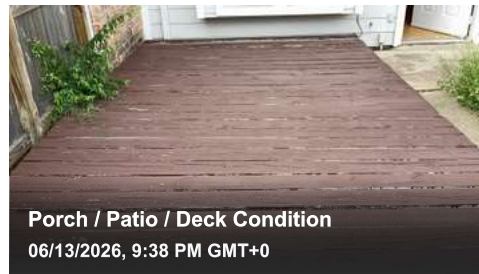
Not Present

Porch / Patio / Deck Condition

Good - Cosmetic Issues Only

Exterior photos / videos





Limitation

Left Side of the House Photos: Not Present

The object / room is not present.

Limitation photos / videos

Limitation

Right Side of the House Photos: Not Present

The object / room is not present.

Limitation 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

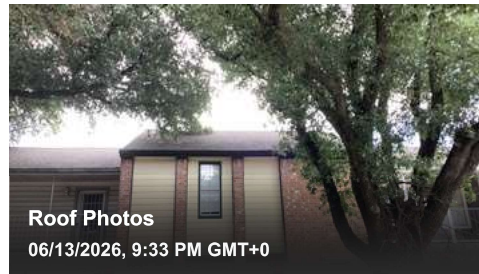
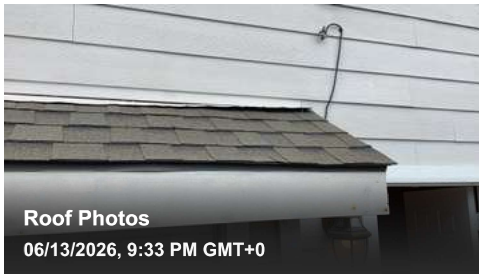
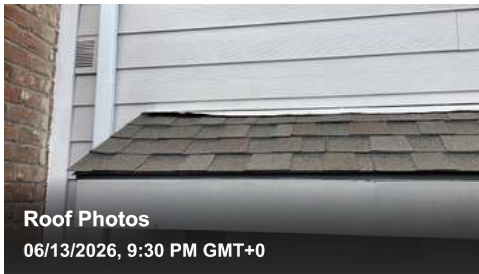
Good - Cosmetic Issues Only

Exterior photos / videos



Roof ✓ No issues

Roof photos / videos



Landscaping 3 Issues

Front Yard Condition

Good (5 - 20 hours of work)

Left Side Yard Condition

Not Present

Back Yard Condition

Good (5 - 20 hours of work)

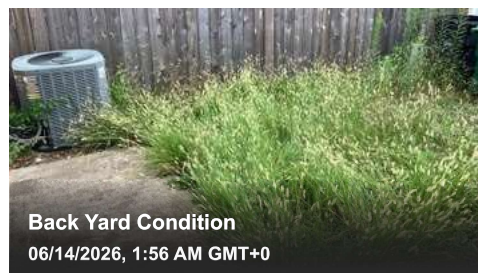
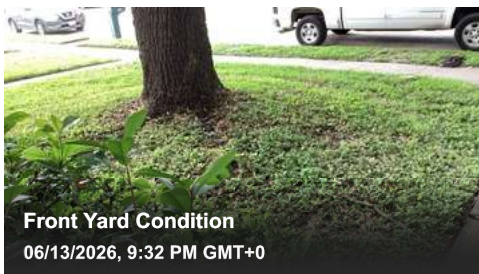
Right Side Yard Condition

Not Present

Fence / Gate Condition

Good - Cosmetic Issues Only

Landscaping photos / videos



⚠ Limitation

Right Side Yard Condition: Not Present

The object / room is not present.

Limitation photos / videos

⚠ Limitation

Left Side Yard Condition: Not Present

The object / room is not present.

Limitation photos / videos

🚩 Inspectify flag**Fence / Gate Condition**

Good - Cosmetic Issues Only

Landscaping photos / videos



Common Areas 1 Issue

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

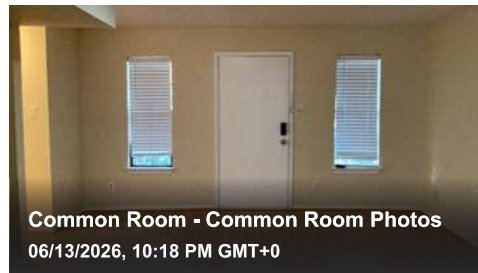
Electrical Condition

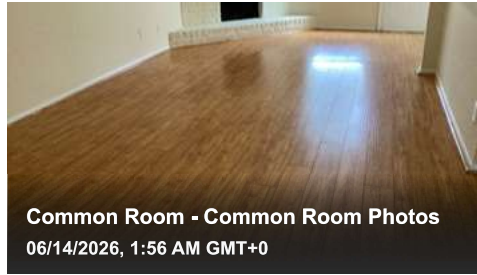
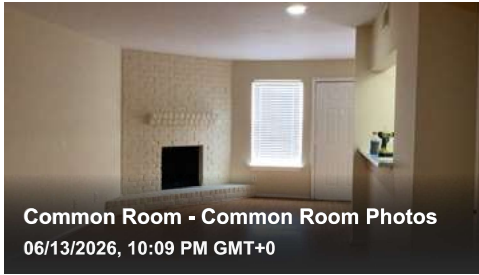
Great - No Repairs Needed

