

# 11618 Roandale Dr

## Houston, Texas 77048

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✉ [hello@inspectify.com](mailto:hello@inspectify.com)

|              |                                                             |
|--------------|-------------------------------------------------------------|
| Client       | --                                                          |
| Type         | <b>Rent Ready Inspection Report -<br/>11618 Roandale Dr</b> |
| Inspected by | <b>Makayla Mullen - Surveyor</b>                            |
| Scheduled    | <b>July 16, 2026, 5:00 PM CDT</b>                           |
| Completed    | <b>July 15, 2026, 4:01 PM CDT</b>                           |

 8 repair

 6 limitation

 27 Inspectify flag

| System       | Subsystem        | Issues identified                                                                                                                                     |
|--------------|------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior     | Exterior         |  <a href="#">Exterior / Siding Condition</a>                         |
|              |                  |  <a href="#">Porch / Patio / Deck Condition</a>                      |
|              | Landscaping      |  <a href="#">Leaning Fence</a>                                       |
| Common Areas | Common Room 2    |  <a href="#">Ceiling / Walls / Trim Condition</a>                    |
|              |                  |  <a href="#">Paint / Wallpaper Condition</a>                         |
|              |                  |  <a href="#">Flooring Condition</a>                                  |
|              | Hallway          |  <a href="#">Paint / Wallpaper Condition</a>                         |
| Kitchen      | Kitchen          |  <a href="#">Sink Condition</a>                                      |
|              |                  |  <a href="#">Interior Cabinet / Drawers Condition</a>                |
|              |                  |  <a href="#">Flooring Condition</a>                                  |
|              | Refrigerator     |  <a href="#">No Power to Property.</a>                               |
|              |                  |  <a href="#">Refrigerator Appliance Tag Photo: Not Present</a>       |
|              | Range            |  <a href="#">No Electricity to Property.</a>                        |
|              |                  |  <a href="#">Range Appliance Tag Photo: Not Present</a>            |
|              | Garbage Disposal |  <a href="#">Inoperable Garbage Disposal</a>                       |
| Bedrooms     | Primary Bedroom  |  <a href="#">Windows / Blinds / Screens Condition</a>              |
|              |                  |  <a href="#">Electrical Condition</a>                              |
|              |                  |  <a href="#">Flooring Condition</a>                                |
|              | Bedroom 2        |  <a href="#">Broken Window Pane</a>                                |
|              |                  |  <a href="#">Paint / Wallpaper Condition</a>                       |
|              |                  |  <a href="#">Doors / Casing / Door Stops Condition</a>             |
|              |                  |  <a href="#">Electrical Condition</a>                              |
|              | Bedroom 3        |  <a href="#">Electrical Condition</a>                              |
| Bathrooms    | Primary Bathroom |  <a href="#">Windows / Blinds / Screens Condition: Not Present</a> |
|              |                  |  <a href="#">Toilet Condition</a>                                  |
|              |                  |  <a href="#">Vanity / Cabinet Condition</a>                        |
|              | Bathroom 2       |  <a href="#">Damaged Flooring</a>                                  |
|              |                  |  <a href="#">Windows / Blinds / Screens Condition: Not Present</a> |
|              |                  |  <a href="#">Sink Condition</a>                                    |
|              |                  |  <a href="#">Vanity / Cabinet Condition</a>                        |

[View web report](#)

| System                             | Subsystem                          | Issues identified                                                                                                                                   |
|------------------------------------|------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------|
|                                    |                                    |  <a href="#">Toilet Condition</a>                                  |
|                                    |                                    |  <a href="#">Shower / Tub Condition</a>                            |
| Laundry Area                       | Laundry Area                       |  <a href="#">Windows / Blinds / Screens Condition: Not Present</a> |
|                                    |                                    |  <a href="#">Ceiling / Walls / Trim Condition</a>                  |
|                                    |                                    |  <a href="#">Paint / Wallpaper Condition</a>                       |
|                                    | Plumbing                           |  <a href="#">Washer / Dryer Hookups Condition</a>                  |
| Plumbing                           | Water Heater                       |  <a href="#">No Power to Property.</a>                             |
| HVAC                               | General                            |  <a href="#">Air Filter Condition</a>                              |
|                                    | Cooling                            |  <a href="#">Inoperable Cooling System</a>                         |
|                                    |                                    |  <a href="#">Cooling System Appliance Tag Photo: Not Present</a>   |
| Miscellaneous Property Information | Miscellaneous Property Information |  <a href="#">General Interior Condition</a>                        |

