

15627 Summer Briar Ct

Missouri City, Texas 77489



✉ hello@inspectify.com

Client	--
Type	Rent Ready Inspection Report - 15627 Summer Briar Ct
Inspected by	HomeTeam Inspection Service - North Houston
State license	TREC 20811
Scheduled	June 13, 2026, 5:00 PM CDT
Completed	June 13, 2026, 10:40 PM CDT

 7 repair

 7 monitor

 7 limitation

 14 Inspectify flag

System	Subsystem	Issues identified
Exterior	Exterior	 <u>Damaged Siding</u>
		 <u>Minor Cracks in Patio / Porch</u>
		 <u>Exterior Door Condition</u>
	Landscaping	 <u>Leaning Fence</u>
Common Areas	Common Room	 <u>Windows / Blinds / Screens Condition: Not Present</u>
	Hallway	 <u>Inoperable or Missing Light Bulb</u>
	Fireplace	 <u>Fireplace Condition</u>
Kitchen	Kitchen	 <u>Missing GFCI</u>
		 <u>Flex Drain Present</u>
		 <u>Windows / Blinds / Screens Condition: Not Present</u>
		 <u>Sink Condition</u>
		 <u>Countertop Condition</u>
		 <u>Exterior Cabinet / Drawers Condition</u>
		 <u>Interior Cabinet / Drawers Condition</u>
	Range	 <u>Inoperable Range</u>
Bathrooms	Primary Bathroom	 <u>Missing GFCI</u>
		 <u>Damaged / Missing Drain Stopper</u>
		 <u>Flex Drain Present</u>
		 <u>Windows / Blinds / Screens Condition: Not Present</u>
		 <u>Vanity / Cabinet Condition</u>
	Bathroom 2	 <u>Toilet Condition</u>
		 <u>Shower / Tub Condition</u>
		 <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>
Garage	Garage	 <u>Missing / Inoperable Self-Closing Door Hinges</u>
		 <u>Garage Remote(s) Condition: Not Present</u>
Laundry Area	Laundry Area	 <u>Missing GFCI</u>

[View web report](#)

System	Subsystem	Issues identified
		 <u>Windows / Blinds / Screens Condition: Not Present</u>
	Plumbing	 <u>Washer / Dryer Hookups Condition</u>
Plumbing	Water Heater	 <u>Missing Water Heater Drip Pan</u>
HVAC	General	 <u>Air Filter Condition</u>
	Heating	 <u>Heating System Not Fully Accessible</u>

Home Inspection Details

Occupancy Status

Vacant

Address Numbers Visible

Yes

Home Inspection Details photos / videos



Exterior 4 Issues

3 Issues

Exterior / Siding Condition

Fair - Some Repairs Needed

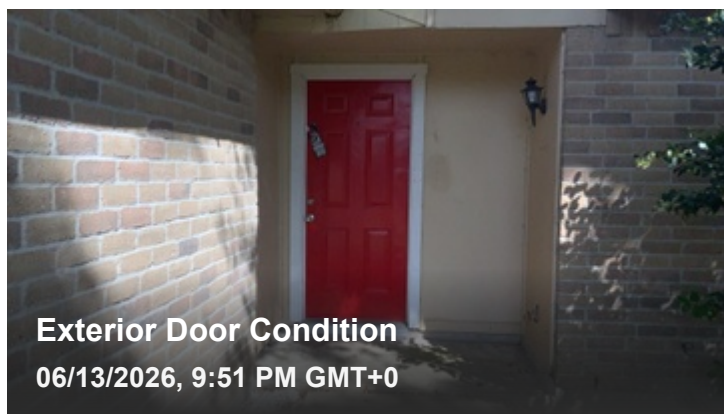
Exterior Door Condition

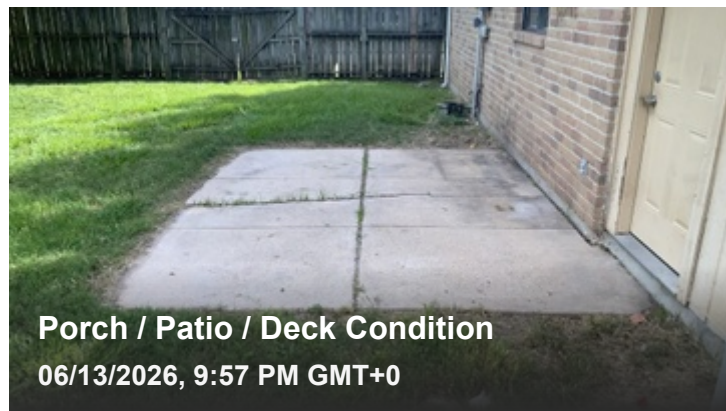
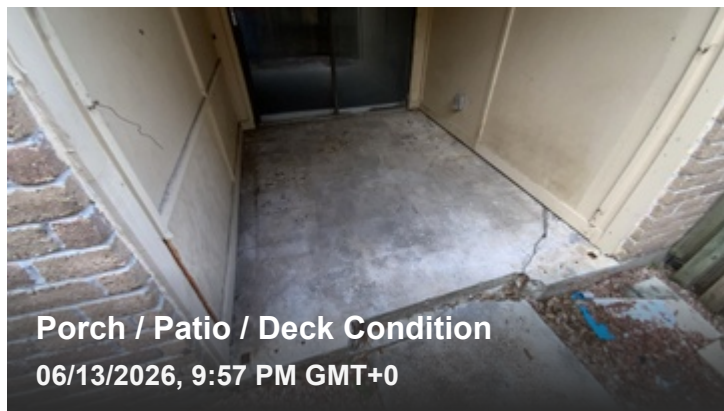
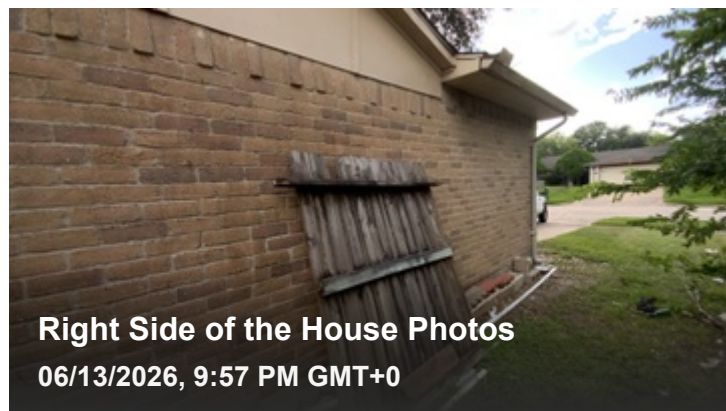
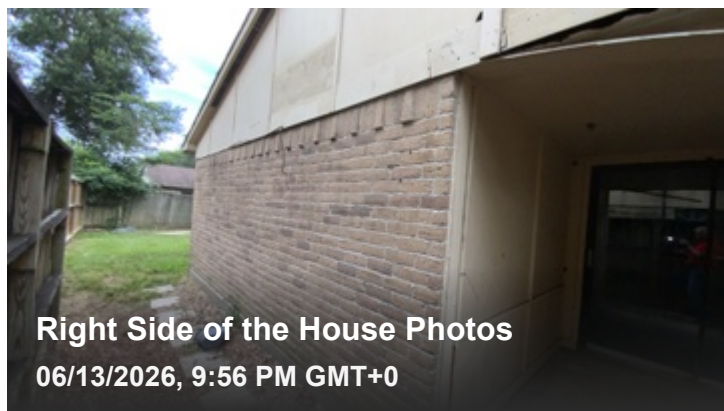
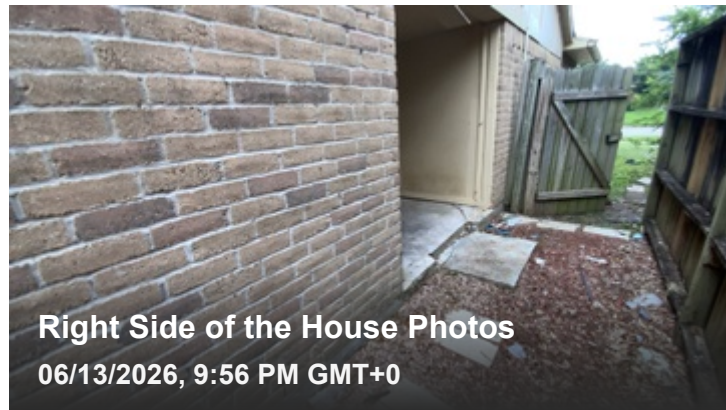
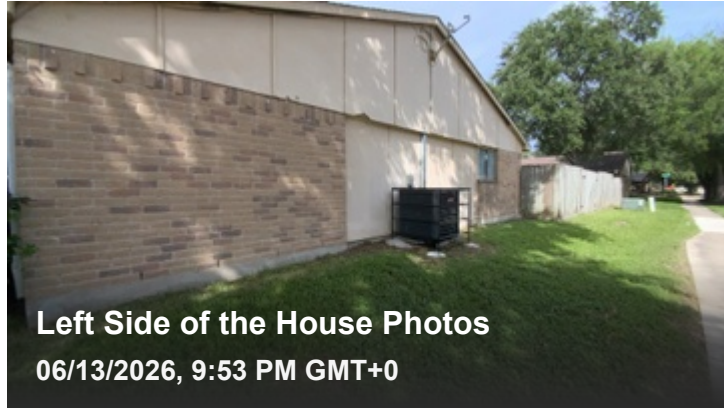
Good - Cosmetic Issues Only

Porch / Patio / Deck Condition

Fair - Some Repairs Needed

Exterior photos / videos



 **Repair deficiency**

Damaged Siding

One or more areas of the siding is damaged.

Exterior photos / videos



Monitor deficiency

Minor Cracks in Patio / Porch

There are minor cosmetic cracks on the patio / porch.