Windows / Blinds / Screens Condition

Great - No Repairs Needed

Common Room photos / videos





Stairway No issues

Stairway Railing(s) Condition

Great (No Repairs)

Ceiling / Walls / Trim Condition

Great - No Repairs Needed

Paint / Wallpaper Condition

Great - No Repairs Needed

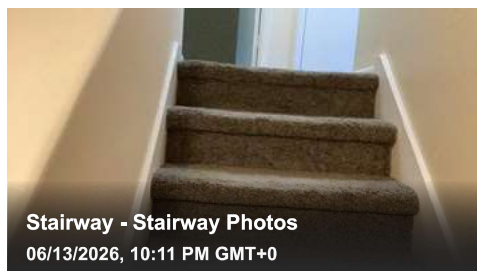
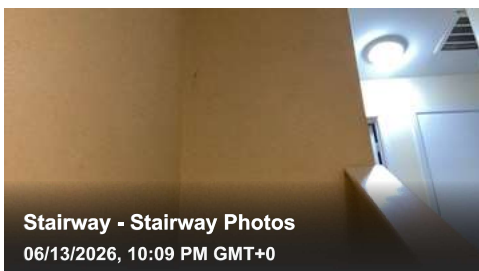
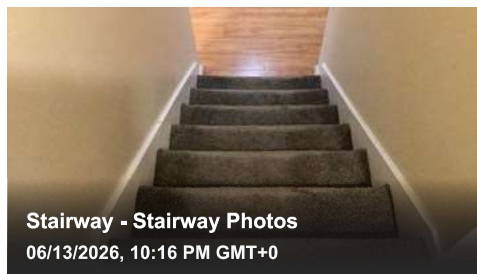
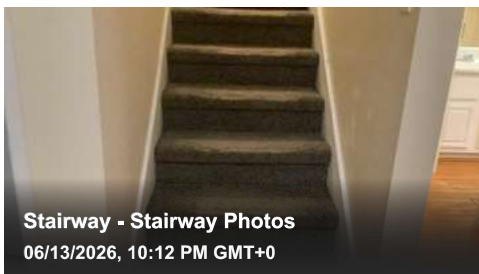
Flooring Condition

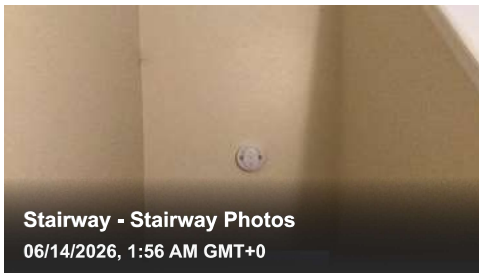
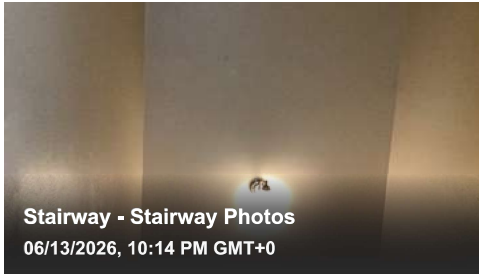
Great - No Repairs Needed