## Home Inspection Details

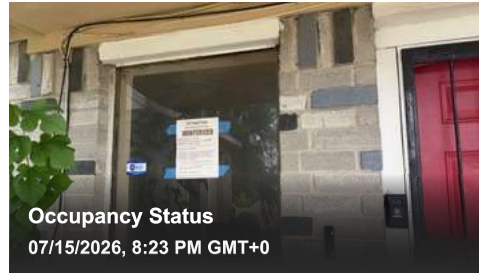
Occupancy Status

**Utilities Off, Vacant**

Address Numbers Visible

**Yes**

## Home Inspection Details photos / videos



## Exterior 3 Issues

### 2 Issues

Exterior / Siding Condition

**Good - Cosmetic Issues Only**

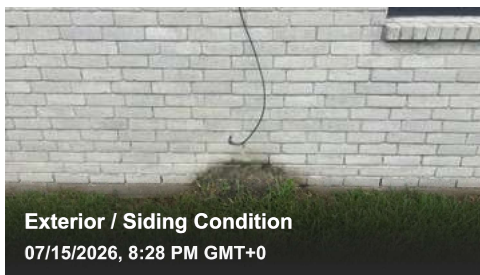
Exterior Door Condition

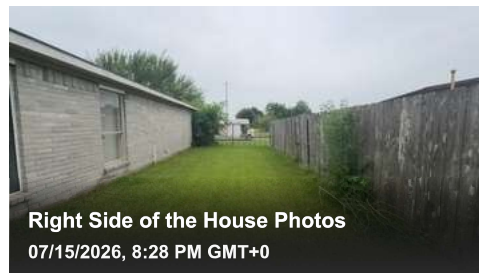
**Great - No Repairs Needed**

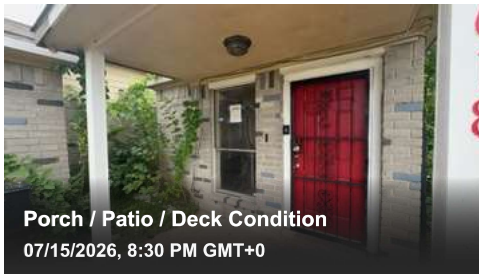
Porch / Patio / Deck Condition

**Good - Cosmetic Issues Only**

### Exterior photos / videos







 Inspectify flag

## Exterior / Siding Condition

Good - Cosmetic Issues Only

## Exterior photos / videos



 Inspectify flag

## Porch / Patio / Deck Condition

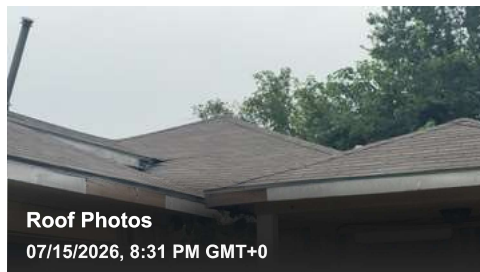
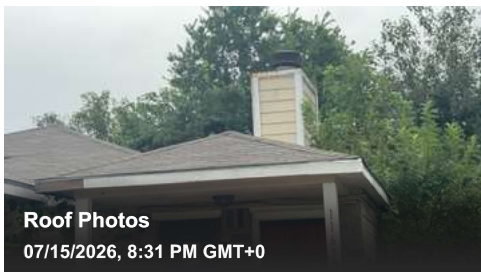
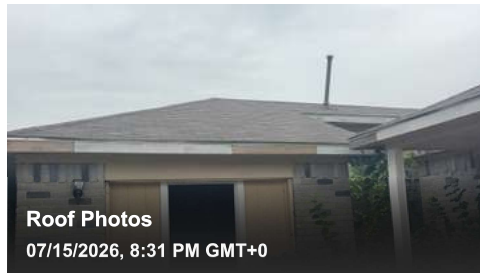
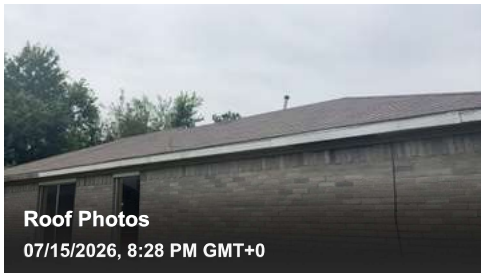
Good - Cosmetic Issues Only

## 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

**Great (< 5 hours of work)**

Back Yard Condition

**Good (5 - 20 hours of work)**

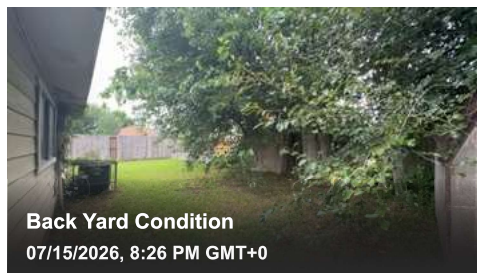
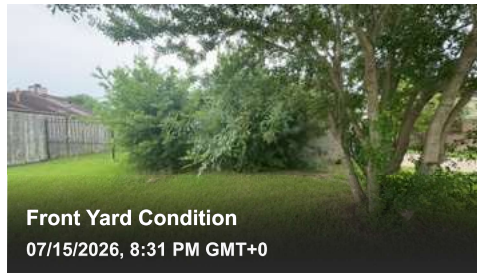
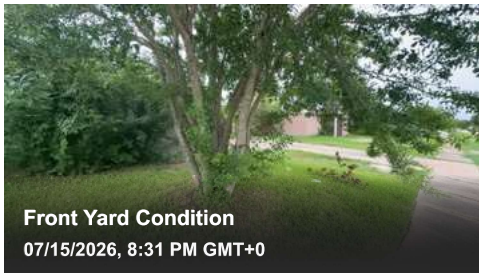
Right Side Yard Condition

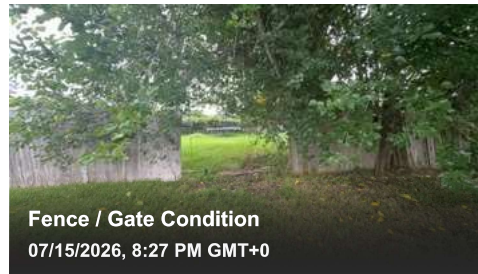
**Great (< 5 hours of work)**

Fence / Gate Condition

**Fair - Some Repairs Needed**

### Landscaping photos / videos





#### Repair deficiency

### Leaning Fence

The fence is leaning.

### Landscaping photos / videos



## Common Areas 4 Issues

### 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**

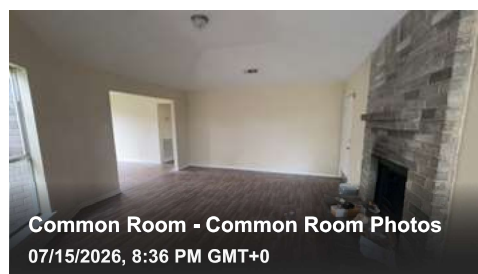
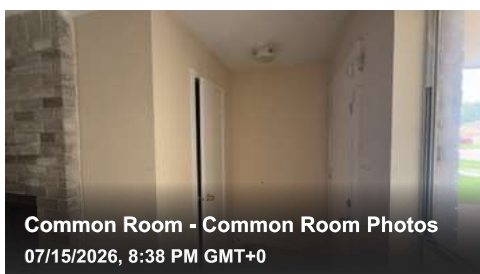
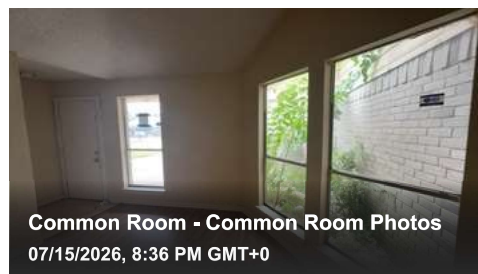
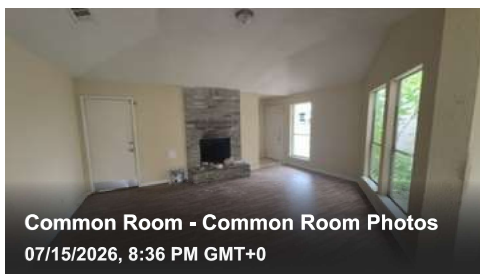
Electrical Condition

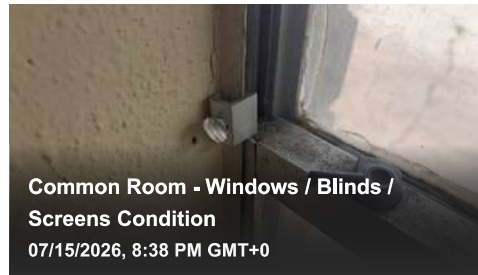
**Great - No Repairs Needed**

Windows / Blinds / Screens Condition

**Great - No Repairs Needed**

### Common Room photos / videos





## Common Room 2 3 Issues

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

**Good - Cosmetic Issues Only**

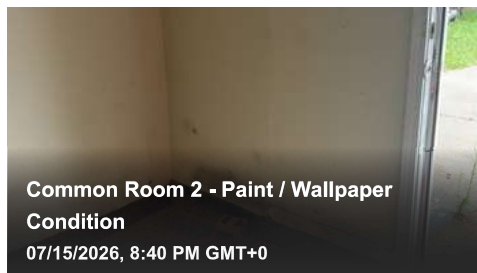
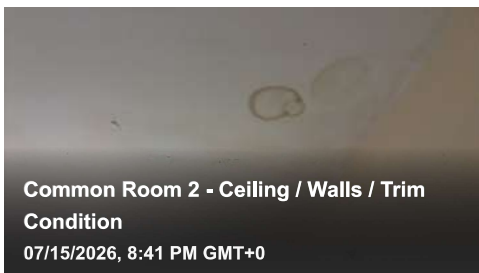
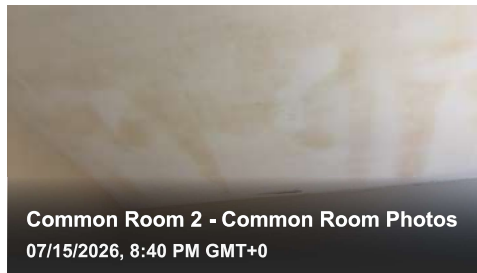
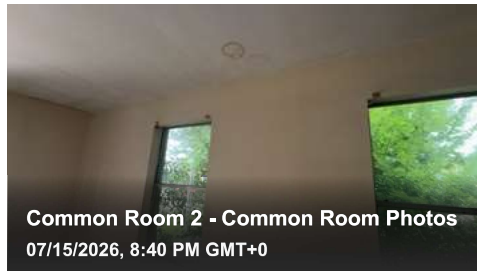
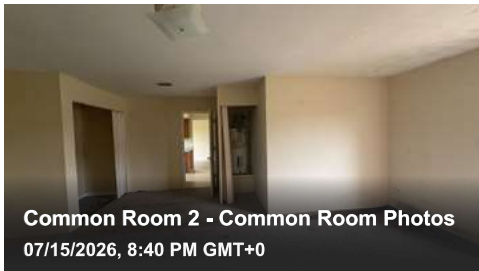
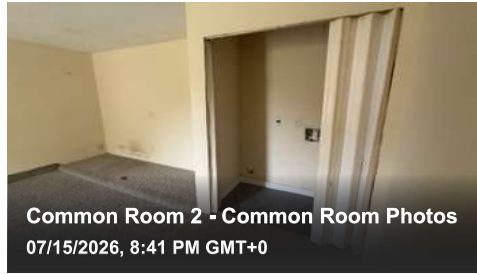
Electrical Condition