Exterior photos / videos

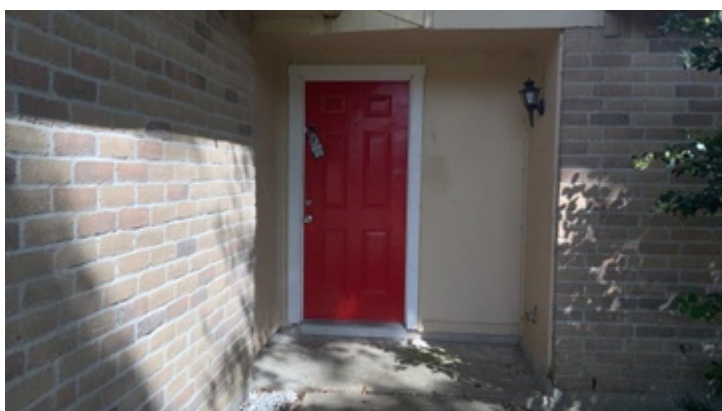


Inspectify flag

Exterior Door Condition

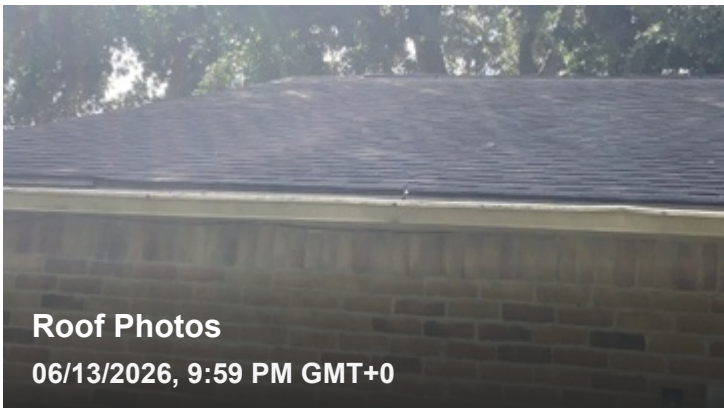
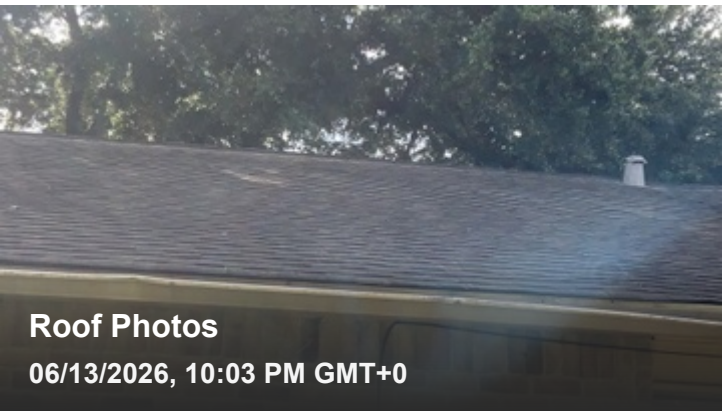
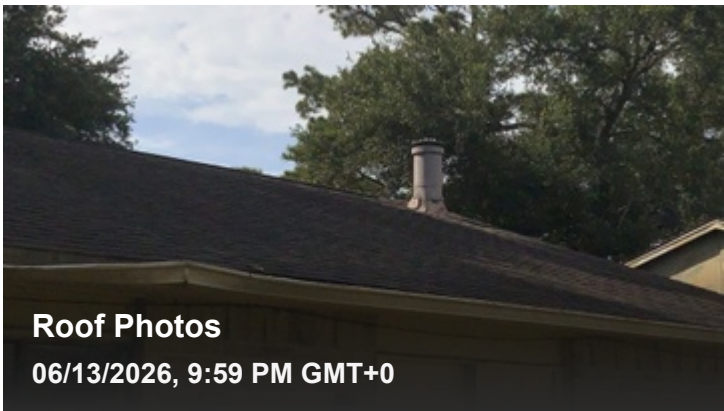
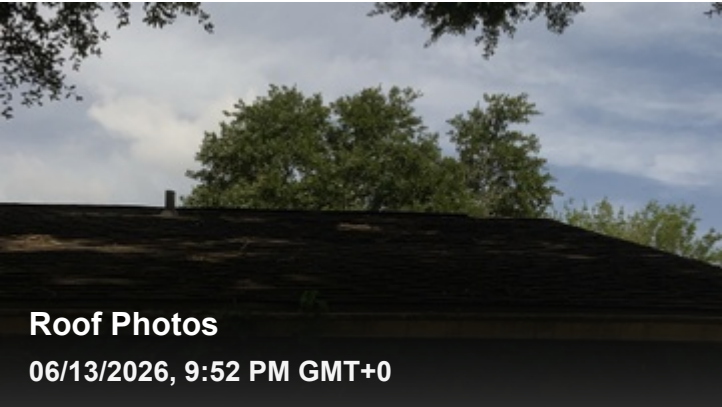
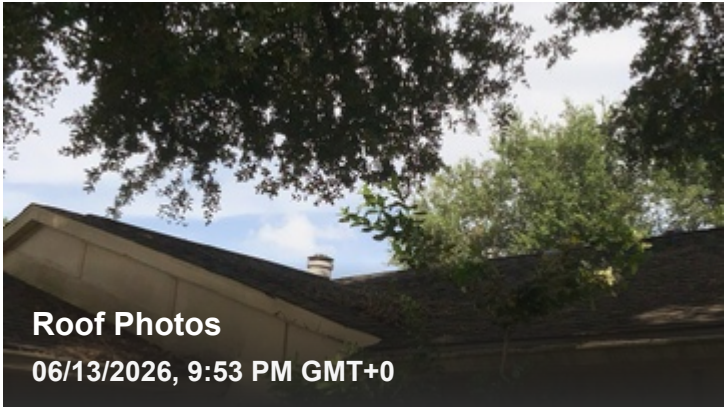
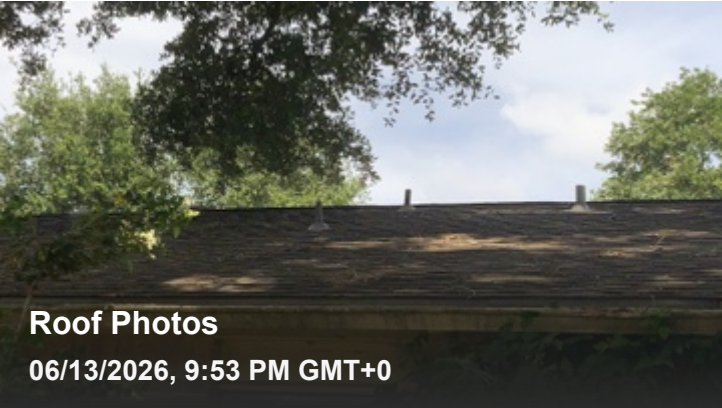
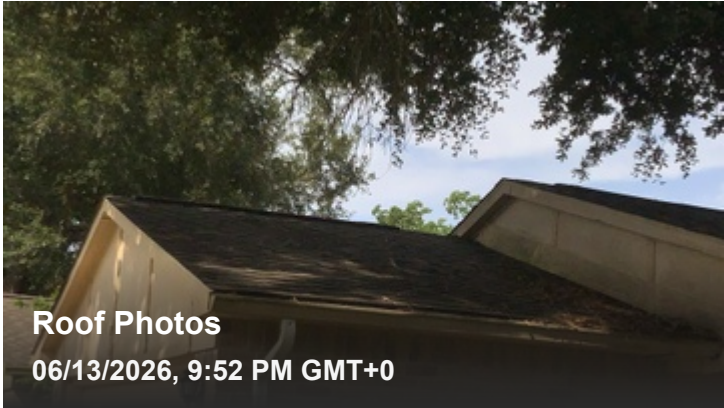
Good - Cosmetic Issues Only

Exterior photos / videos



Roof ✓ No issues

Roof photos / videos



Landscaping

 1 Issue

Front Yard Condition

Good (5 - 20 hours of work)

Left Side Yard Condition

Good (5 - 20 hours of work)

Back Yard Condition

Good (5 - 20 hours of work)

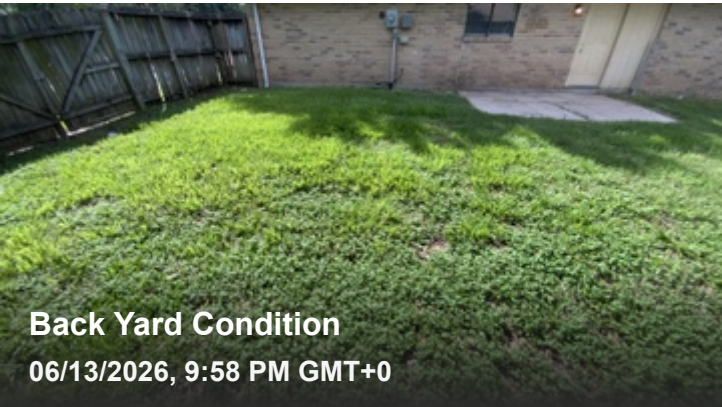
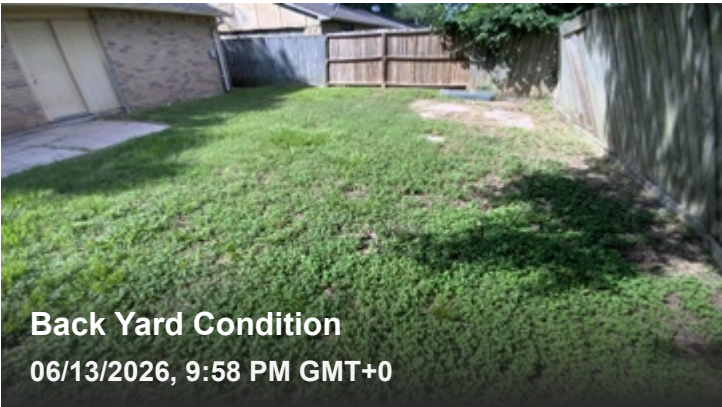
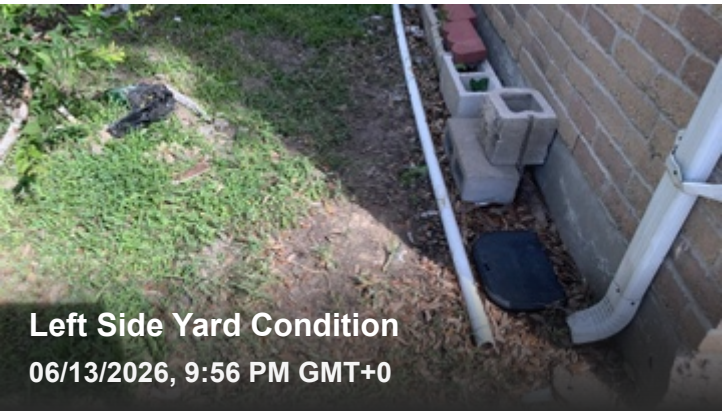
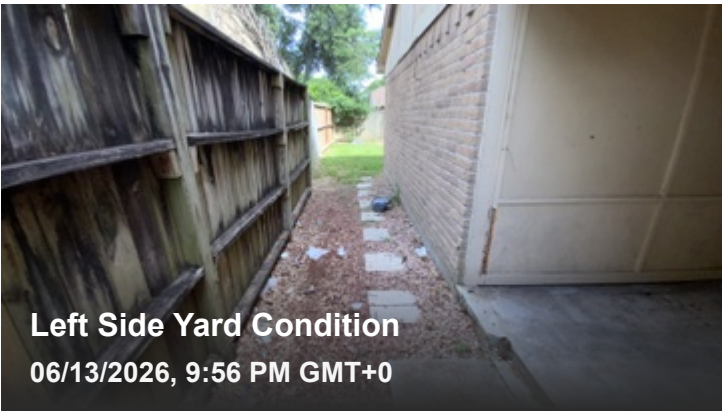
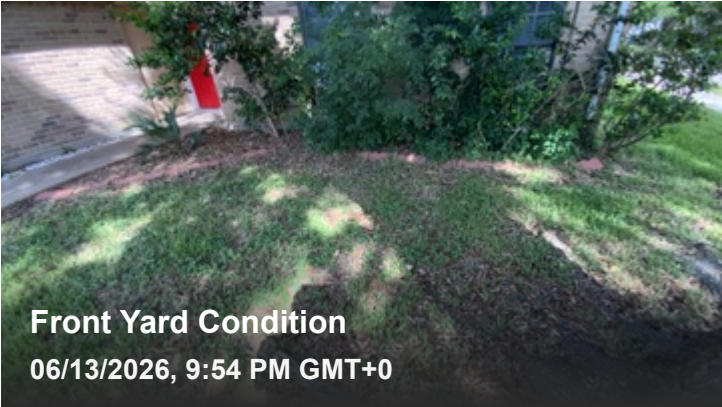
Right Side Yard Condition

Good (5 - 20 hours of work)

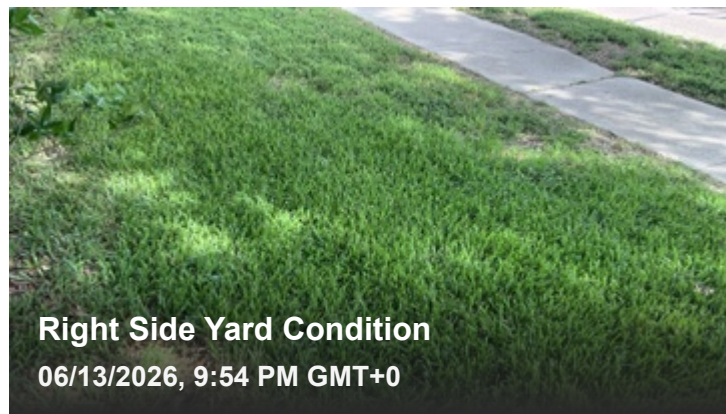
Fence / Gate Condition

Fair - Some Repairs Needed

Landscaping photos / videos



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 Repair deficiency

Leaning Fence

The fence is leaning.