Electrical Condition

Great - No Repairs Needed

Stairway photos / videos





Hallway  Not present

Fireplace  1 Issue

Fireplace Condition

Good - Cosmetic Issues Only

Fireplace photos / videos



Inspectify flag

Fireplace Condition

Good - Cosmetic Issues Only

Fireplace photos / videos



Kitchen 5 Issues

5 Issues

Sink Condition

Good - Cosmetic Issues Only

Countertop Condition

Good - Cosmetic Issues Only

Exterior Cabinet / Drawers Condition

Fair - Some Repairs Needed

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

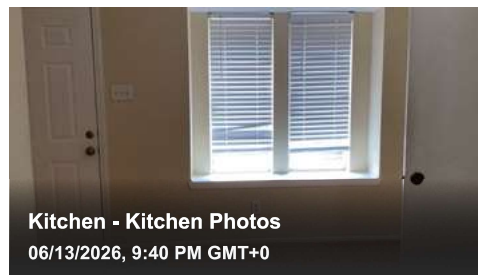
Windows / Blinds / Screens Condition

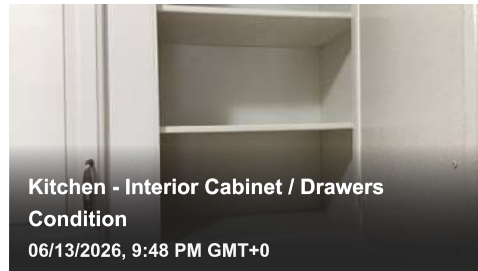
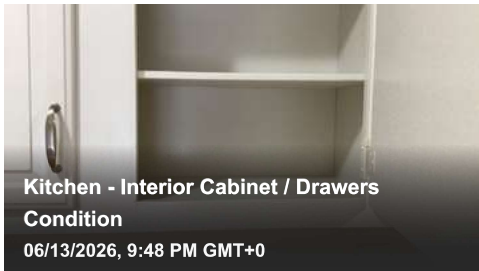
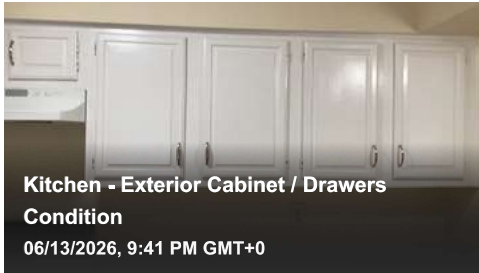
Great - No Repairs Needed

Caulking Condition

Great - No Repairs Needed

Kitchen photos / videos





Monitor deficiency

Improperly installed kitchen drawer

Improperly installed kitchen drawer

Kitchen photos / videos



Monitor deficiency

Improperly installed kitchen drawer

Improperly installed kitchen drawer

Deficiency 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

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

Recall status

No

Expected life

13 years

Brand

Midea

Estimated remaining life

12.05 years

Manufacture date

July 2025

Model number

MRT18D3BWW

Age

0.95 years

Serial number

Unavailable

 Beta Feature

Refrigerator photos / videos



Range ✓ No issues

Range Condition

Functional

Range Appliance Tag Photo

Range / Stove / Oven

Recall status

No

Expected life

13 years

Brand

Frigidaire

Estimated remaining life

10.22 years

Manufacture date

September 2023

Model number

TEF351EWN

Age

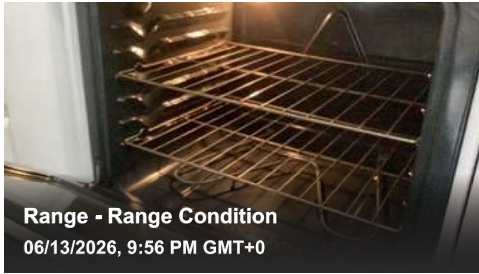
2.78 years

Serial number

VF33995856

 Beta Feature

Range photos / videos



Wall Oven  Not present

Cooktop  Not present

Vent Hood  No issues

Vent Hood Condition

Functional

Vent Hood photos / videos



Dishwasher ✓ No issues

Dishwasher Condition

Functional

Dishwasher Appliance Tag Photo

Dishwasher

 Beta Feature

Recall status

No

Manufacture date

September 2013

Expected life

10 years

Model number

FFBD2406NW0A

Brand

Frigidaire

Age

12.79 years

Estimated remaining life

0 years

Serial number

TH33780766

Dishwasher photos / videos



Microwave  Not present

Garbage Disposal  No issues

Garbage Disposal Condition

Functional

Garbage Disposal photos / videos



General No issues

Missing Kitchen Appliances

All Are Present

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

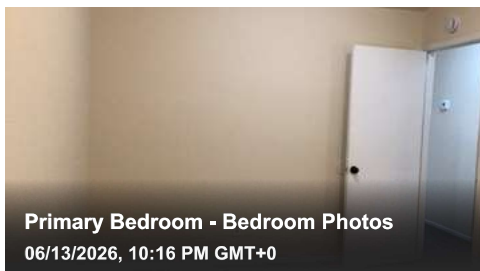
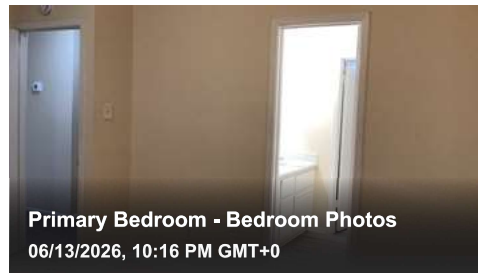
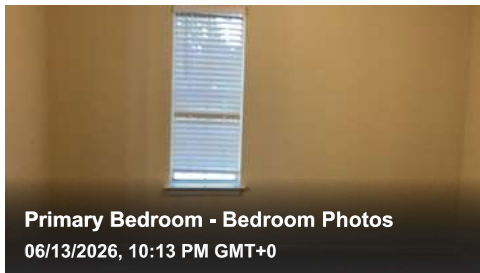
Electrical Condition