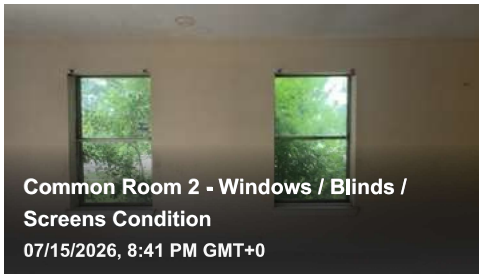
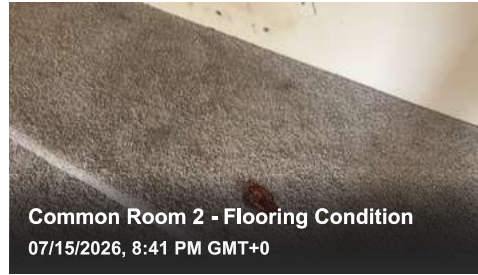
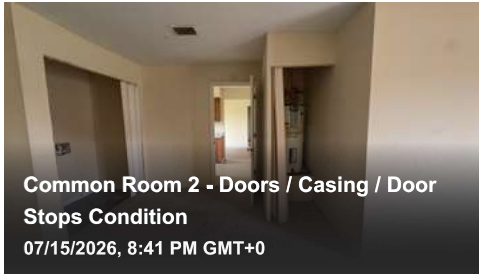
**Great - No Repairs Needed**

Windows / Blinds / Screens Condition

**Great - No Repairs Needed**

## Common Room 2 photos / videos





 **Inspectify flag**

## Ceiling / Walls / Trim Condition

Good - Cosmetic Issues Only

## Common Room 2 photos / videos



 **Inspectify flag**

## Paint / Wallpaper Condition

Good - Cosmetic Issues Only

## Common Room 2 photos / videos



**Inspectify flag**

### **Flooring Condition**

Good - Cosmetic Issues Only

## Common Room 2 photos / videos



## Hallway 1 Issue

Ceiling / Walls / Trim Condition

**Great - No Repairs Needed**

Paint / Wallpaper Condition

**Good - Cosmetic Issues Only**

Doors / Casing / Door Stops Condition

**Great - No Repairs Needed**

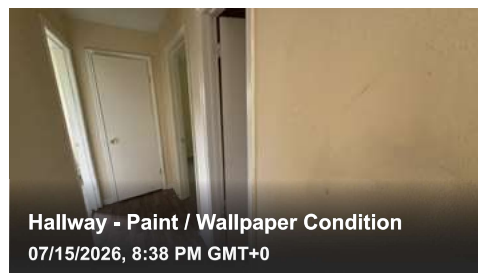
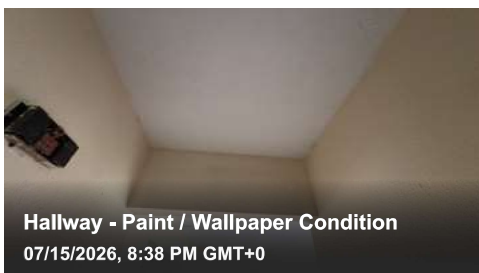
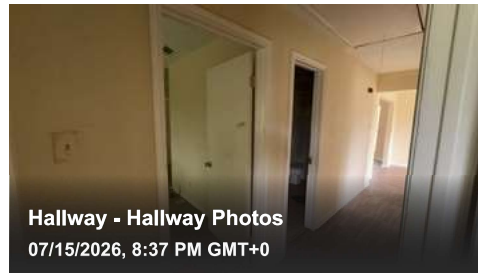
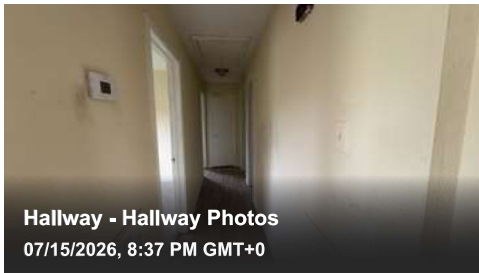
Flooring Condition

**Great - No Repairs Needed**

Electrical Condition

**Great - No Repairs Needed**

### Hallway photos / videos

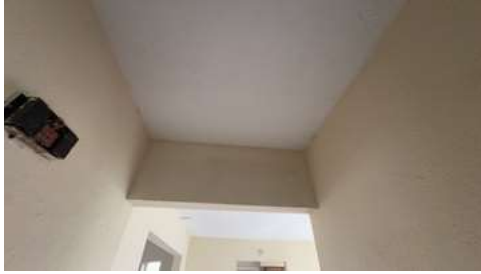


 Inspectify flag

### Paint / Wallpaper Condition

Good - Cosmetic Issues Only

## Hallway photos / videos

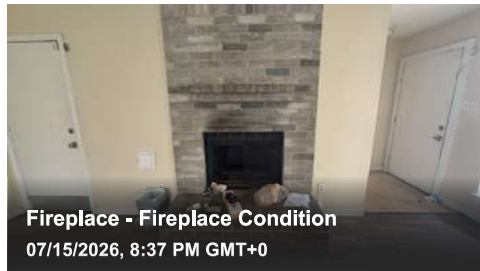
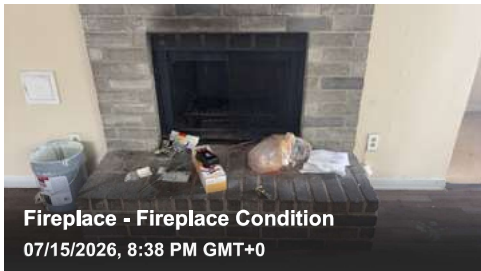


## Fireplace ✓ No issues

Fireplace Condition

**Great - No Repairs Needed**

## Fireplace photos / videos



## Kitchen



8 Issues



3 Issues

Sink Condition

**Good - Cosmetic Issues Only**

Countertop Condition

**Great - No Repairs Needed**

Exterior Cabinet / Drawers Condition

**Great - No 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

**Good - Cosmetic Issues Only**

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



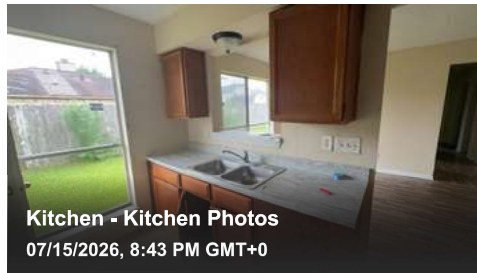
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07/15/2026, 8:44 PM GMT+0