Landscaping photos / videos



Common Areas

Common Room

Ceiling / Walls / Trim Condition

Great - No Repairs Needed

Paint / Wallpaper Condition

Great - No Repairs Needed

Doors / Casing / Door Stops Condition

Great - No Repairs Needed

Flooring Condition

Great - No Repairs Needed

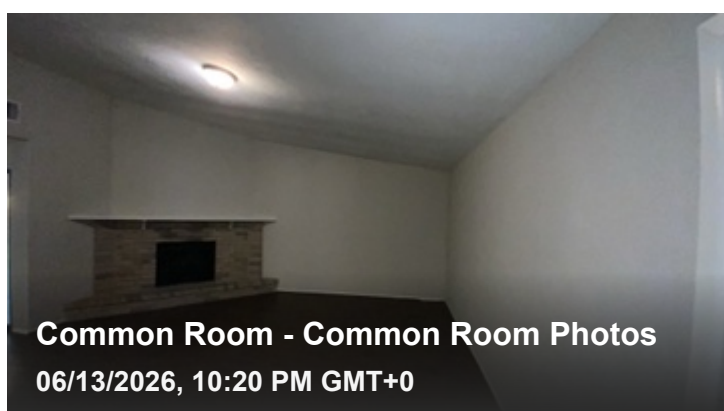
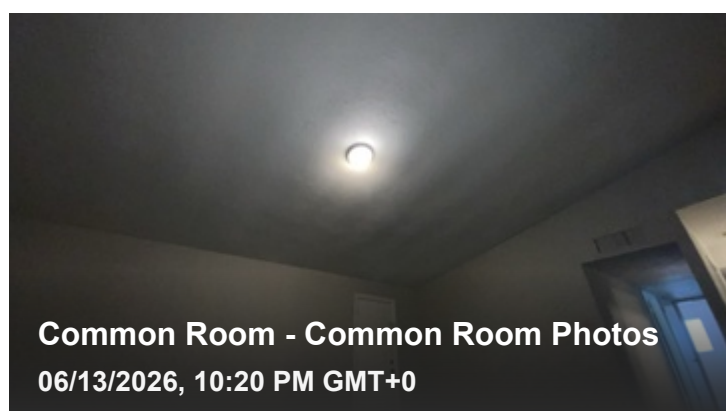
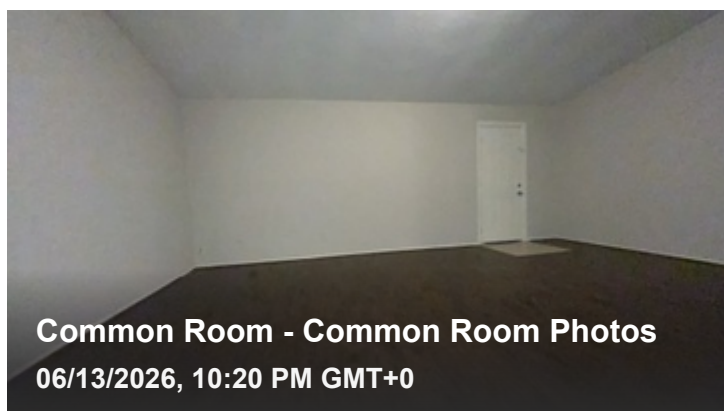
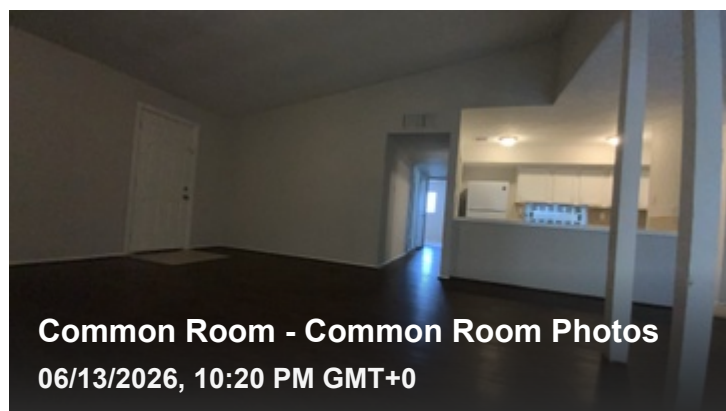
Electrical Condition

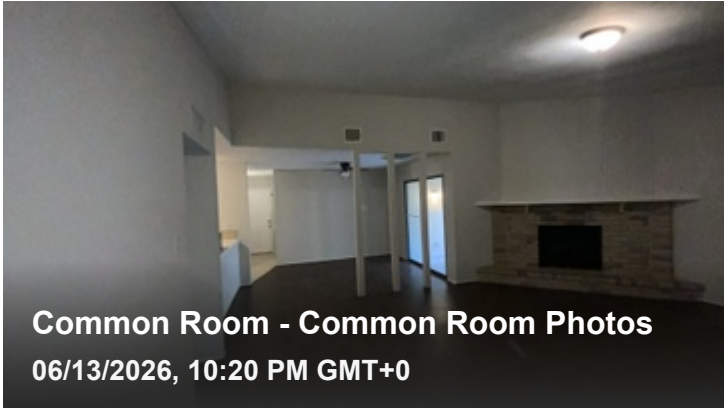
Great - No Repairs Needed

Windows / Blinds / Screens Condition

Not Present

Common Room photos / videos





 Limitation

Windows / Blinds / Screens Condition: Not Present

The object / room is not present.

Limitation photos / videos

Hallway

 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

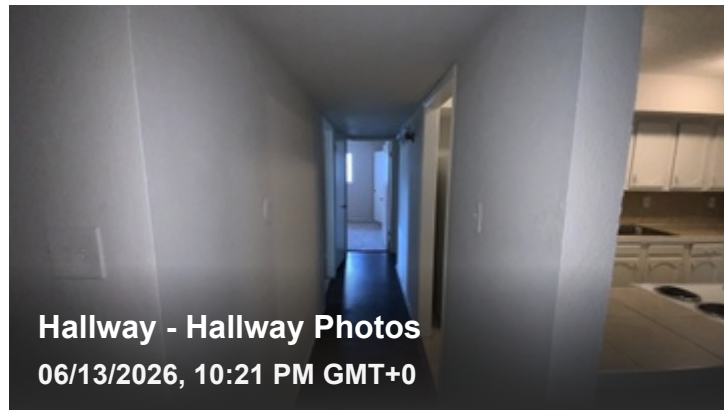
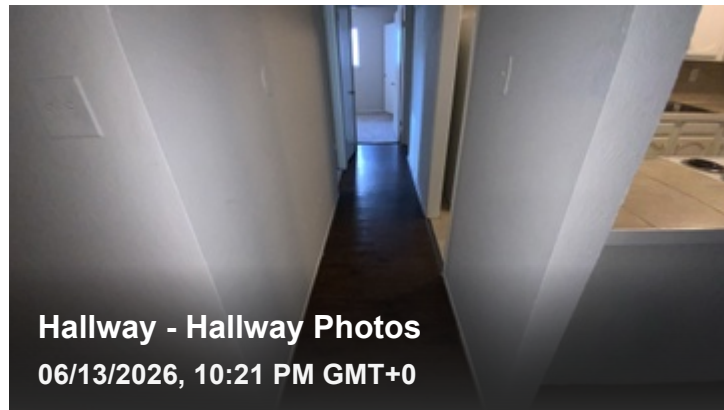
Flooring Condition