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

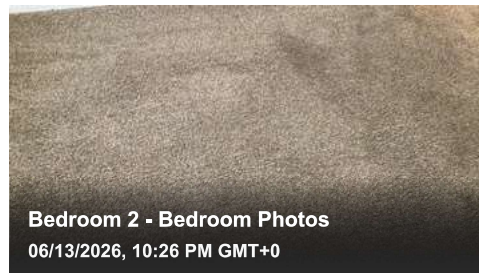
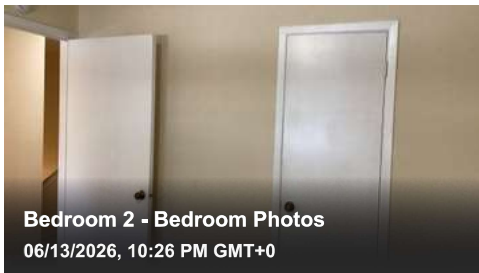
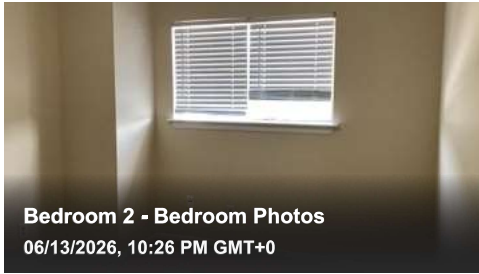
Electrical Condition

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

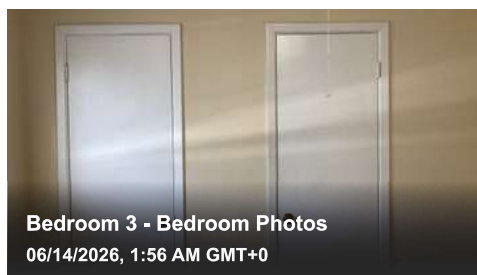
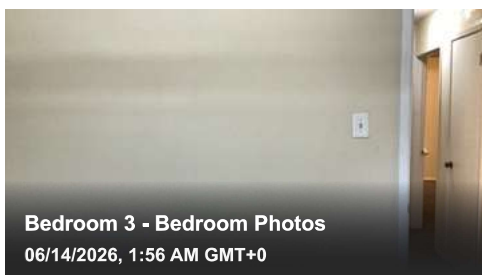
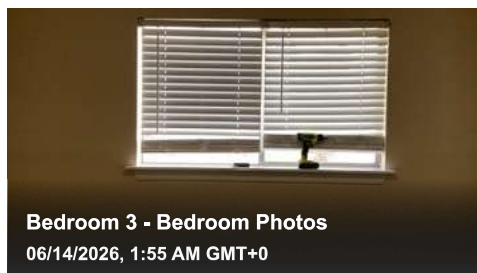
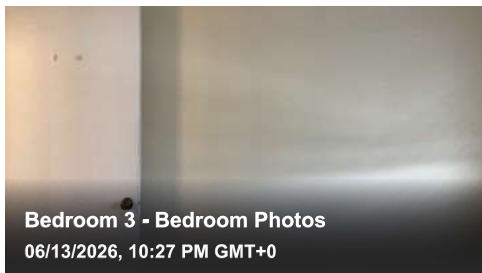
Electrical Condition

Great - No Repairs Needed

Windows / Blinds / Screens Condition

Great - No Repairs Needed

Bedroom 3 photos / videos



Bathrooms 7 Issues

Primary Bathroom 1 Issue

Sink Condition

Great - No Repairs Needed

Vanity / Cabinet Condition

Great - No Repairs Needed

Toilet Condition

Good - Cosmetic Issues Only

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

Great - No Repairs Needed

Electrical Condition

Great - No Repairs Needed

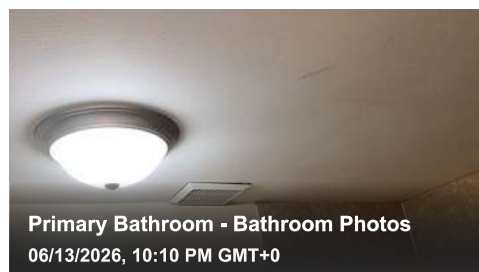
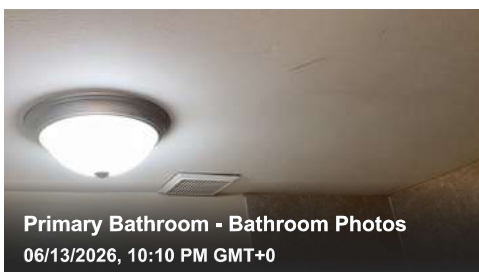
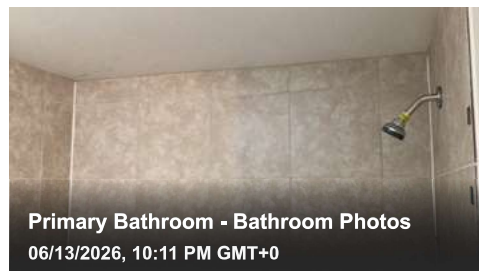
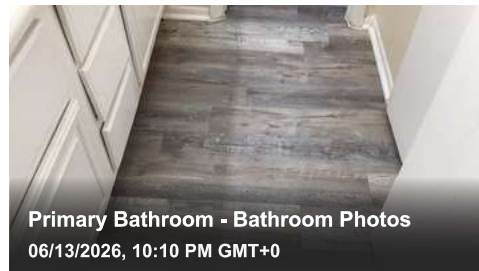
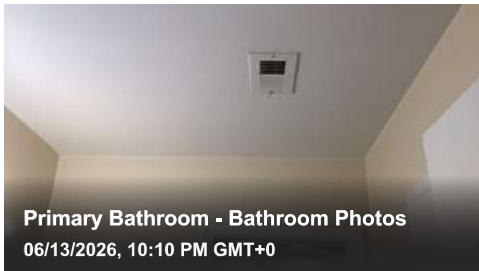
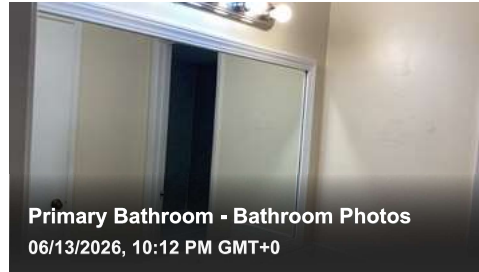
Plumbing Condition