**Kitchen - Kitchen Photos**  
07/15/2026, 8:43 PM GMT+0



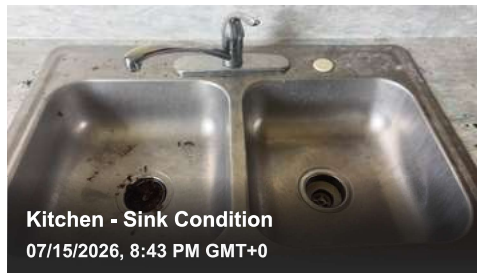
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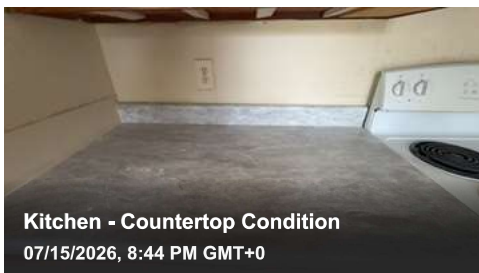
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**Kitchen - Kitchen Photos**  
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**Kitchen - Sink Condition**  
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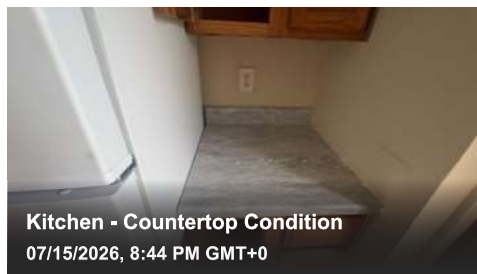
**Kitchen - Countertop Condition**  
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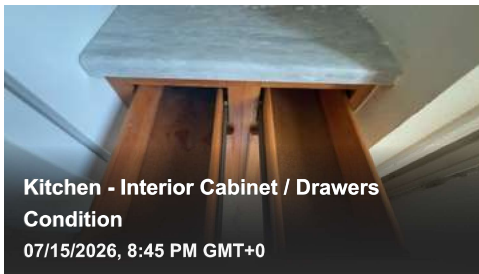
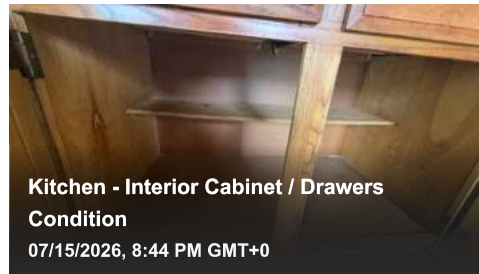
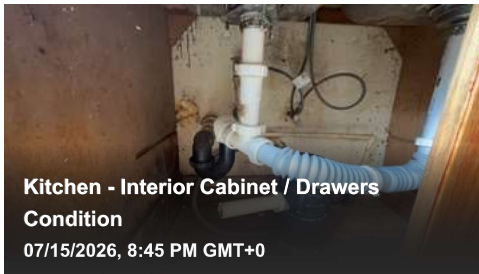
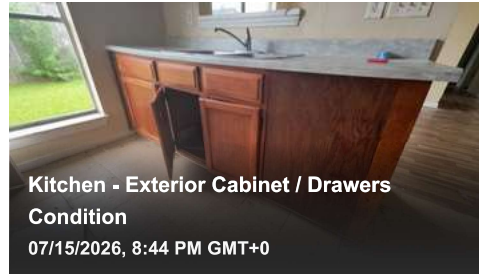
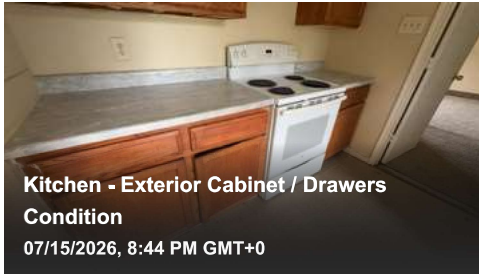
**Kitchen - Countertop Condition**  
07/15/2026, 8:44 PM GMT+0



**Kitchen - Countertop Condition**  
07/15/2026, 8:44 PM GMT+0



**Kitchen - Countertop Condition**  
07/15/2026, 8:44 PM GMT+0



**Inspectify flag**

## **Sink Condition**

Good - Cosmetic Issues Only

## Kitchen photos / videos



Inspectify flag

## Interior Cabinet / Drawers Condition

Good - Cosmetic Issues Only

## Kitchen photos / videos



Inspectify flag

## Flooring Condition

Good - Cosmetic Issues Only

## Kitchen photos / videos



## Refrigerator 2 Issues

Refrigerator Condition

**Non-Functional**

Refrigerator Water Filter Observed

**No**

Refrigerator Appliance Tag Photo

**Not Present**

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## Refrigerator photos / videos



### Repair deficiency

#### No Power to Property

The property does not currently have power.

## Refrigerator photos / videos



### Limitation

#### Refrigerator Appliance Tag Photo: Not Present

The object / room is not present.

## Refrigerator photos / videos



## Range 2 Issues

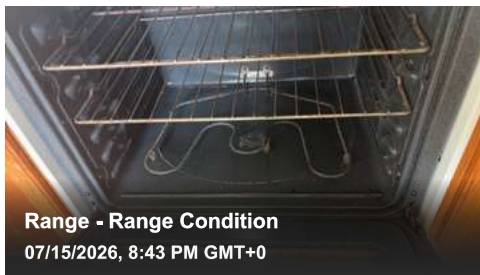
Range Condition

**Non-Functional**

Range Appliance Tag Photo

**Not Present**

### Range photos / videos



### Repair deficiency

#### No Electricity to Property

The property does not currently have electricity.

### 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**  1 Issue

Garbage Disposal Condition

**Non-Functional**

Garbage Disposal photos / videos



 **Repair deficiency**

**Inoperable Garbage Disposal**

The garbage disposal is inoperable.

Garbage Disposal photos / videos



## General No issues

Missing Kitchen Appliances

**All Are Present**

General photos / videos

## Bedrooms 🔍 8 Issues

### Primary Bedroom 🔍 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

**Good - Cosmetic Issues Only**

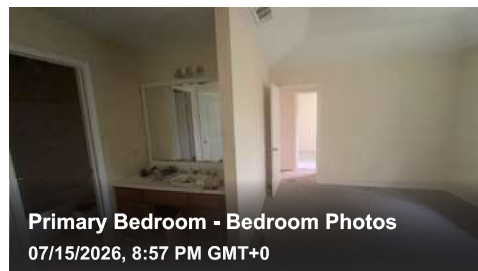
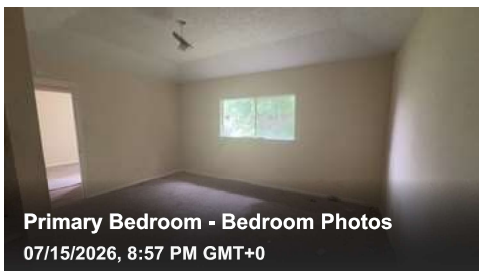
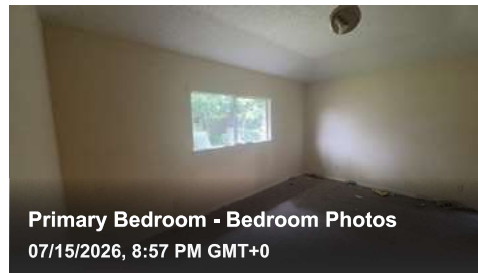
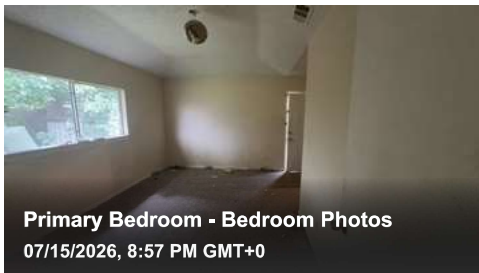
Electrical Condition