Great - No Repairs Needed

Electrical Condition

Fair - Some Repairs Needed

Hallway photos / videos



Monitor deficiency

Inoperable or Missing Light Bulb

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

Hallway photos / videos

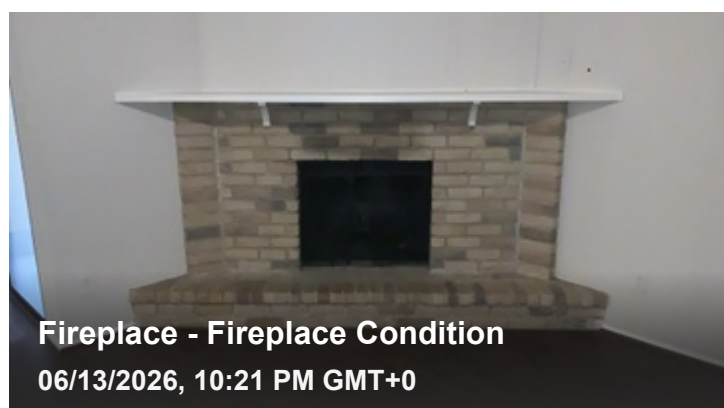


Fireplace 🔍 1 Issue

Fireplace Condition

Good - Cosmetic Issues Only

Fireplace photos / videos



 Inspectify flag

Fireplace Condition

Good - Cosmetic Issues Only

Fireplace photos / videos



Kitchen

 8 Issues

 7 Issues

Sink Condition

Good - Cosmetic Issues Only

Countertop Condition

Good - Cosmetic Issues Only

Exterior Cabinet / Drawers Condition

Good - Cosmetic Issues Only

Interior Cabinet / Drawers Condition

Good - Cosmetic Issues Only

Ceiling / Walls / Trim Condition

Great - No Repairs Needed

Paint / Wallpaper Condition

Great - No Repairs Needed

Doors / Casing / Door Stops Condition

Great - No Repairs Needed

Flooring Condition

Great - No Repairs Needed

Electrical Condition

Fair - Some Repairs Needed

Plumbing Condition

Fair - Some Repairs Needed

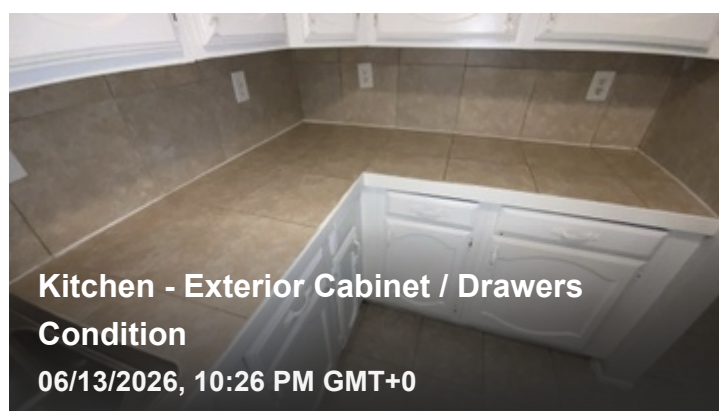
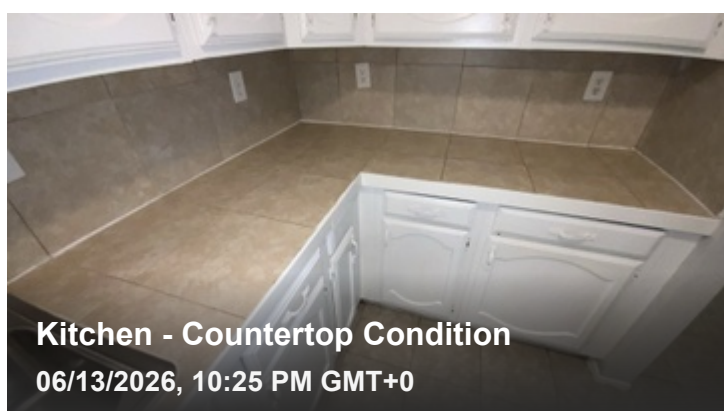
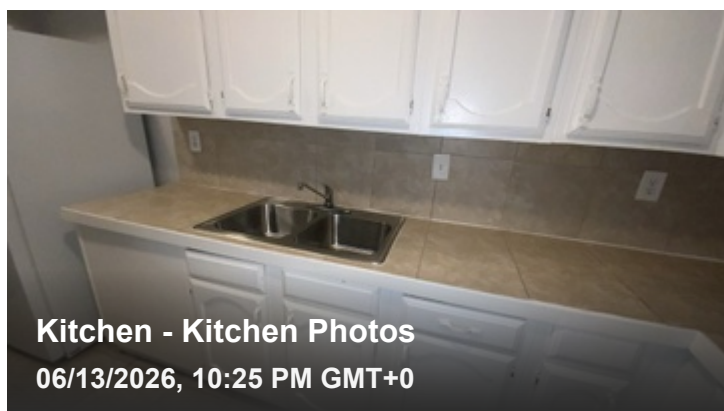
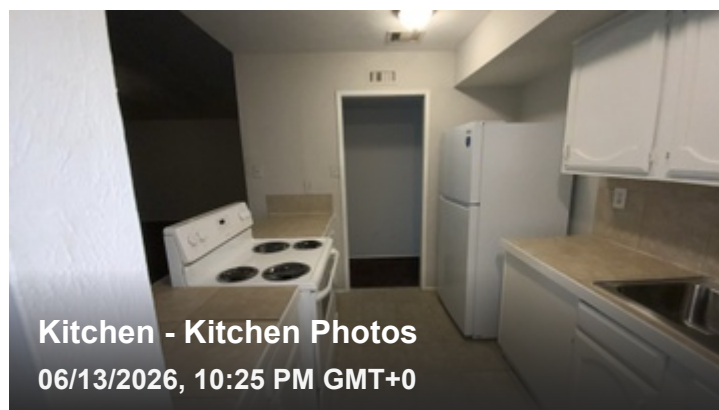
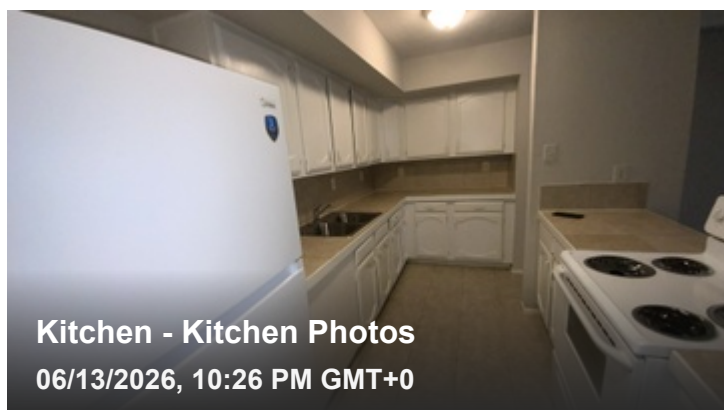
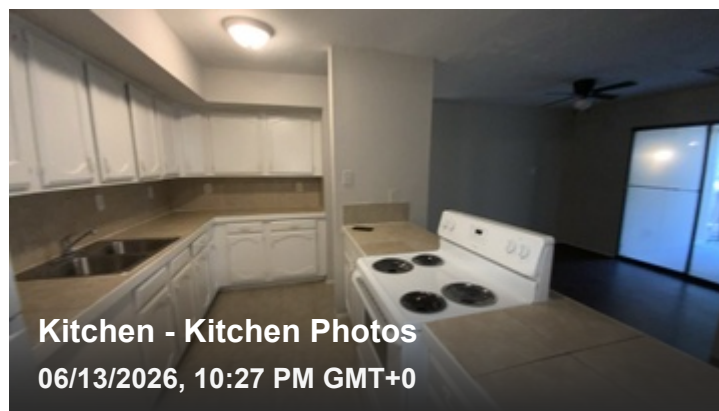
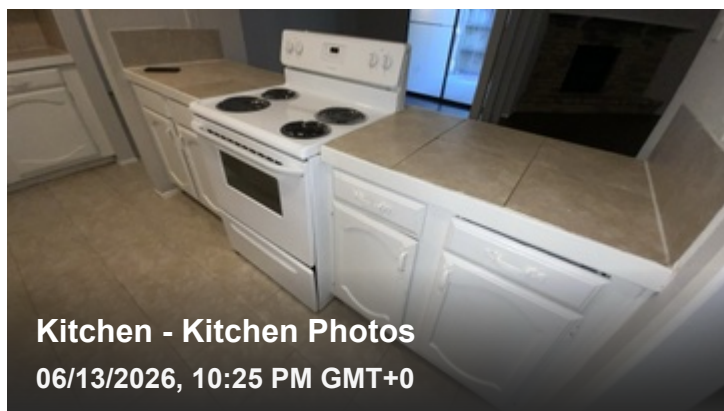
Windows / Blinds / Screens Condition

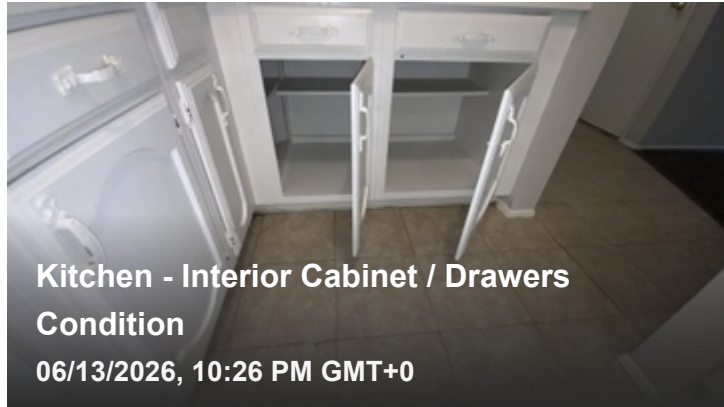
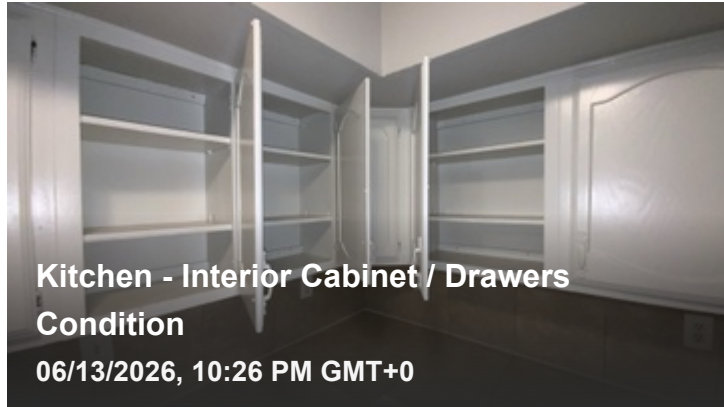
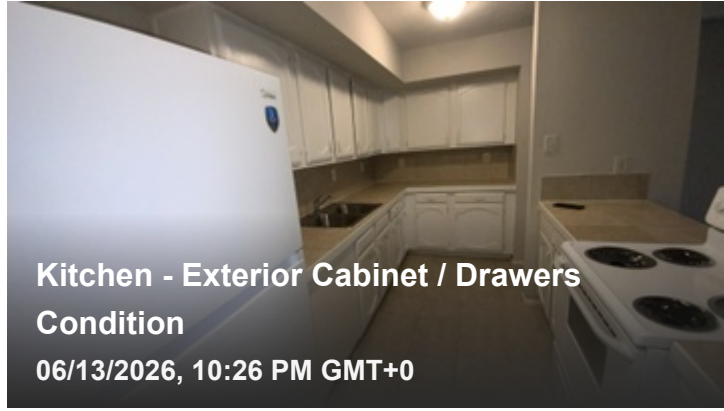
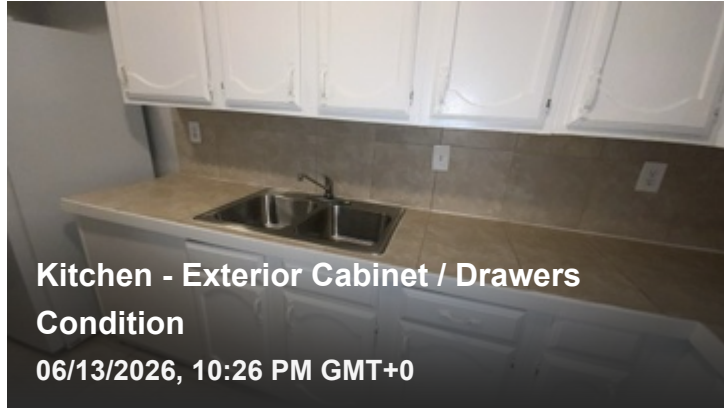
Not Present

Caulking Condition

Great - No Repairs Needed

Kitchen photos / videos





Repair deficiency

Missing GFCI

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

Kitchen photos / videos



Monitor deficiency

Flex Drain Present

The flex draining is prone to clogging.

Kitchen 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

Kitchen photos / videos



Inspectify flag

Countertop Condition

Good - Cosmetic Issues Only

Kitchen photos / videos



Inspectify flag

Exterior Cabinet / Drawers Condition

Good - Cosmetic Issues Only

Kitchen photos / videos



Inspectify flag

Interior Cabinet / Drawers Condition

Good - Cosmetic Issues Only

Kitchen photos / videos



Refrigerator No issues

Refrigerator Condition

Functional

Refrigerator Water Filter Observed

No

Refrigerator Appliance Tag Photo

Refrigerator

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

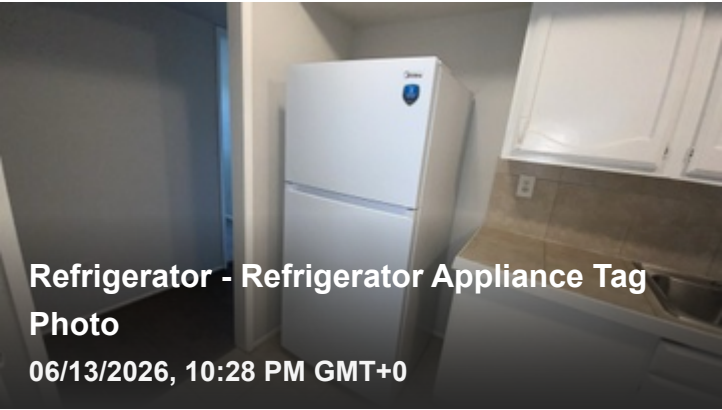
SA46407

 Beta Feature

Refrigerator photos / videos



Refrigerator - Refrigerator Condition
06/13/2026, 10:29 PM GMT+0



Refrigerator - Refrigerator Appliance Tag
Photo
06/13/2026, 10:28 PM GMT+0



Refrigerator - Refrigerator Appliance Tag
Photo
06/13/2026, 10:28 PM GMT+0

Range 🕒 1 Issue

Range Condition

Non-Functional

Range Appliance Tag Photo

Range / Stove / Oven

Recall status
No

Expected life
13 years

Brand
Frigidaire

Estimated remaining life
0.38 years

Manufacture date
November 2013

Model number
LFEF3011LWD

Age
12.62 years

Serial number
VF34457045

Beta Feature

Range photos / videos



 Repair deficiency

Inoperable Range

The range is inoperable.