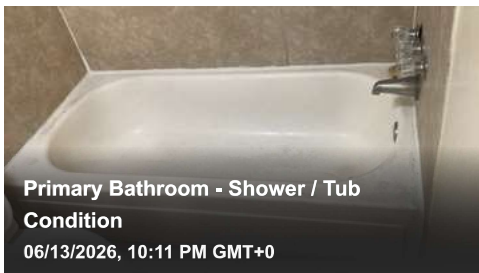
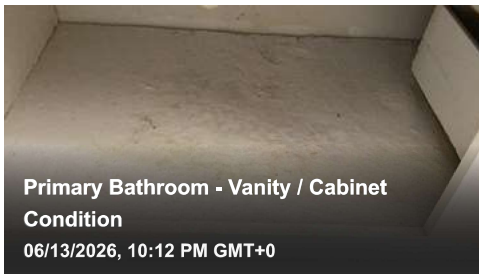
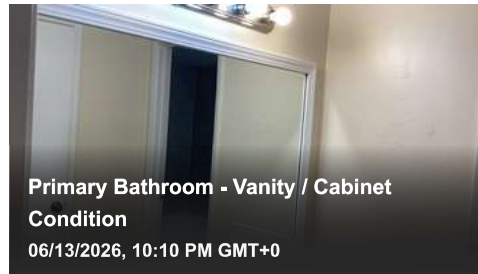
Great - No Repairs Needed

Windows / Blinds / Screens Condition

Great - No Repairs Needed

Primary Bathroom photos / videos





Inspectify flag

Toilet Condition

Good - Cosmetic Issues Only

Primary Bathroom photos / videos



Bathroom 2 5 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

Fair - Some Repairs Needed

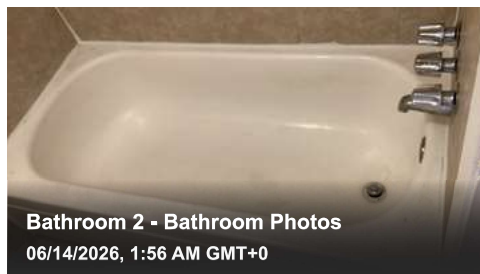
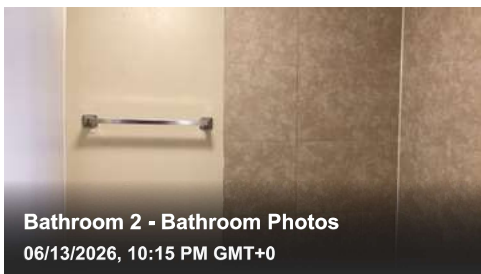
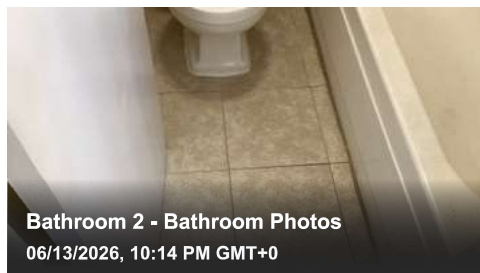
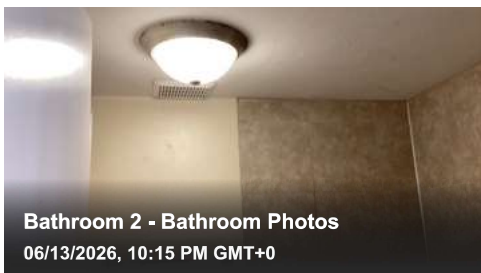
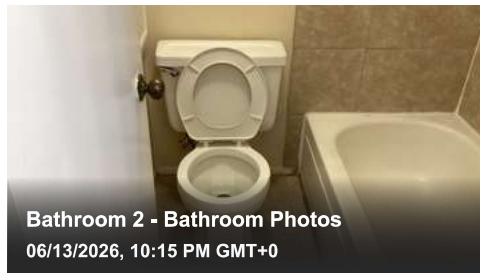
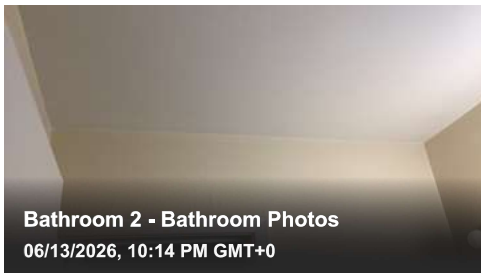
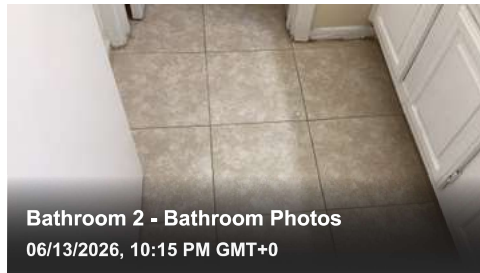
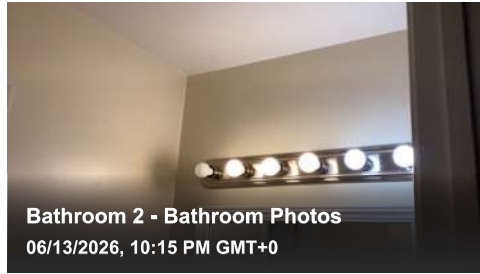
Plumbing Condition