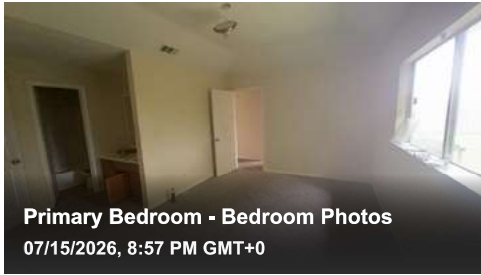
**Good - Cosmetic Issues Only**

Windows / Blinds / Screens Condition

**Good - Cosmetic Issues Only**

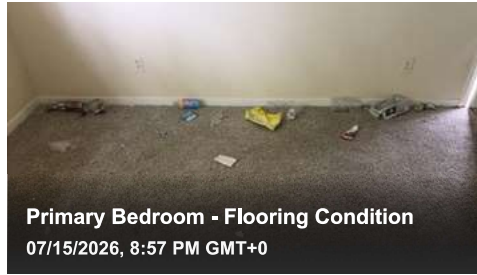
### Primary Bedroom photos / videos





**Primary Bedroom - Bedroom Photos**

07/15/2026, 8:57 PM GMT+0



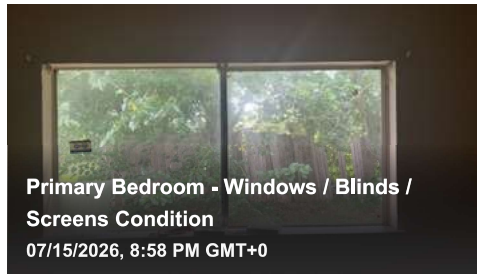
**Primary Bedroom - Flooring Condition**

07/15/2026, 8:57 PM GMT+0



**Primary Bedroom - Electrical Condition**

07/15/2026, 8:57 PM GMT+0



**Primary Bedroom - Windows / Blinds /  
Screens Condition**

07/15/2026, 8:58 PM GMT+0



**Inspectify flag**

## Windows / Blinds / Screens Condition

Good - Cosmetic Issues Only

## Primary Bedroom photos / videos



**Inspectify flag**

## Electrical Condition

Good - Cosmetic Issues Only

## Primary Bedroom photos / videos

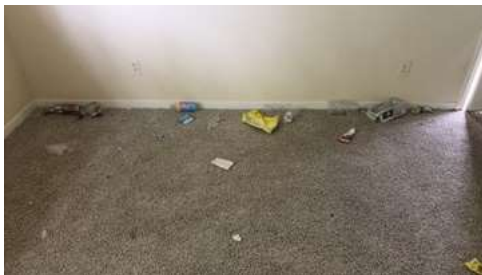


Inspectify flag

## Flooring Condition

Good - Cosmetic Issues Only

## Primary Bedroom photos / videos



## Bedroom 2 4 Issues

Ceiling / Walls / Trim Condition

**Great - No Repairs Needed**

Paint / Wallpaper Condition

**Good - Cosmetic Issues Only**

Doors / Casing / Door Stops Condition

**Good - Cosmetic Issues Only**

Flooring Condition

**Great - No Repairs Needed**

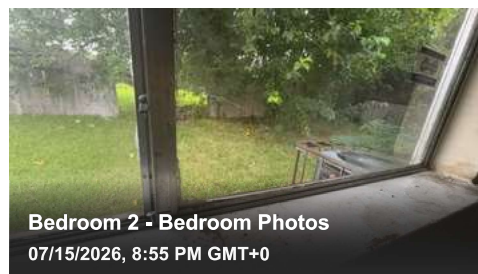
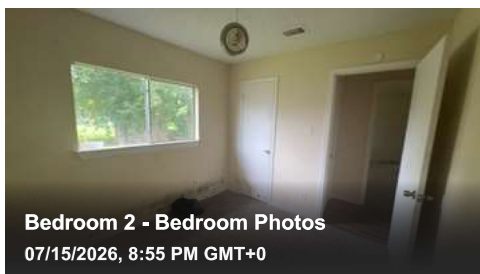
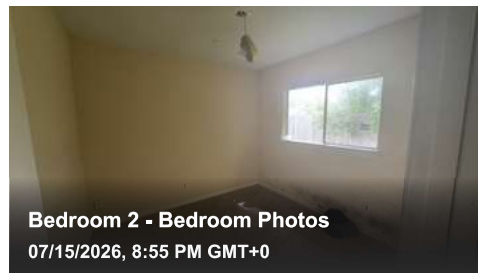
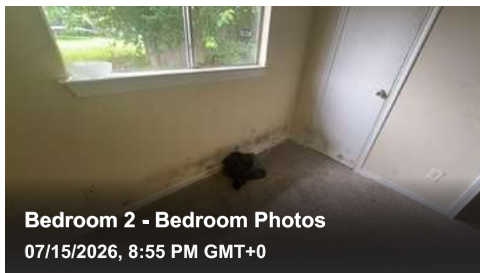
Electrical Condition

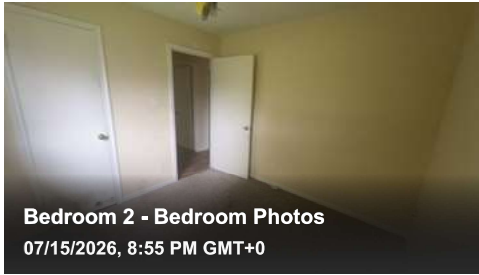
**Good - Cosmetic Issues Only**

Windows / Blinds / Screens Condition

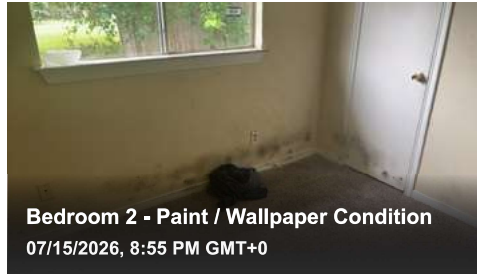
**Fair - Some Repairs Needed**

### Bedroom 2 photos / videos

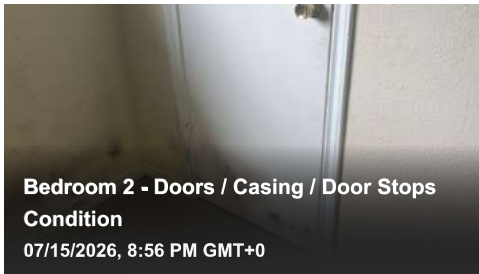


[View web report](#)

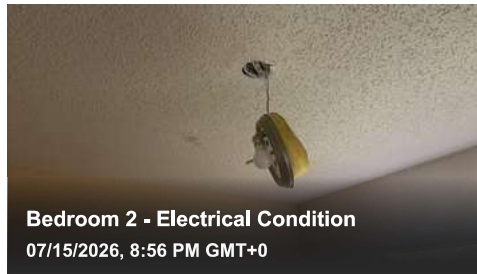
**Bedroom 2 - Bedroom Photos**  
07/15/2026, 8:55 PM GMT+0



**Bedroom 2 - Paint / Wallpaper Condition**  
07/15/2026, 8:55 PM GMT+0



**Bedroom 2 - Doors / Casing / Door Stops Condition**  
07/15/2026, 8:56 PM GMT+0



**Bedroom 2 - Electrical Condition**  
07/15/2026, 8:56 PM GMT+0

### **Repair deficiency**

#### **Broken Window Pane**

One or more windows have broken glass pane(s).