Range photos / videos



Wall Oven Not present

Cooktop  Not present

Vent Hood  Not present

Dishwasher  Not present

Microwave  Not present

Garbage Disposal  Not present

General  No issues

Missing Kitchen Appliances

Dishwasher, Microwave

General photos / videos

Bedrooms

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

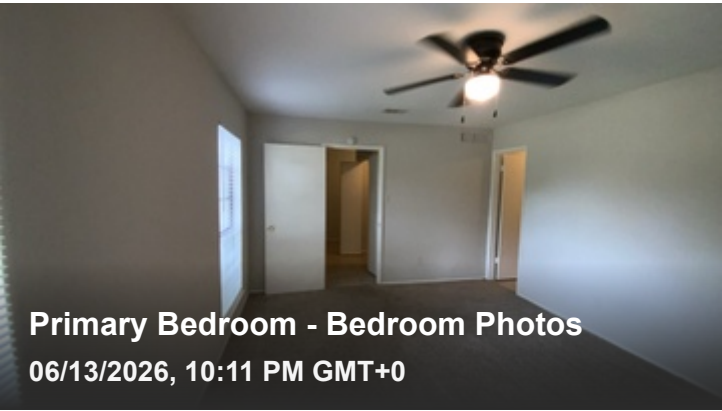
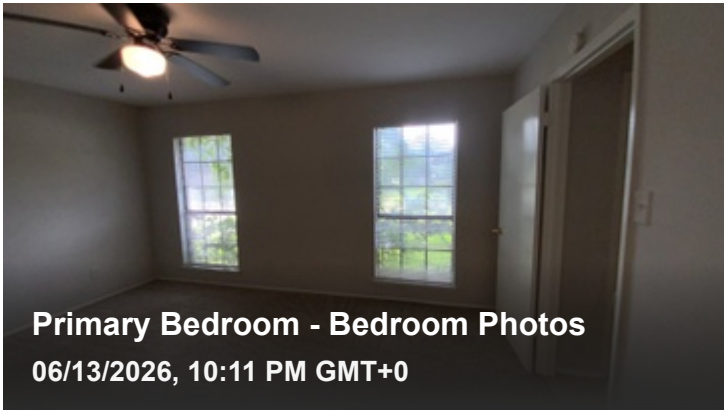
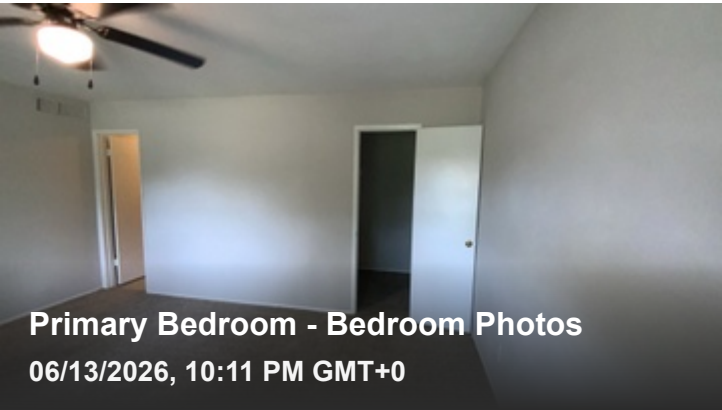
Electrical Condition

Great - No Repairs Needed

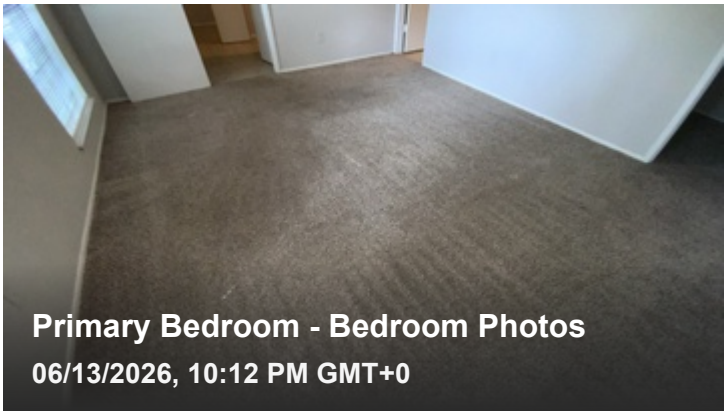
Windows / Blinds / Screens Condition

Great - No Repairs Needed

Primary Bedroom photos / videos



[View web report](#)



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

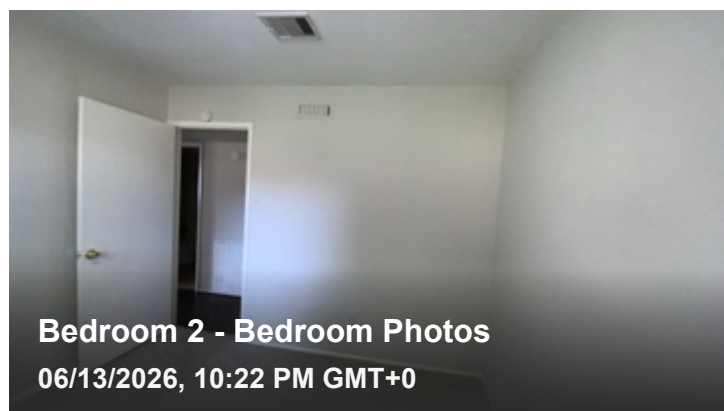
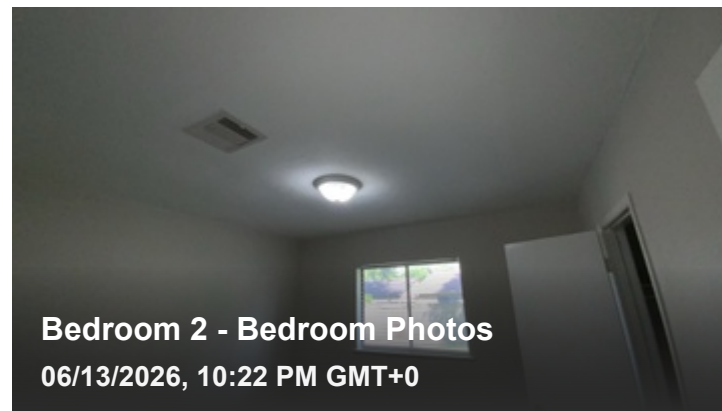
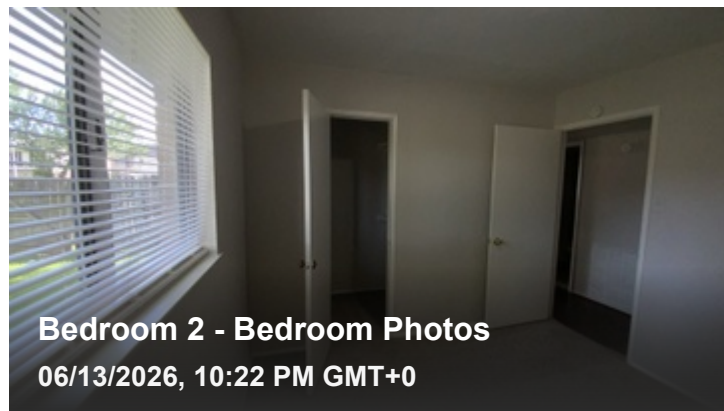
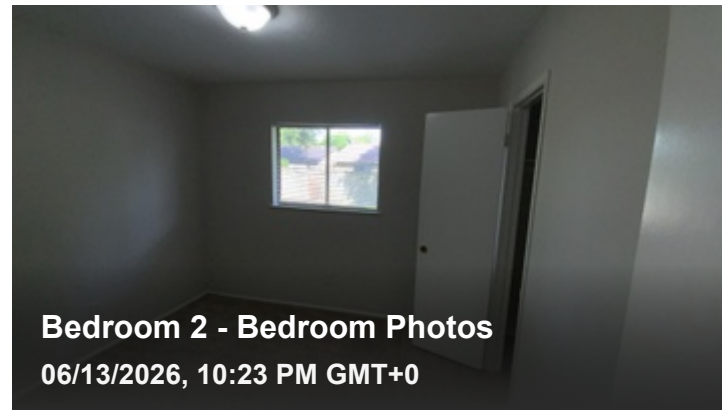
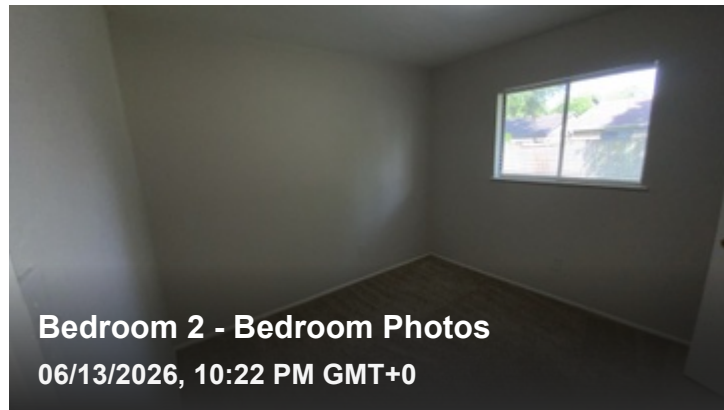
Electrical Condition