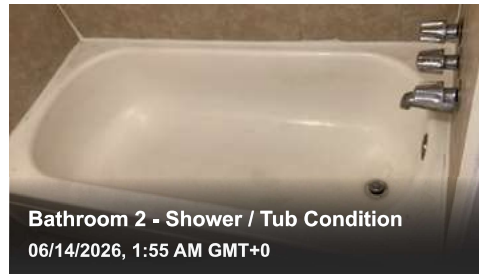
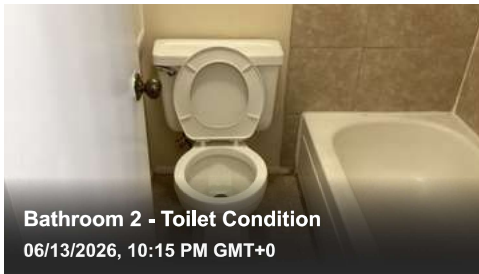
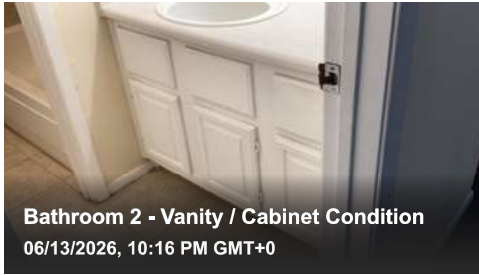
Great - No Repairs Needed

Windows / Blinds / Screens Condition

Not Present

Bathroom 2 photos / videos





Monitor deficiency

Inoperable or Missing Light Bulb

One or more light bulbs have burnt out or are missing.

Bathroom 2 photos / videos



Limitation

Windows / Blinds / Screens Condition: Not Present

The object / room is not present.