#### **Bedroom 2 photos / videos**



### **Inspectify flag**

#### **Paint / Wallpaper Condition**

Good - Cosmetic Issues Only

## Bedroom 2 photos / videos

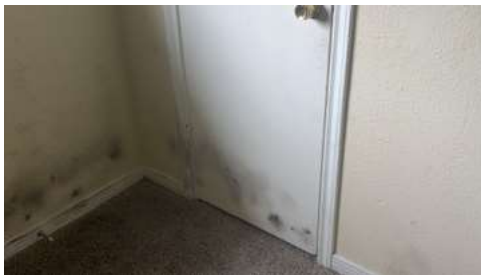


**Inspectify flag**

### **Doors / Casing / Door Stops Condition**

Good - Cosmetic Issues Only

## Bedroom 2 photos / videos



**Inspectify flag**

### **Electrical Condition**

Good - Cosmetic Issues Only

## 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**

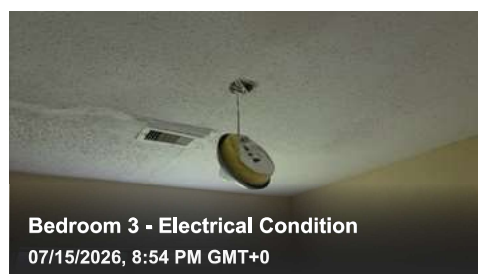
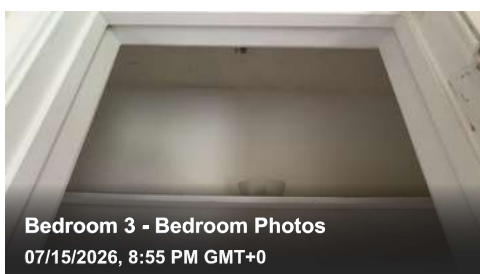
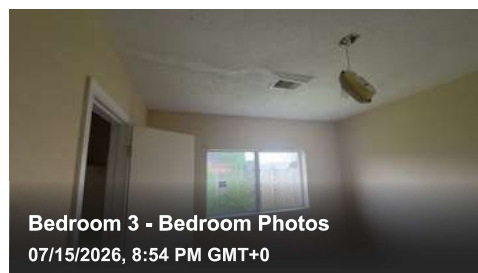
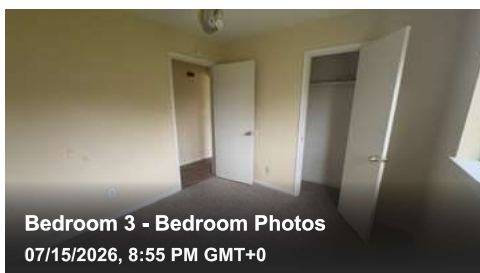
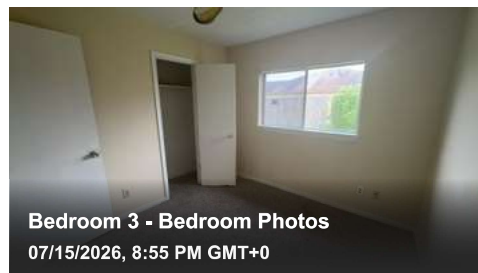
Electrical Condition

**Good - Cosmetic Issues Only**

Windows / Blinds / Screens Condition

**Great - No Repairs Needed**

### Bedroom 3 photos / videos





**Inspectify flag**

## **Electrical Condition**

Good - Cosmetic Issues Only

### **Bedroom 3 photos / videos**



## Bathrooms 9 Issues

### Primary Bathroom 3 Issues

Sink Condition

**Great - No Repairs Needed**

Vanity / Cabinet Condition

**Good - Cosmetic Issues Only**

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**

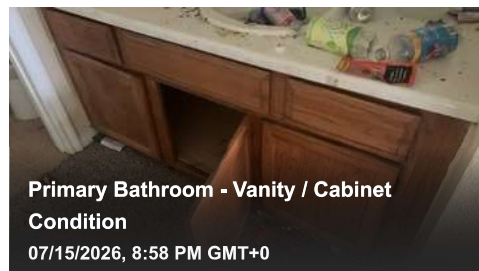
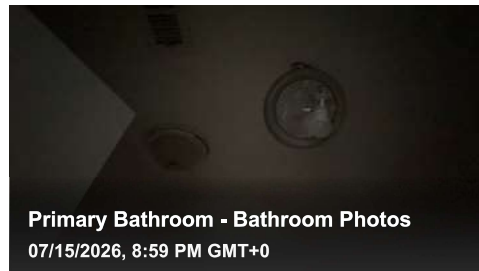
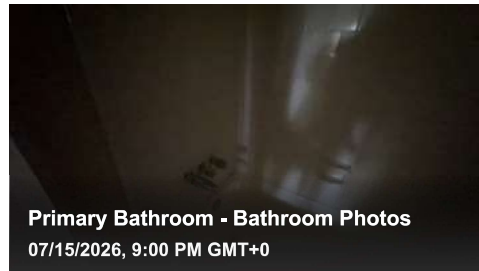
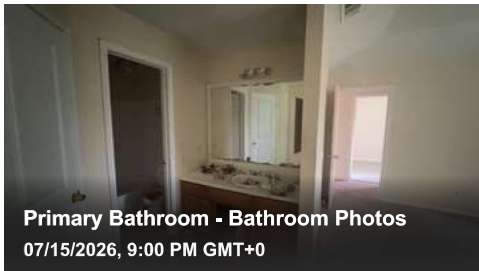
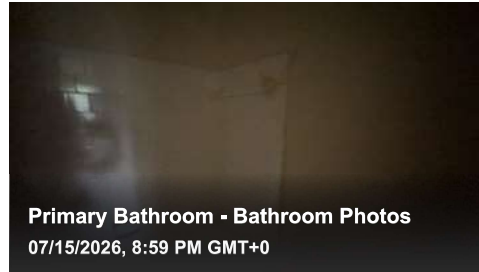
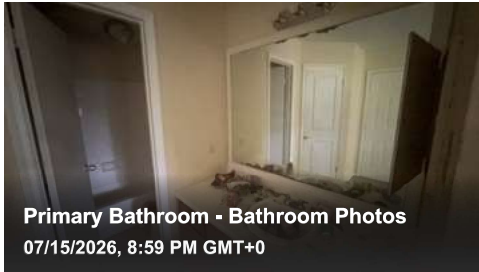
Plumbing Condition

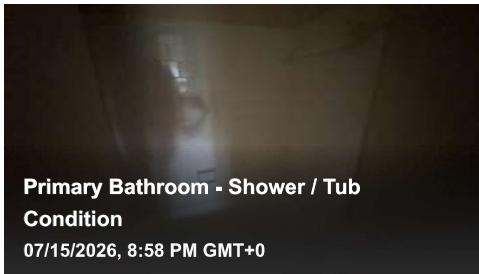
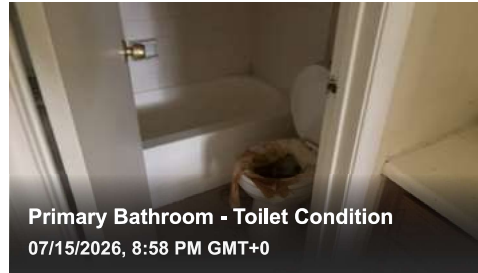
**Great - No Repairs Needed**

Windows / Blinds / Screens Condition

**Not Present**

## Primary Bathroom photos / videos





#### Limitation

### Windows / Blinds / Screens Condition: Not Present

The object / room is not present.