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

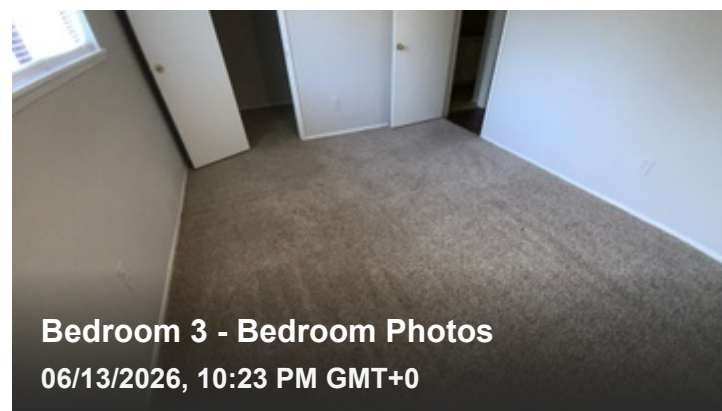
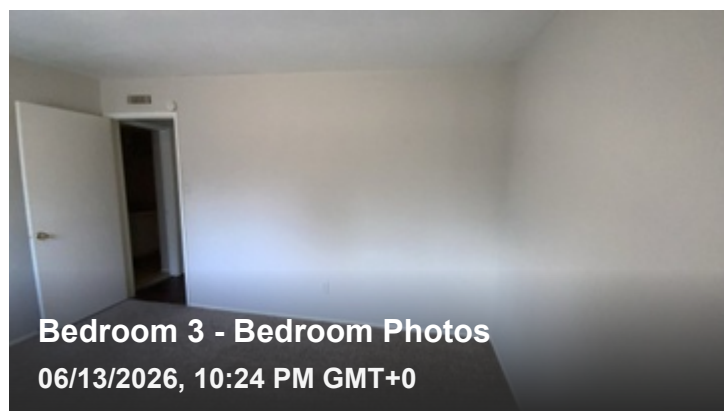
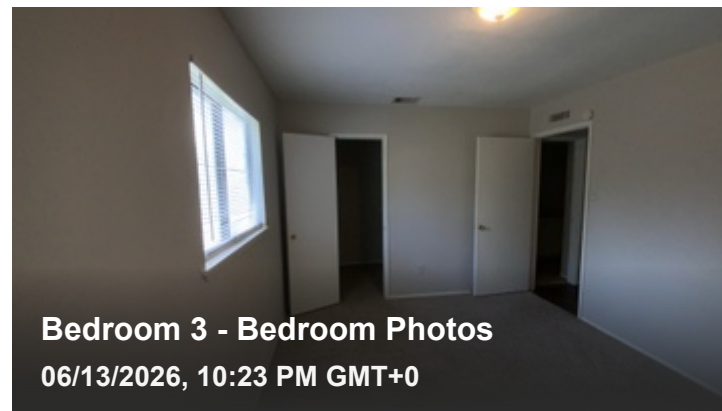
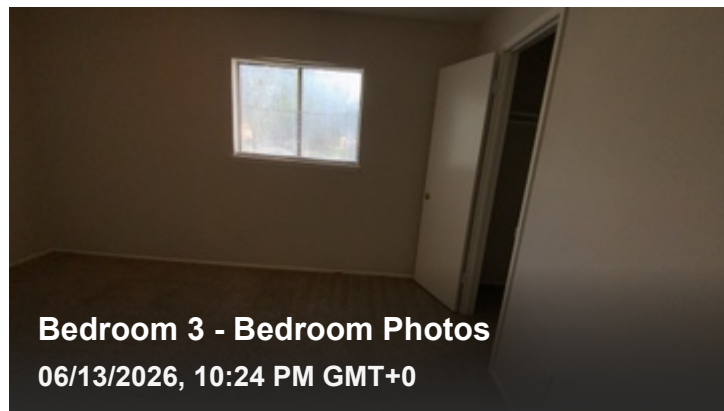
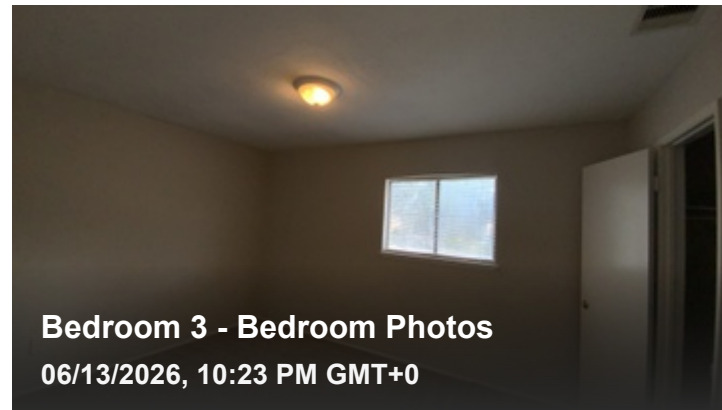
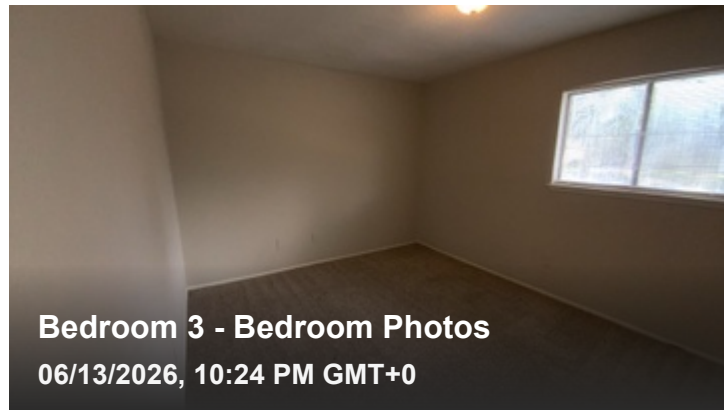
Electrical Condition

Great - No Repairs Needed

Windows / Blinds / Screens Condition

Great - No Repairs Needed

Bedroom 3 photos / videos



Bathrooms

🔍 12 Issues

Primary Bathroom

🔍 7 Issues

- Sink Condition

Fair - Some 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

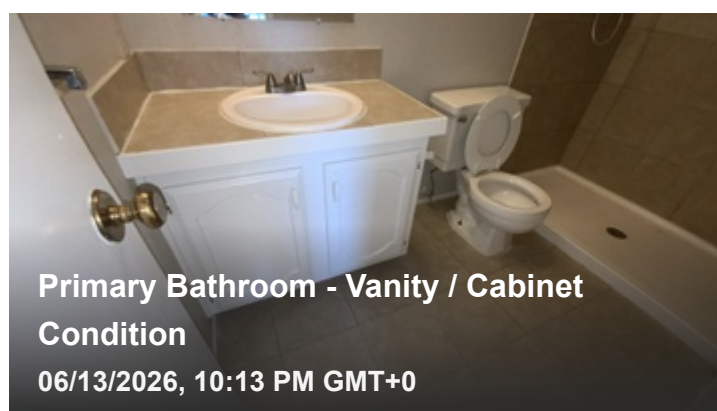
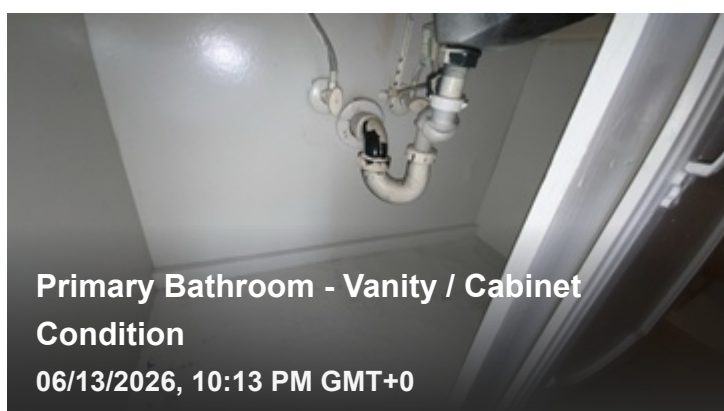
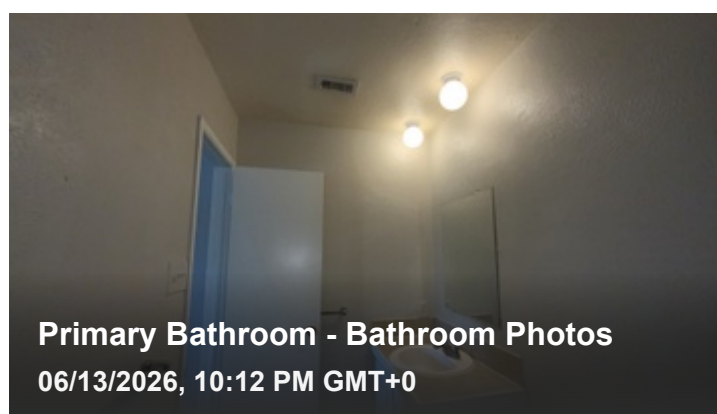
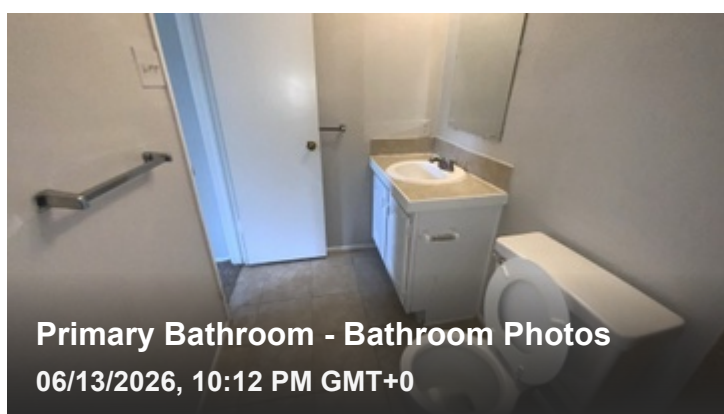
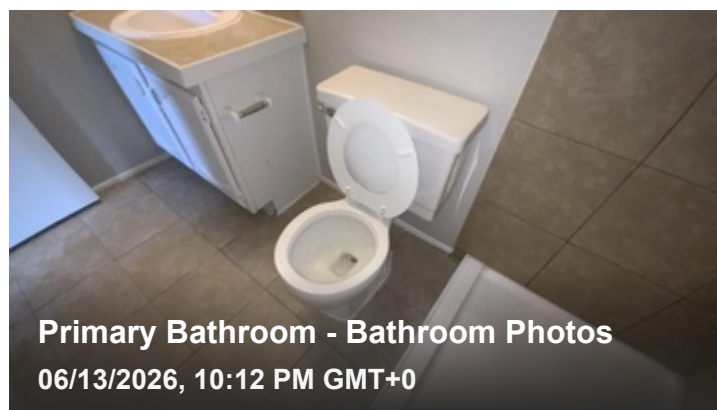
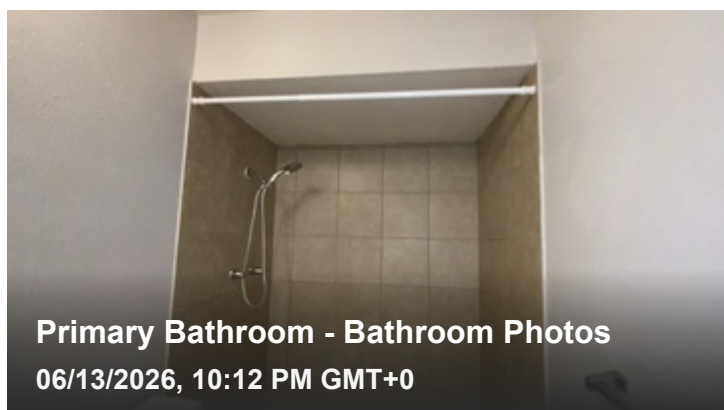
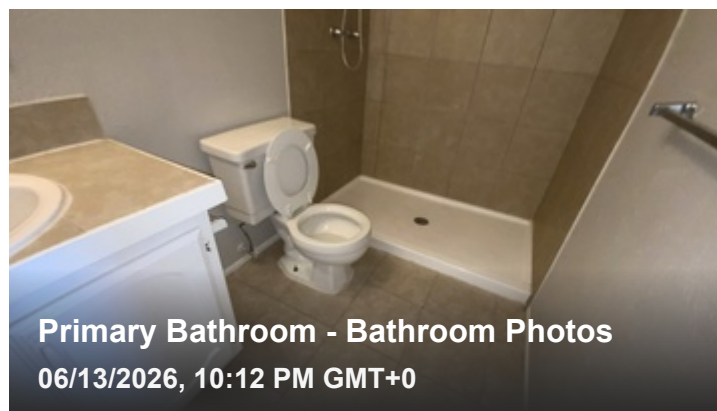
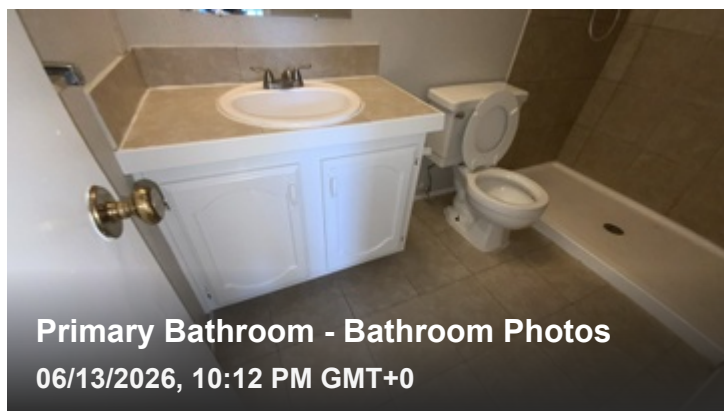
Great - No Repairs Needed
- Electrical Condition