Limitation 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



Bathroom 3 1 Issue

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

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

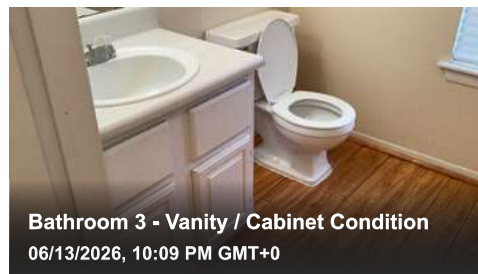
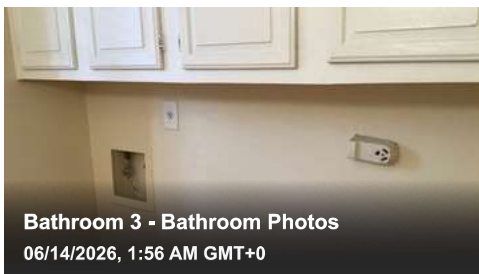
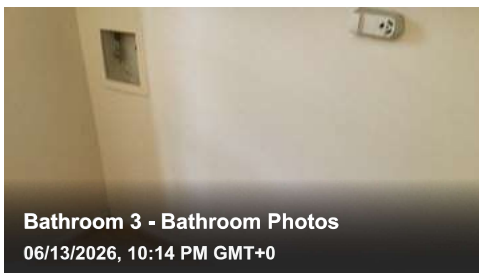
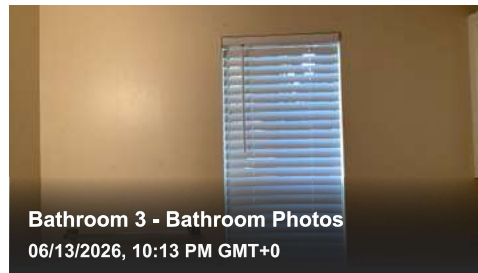
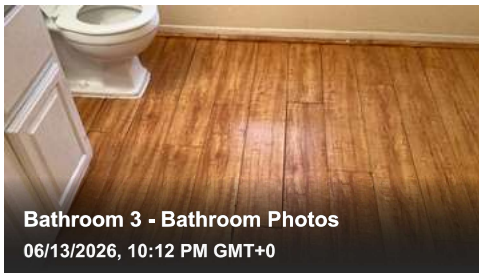
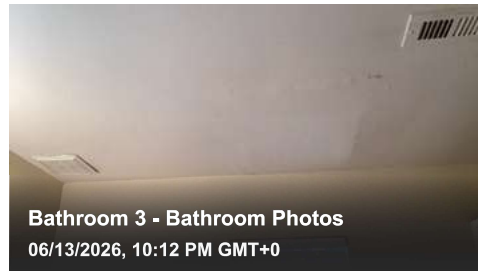
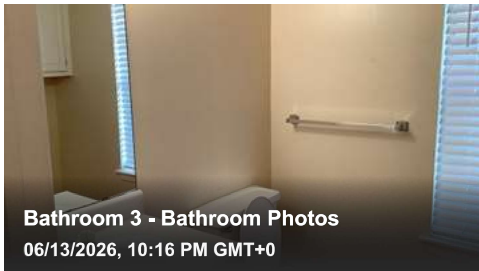
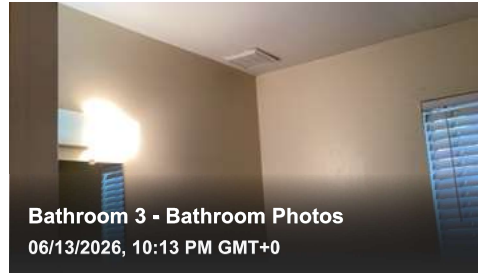
Plumbing Condition

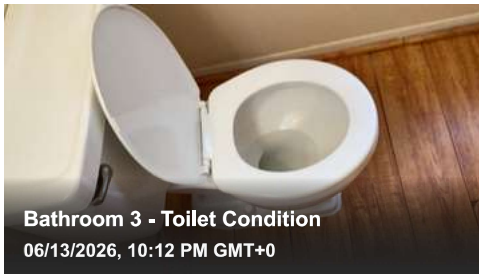
Great - No Repairs Needed

Windows / Blinds / Screens Condition

Great - No Repairs Needed

Bathroom 3 photos / videos





Limitation

Shower / Tub Condition: Not Present

The object / room is not present.

Limitation photos / videos

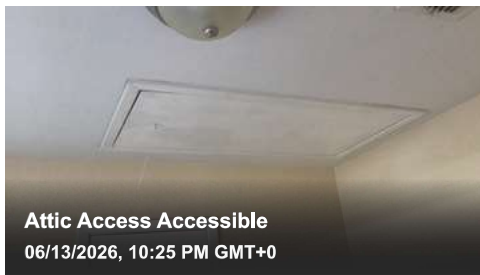
Structural

Attic ✓ No issues

Attic Access Accessible

Yes

Attic photos / videos



Basement Not present

Garage

 Not present

Laundry Area 1 Issue

✓ 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

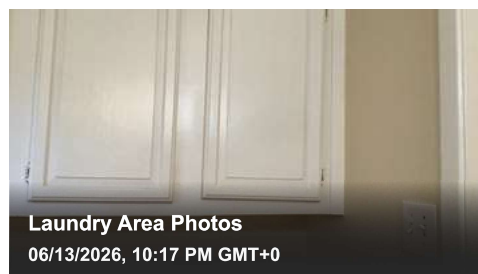
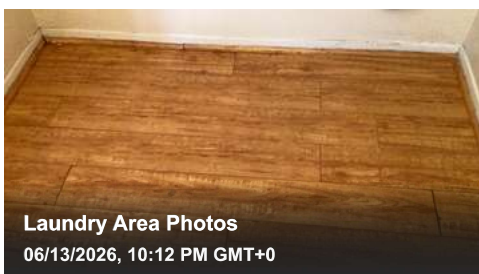
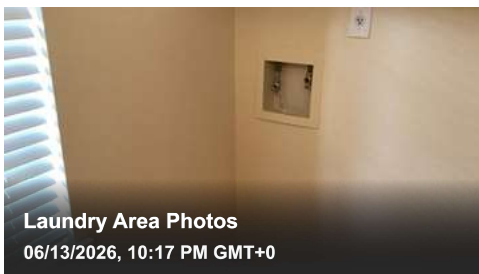
Electrical Condition