### Primary Bathroom photos / videos



#### Inspectify flag

### Toilet Condition

Good - Cosmetic Issues Only

## Primary Bathroom photos / videos



Inspectify flag

### Vanity / Cabinet Condition

Good - Cosmetic Issues Only

## Primary Bathroom photos / videos



## Bathroom 2 6 Issues

Sink Condition

**Good - Cosmetic Issues Only**

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

**Fair - Some Repairs Needed**

Electrical Condition

**Great - No Repairs Needed**

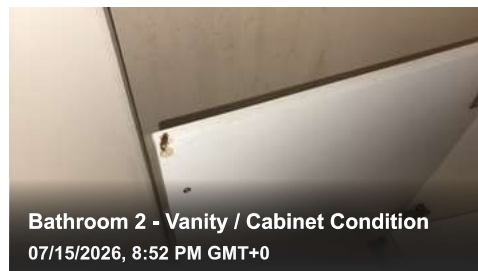
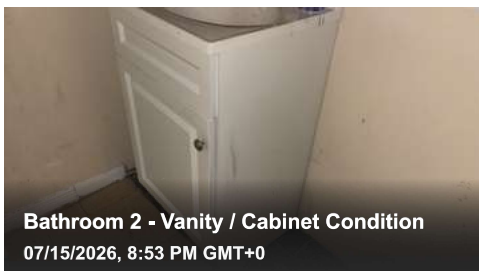
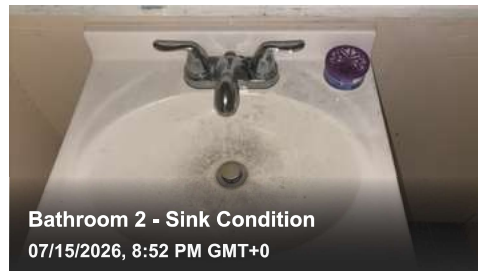
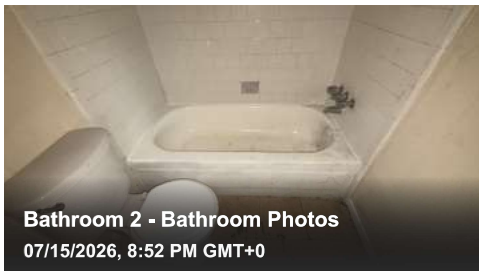
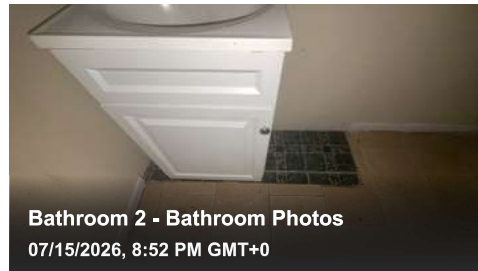
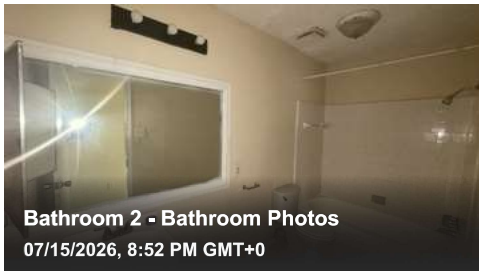
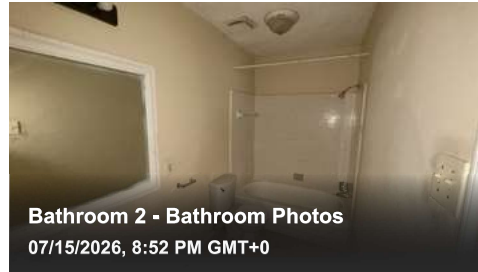
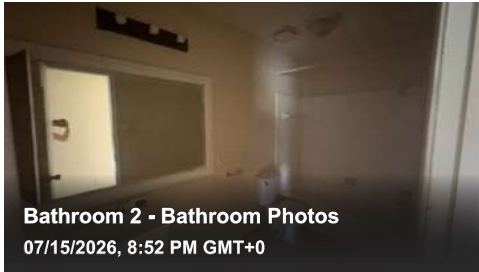
Plumbing Condition

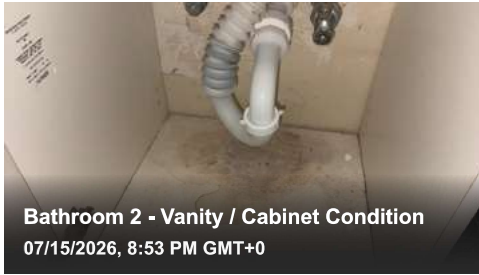
**Great - No Repairs Needed**

Windows / Blinds / Screens Condition

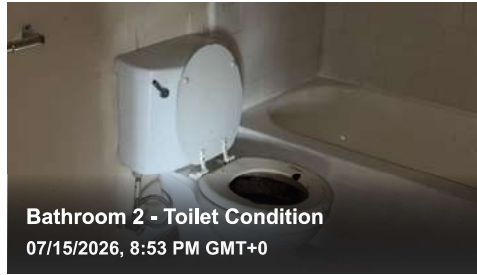
**Not Present**

## Bathroom 2 photos / videos

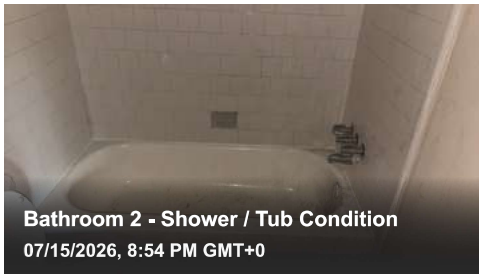




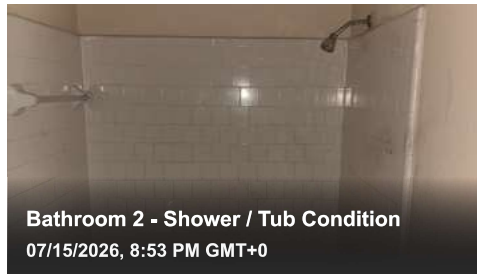
**Bathroom 2 - Vanity / Cabinet Condition**  
07/15/2026, 8:53 PM GMT+0



**Bathroom 2 - Toilet Condition**  
07/15/2026, 8:53 PM GMT+0



**Bathroom 2 - Shower / Tub Condition**  
07/15/2026, 8:54 PM GMT+0



**Bathroom 2 - Shower / Tub Condition**  
07/15/2026, 8:53 PM GMT+0



#### Repair deficiency

### Damaged Flooring

The floors are damaged.

## Bathroom 2 photos / videos



---

### Limitation

#### **Windows / Blinds / Screens Condition: Not Present**

The object / room is not present.