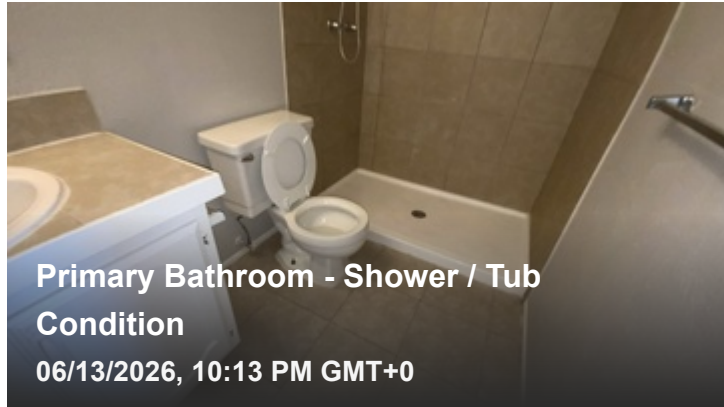
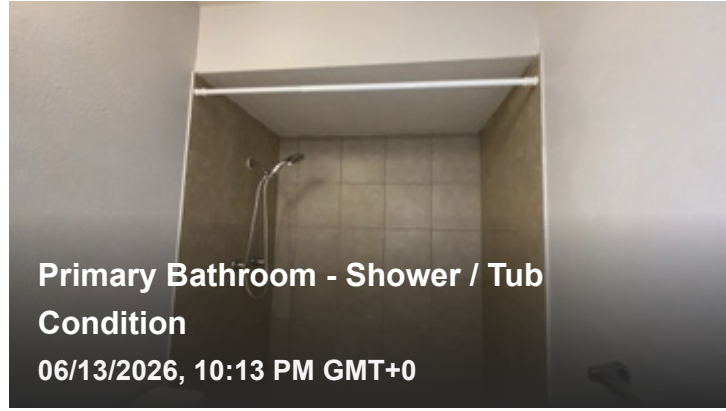
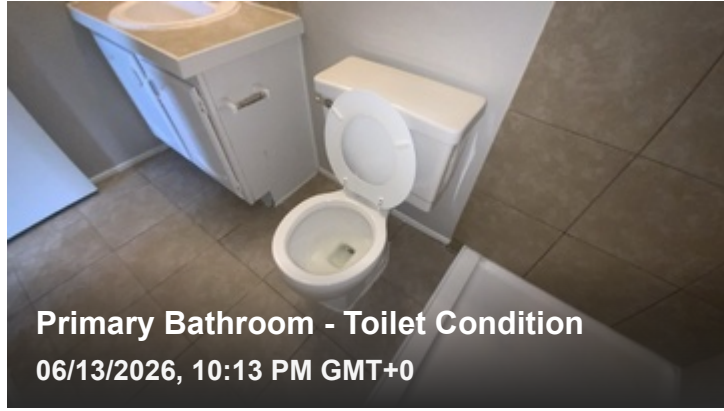
Fair - Some Repairs Needed
- Plumbing Condition

Fair - Some Repairs Needed
- Windows / Blinds / Screens Condition

Not Present

Primary Bathroom photos / videos





 Repair deficiency

Missing GFCI

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

Primary Bathroom photos / videos



 Monitor deficiency

Damaged / Missing Drain Stopper

The drain stopper is damaged or missing.

Primary Bathroom photos / videos



Monitor deficiency

Flex Drain Present

The flex draining is prone to clogging.

Primary Bathroom 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

Primary Bathroom photos / videos



 **Inspectify flag**

Toilet Condition

Good - Cosmetic Issues Only

Primary Bathroom photos / videos

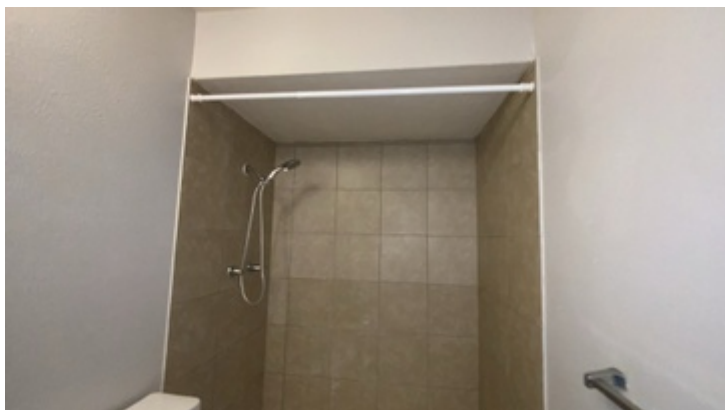
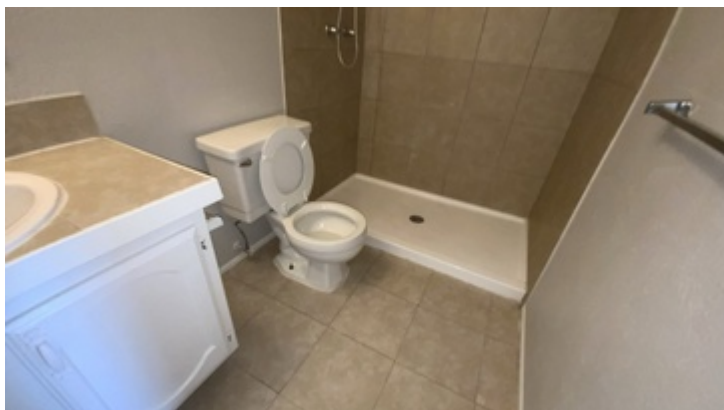


 **Inspectify flag**

Shower / Tub 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

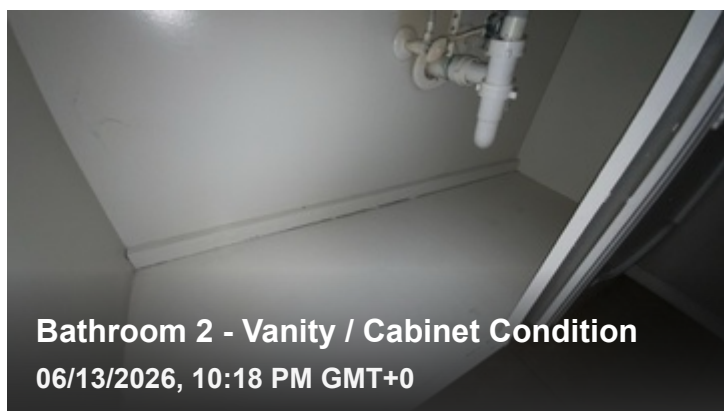
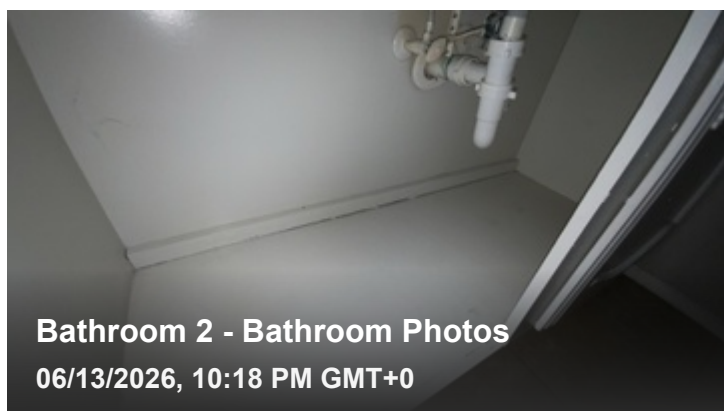
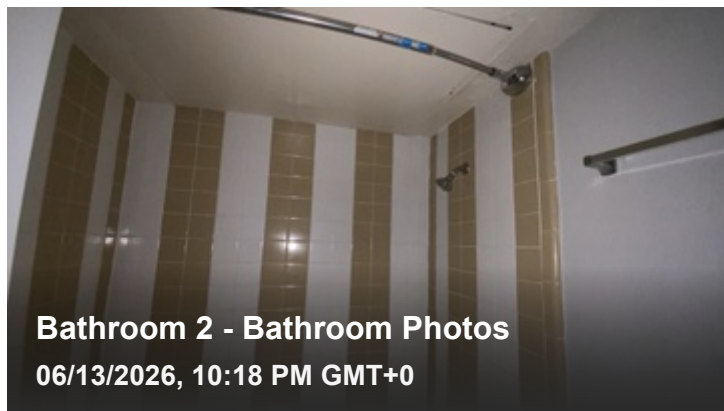
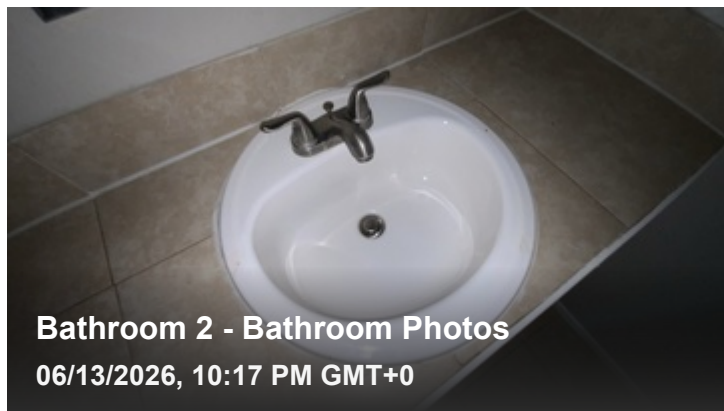
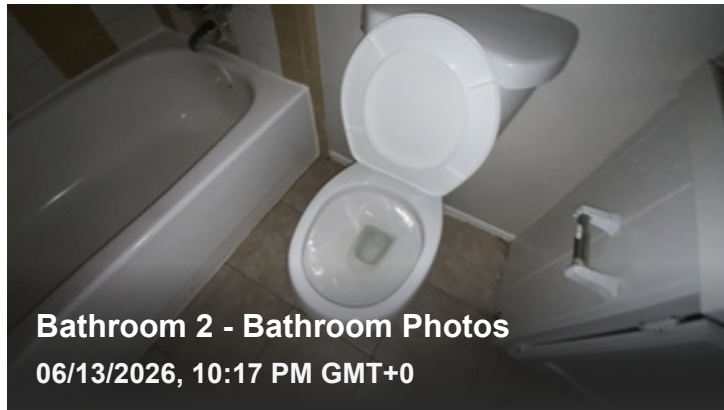
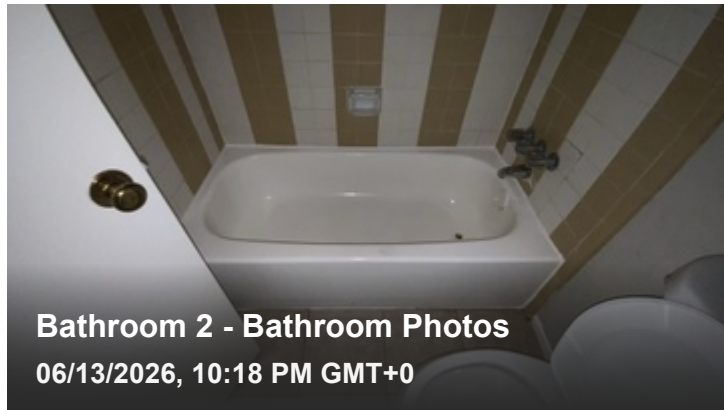
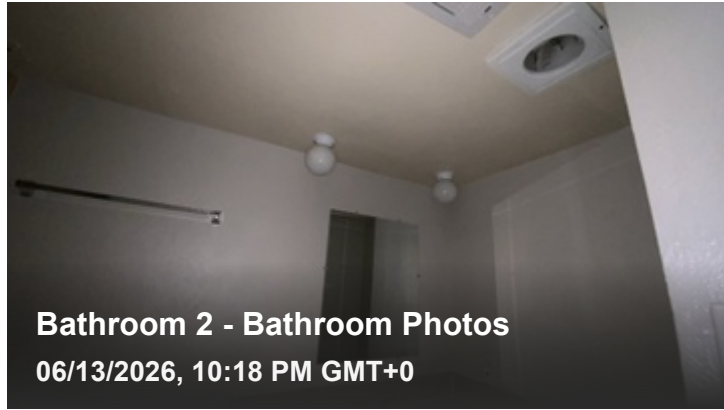
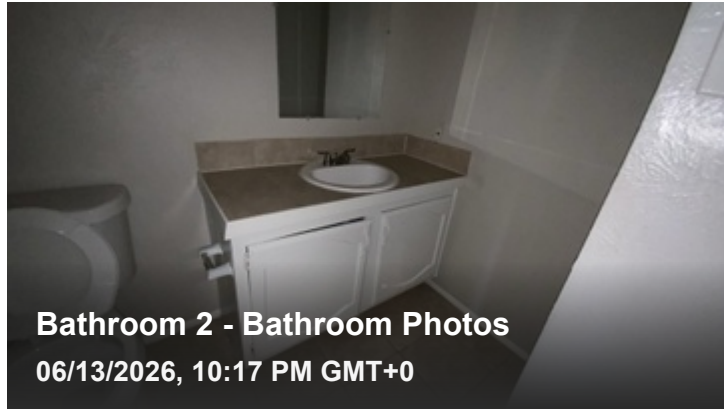
Plumbing Condition