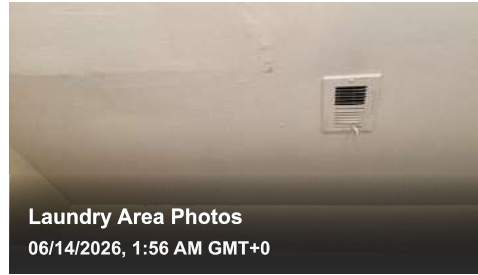
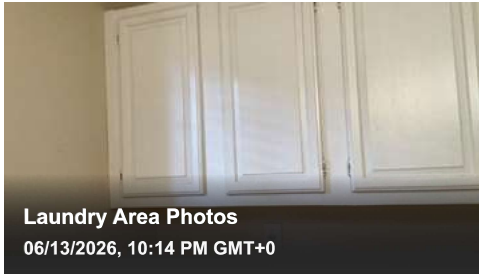
Great - No Repairs Needed

Windows / Blinds / Screens Condition

Great - No Repairs Needed

Laundry Area photos / videos



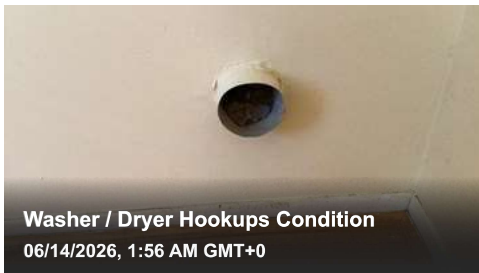
[View web report](#)

Plumbing 1 Issue

Washer / Dryer Hookups Condition

Good - Cosmetic Issues Only

Plumbing photos / videos



 Inspectify flag

Washer / Dryer Hookups Condition

Good - Cosmetic Issues Only

Plumbing photos / videos



Washer  Not present

Dryer  Not present

Utilities

✓ No issues

Active Utilities

Gas, Water, Electric

Utilities photos / videos

Smoke / CO Detectors ✓ No issues

Required Smoke Detectors Observed

Yes

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

Plumbing 2 Issues

Water Heater 2 Issues

Water Heater Condition

Functional

Water Heater Appliance Tag Photo

Water Heater - Gas

Recall status

No

Expected life

10 years

Brand

U.S. Craftmaster

Estimated remaining life

0 years

Manufacture date

October 2013

Model number

E1F50RD045V

Age

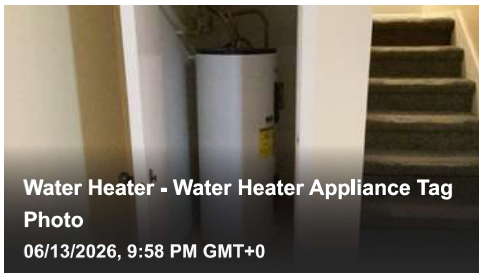
12.7 years

Serial number

1343T459743

 Beta Feature

Water Heater photos / videos



Safety deficiency

Water heater does not meet the minimum requirement of 18 inches above floor grade

Water heater does not meet the minimum requirement of 18 inches above floor grade Recommend further evaluation by a qualified professional.

Water Heater photos / videos



Repair deficiency

Missing Water Heater Drip Pan

There is no drip pan under the water heater.

Water Heater photos / videos



HVAC

General No issues

Air Filter Condition

Clean

Air Filter Size

20x25x1

General photos / videos

Heating No issues

Heating System Type(s)

Radiant Heat

Heating System Condition

Functional

Heating System Appliance Tag Photo

Furnace/Air Handler

 Beta Feature

Recall status

No

Manufacture date

November 2022

Expected life

18 years

Model number

ARUF43C14AE

Brand

Goodman

Age

3.61 years

Estimated remaining life

14.39 years

Serial number

2211105938

Heating photos / videos



Cooling ✓ No issues

Cooling System Condition

Functional

Cooling System Appliance Tag Photo

Air Conditioner

 Beta Feature

Recall status

No

Expected life

15 years

Brand

Trane

Estimated remaining life

0 years

Manufacture date

May 2009

Model number

2TTR3030A1000AA

Age

17.13 years

Serial number

9223R7G3F

Cooling photos / videos



Temperature Splits ✓ No issues

Supply Temperature (Cooling)

54.2

Return Temperature (Cooling)

72.3

Supply Temperature (Heating)

110.5

Return Temperature (Heating)

78.1

Differential Less Than 10 Degrees

No

Temperature Splits photos / videos

Miscellaneous Property Information

✓ No issues

Personal Belongings or Furniture Observed

No

General Interior Condition

No Concerns Present

Miscellaneous Property Information 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.