## Limitation 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



Inspectify flag

### Toilet Condition

Good - Cosmetic Issues Only

## Bathroom 2 photos / videos

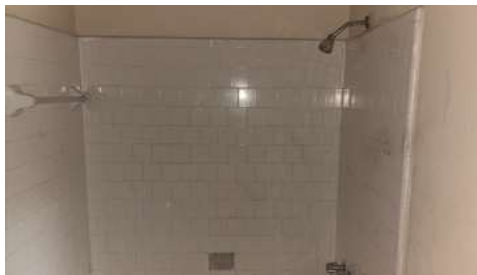


Inspectify flag

### Shower / Tub Condition

Good - Cosmetic Issues Only

## Bathroom 2 photos / videos



# Structural

**Attic** ✓ No issues

Attic Access Accessible

**Yes**

Attic photos / videos

**Basement** ✖ Not present

# Garage

 Not present

## Laundry Area 4 Issues

### 3 Issues

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**

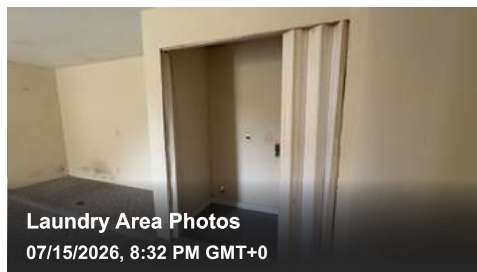
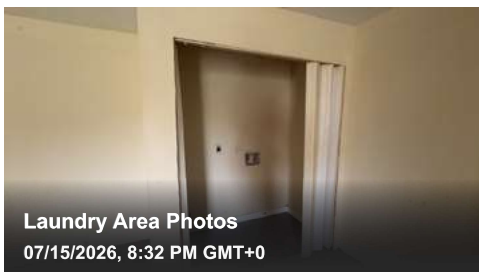
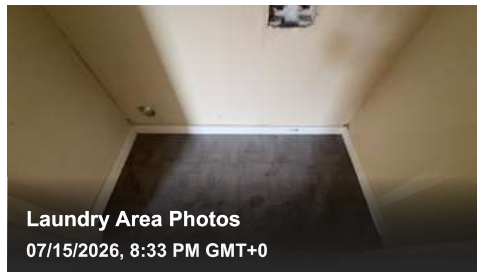
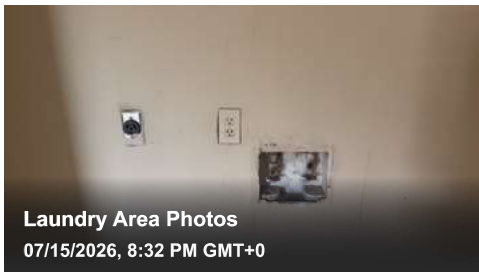
Electrical Condition

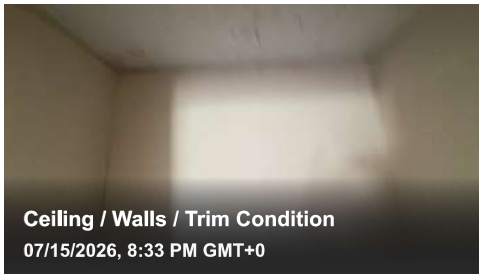
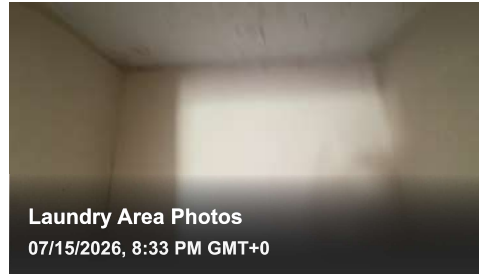
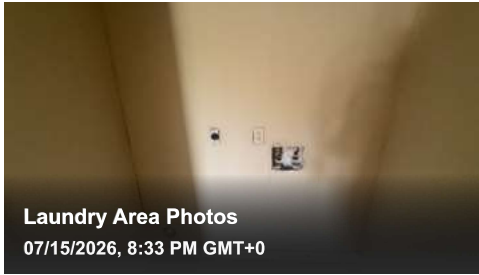
**Great - No Repairs Needed**

Windows / Blinds / Screens Condition

**Not Present**

## Laundry Area photos / videos





#### Limitation

### Windows / Blinds / Screens Condition: Not Present

The object / room is not present.

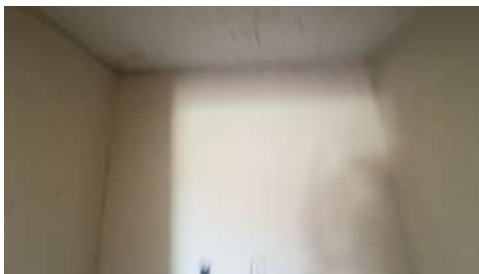
Limitation photos / videos

#### Inspectify flag

### Ceiling / Walls / Trim Condition

Good - Cosmetic Issues Only

Laundry Area photos / videos





Inspectify flag

## Paint / Wallpaper Condition

Good - Cosmetic Issues Only

Laundry Area photos / videos



## Plumbing

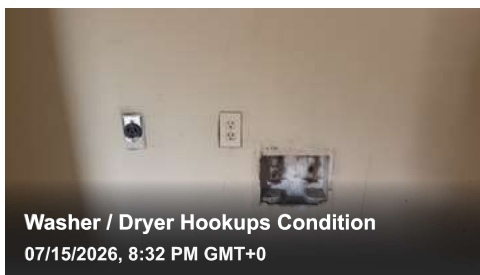


1 Issue

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

**All Utilities Off**

Utilities photos / videos

**Smoke / CO Detectors**  Not present

## Plumbing 1 Issue

## Water Heater 1 Issue

Water Heater Condition

**Non-Functional**

Water Heater Appliance Tag Photo

### Water Heater - Gas

Recall status

**No**

Expected life

**10 years**

Brand

**US Craftmaster**

Estimated remaining life

**0 years**

Manufacture date

**September 2002**

Model number

**E1F50RD045V**

Age

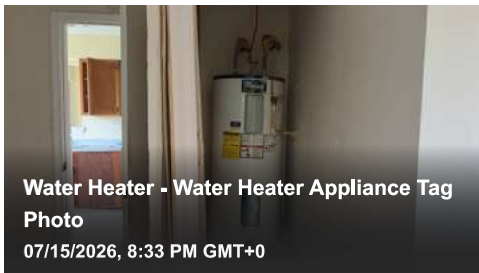
**23.88 years**

Serial number

**0239104194**

 Beta Feature

### Water Heater photos / videos



 **Repair deficiency**

### No Power to Property

The property does not currently have power.

## Water Heater photos / videos



## HVAC 3 Issues

### General 1 Issue

Air Filter Condition

**Dirty**

Air Filter Size

**20x30**

General photos / videos

---

 Inspectify flag

#### Air Filter Condition

The air filter is "Dirty".

Deficiency photos / videos

### Heating Not present

### Cooling 2 Issues

Cooling System Condition

**Non-Functional**

Cooling System Appliance Tag Photo

**Not Present**

---

## Cooling photos / videos



### Repair deficiency

## Inoperable Cooling System

The cooling system is working insufficiently.

## Cooling photos / videos



### Limitation

## Cooling System Appliance Tag Photo: Not Present

The object / room is not present.

## Limitation photos / videos

## Temperature Splits Not present

## 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.