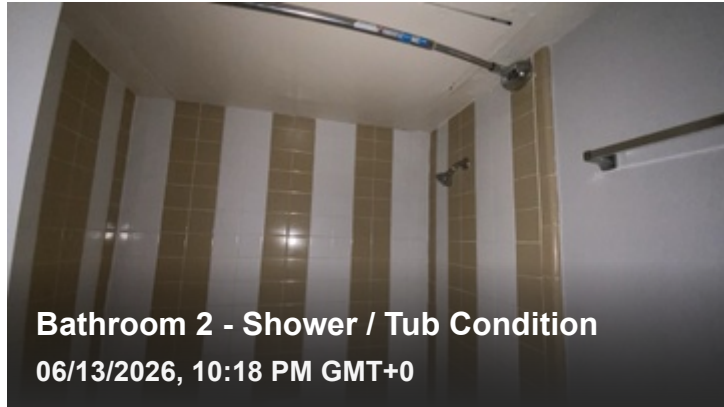
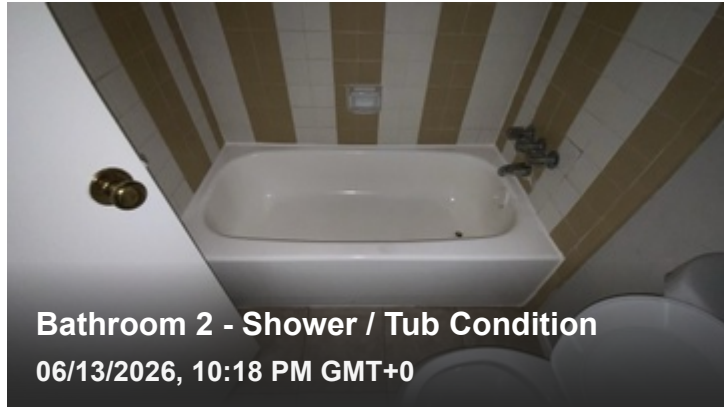
Great - No Repairs Needed

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

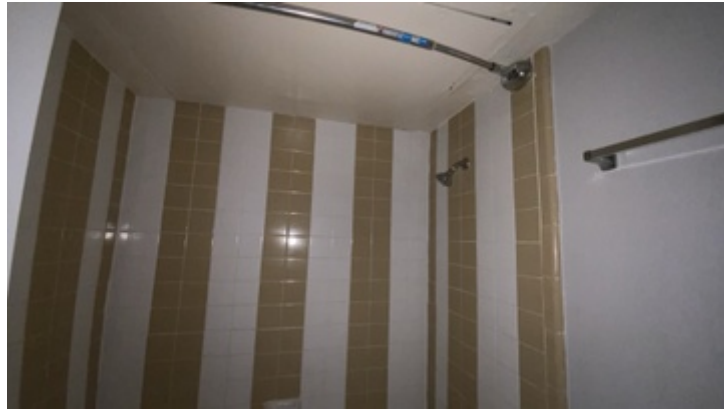


 **Inspectify flag**

Shower / Tub Condition

Good - Cosmetic Issues Only

Bathroom 2 photos / videos



Structural

Attic  No issues

Attic Access Accessible

No

Attic photos / videos

Basement  Not present

Garage 2 Issues

2 Issues

Interior Access Door(s) Condition

Fair - Some Repairs Needed

Garage Door(s) Condition

Great - No Repairs Needed

Ceiling / Walls / Trim Condition

Great - No Repairs Needed

Flooring Condition

Great - No Repairs Needed

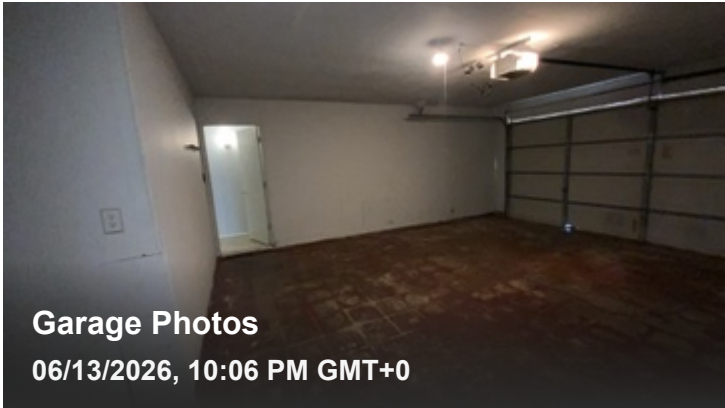
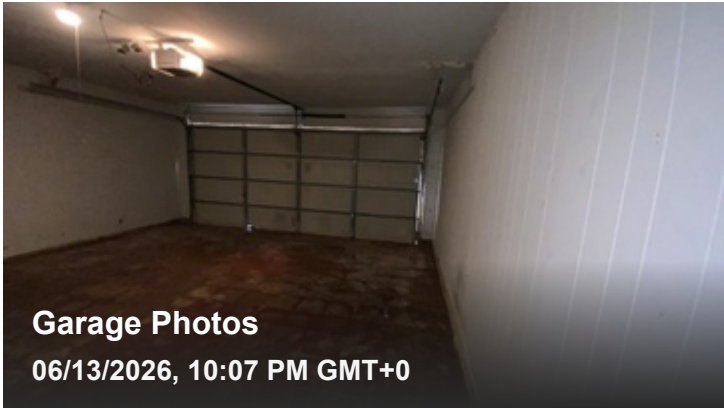
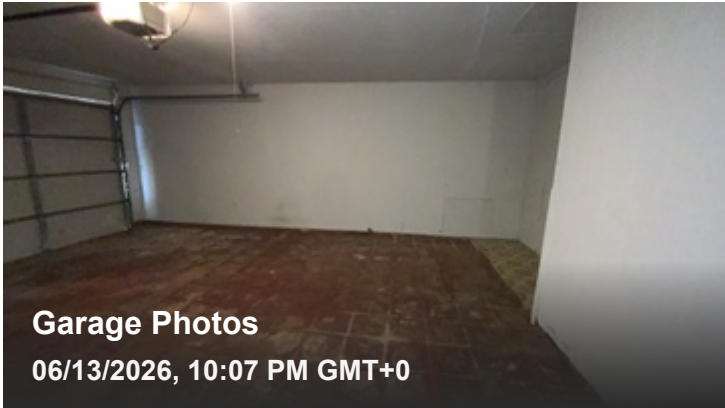
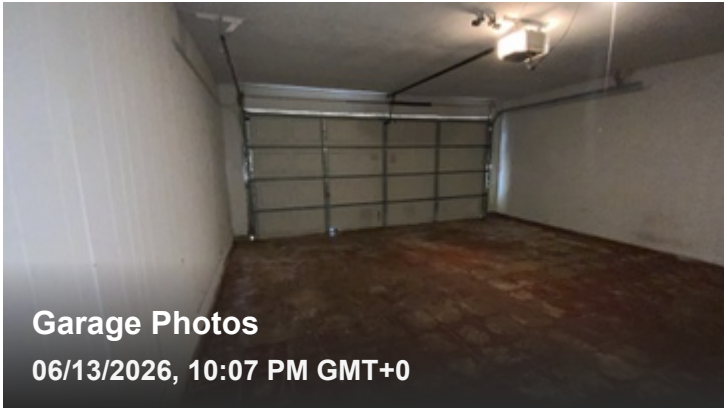
Electrical Condition

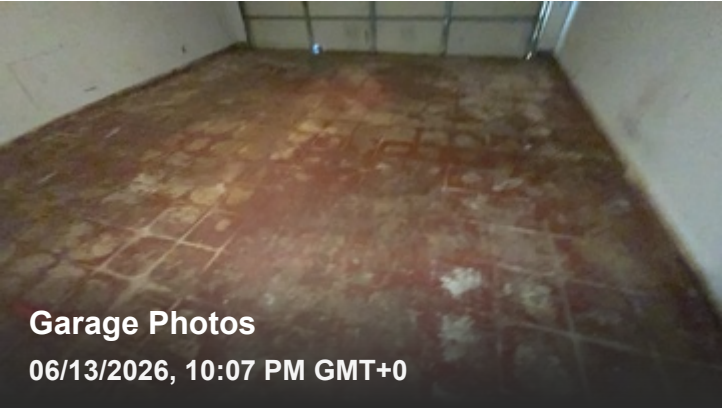
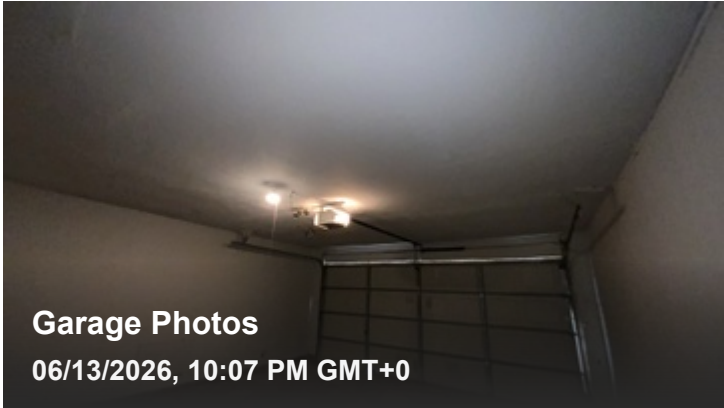
Great - No Repairs Needed

Garage Remote(s) Condition

Not Present

Garage photos / videos



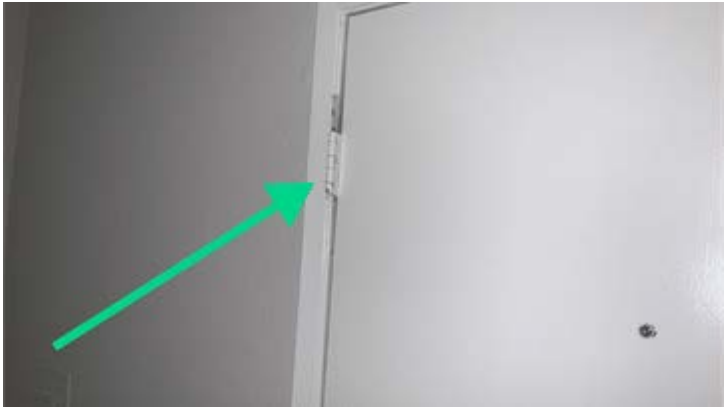


Monitor deficiency

Missing / Inoperable Self-Closing Door Hinges

The self-closing door hinges are missing / inoperable.

Garage photos / videos



⚠ Limitation

Garage Remote(s) Condition: Not Present

The object / room is not present.

Limitation photos / videos

Laundry Area 3 Issues

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

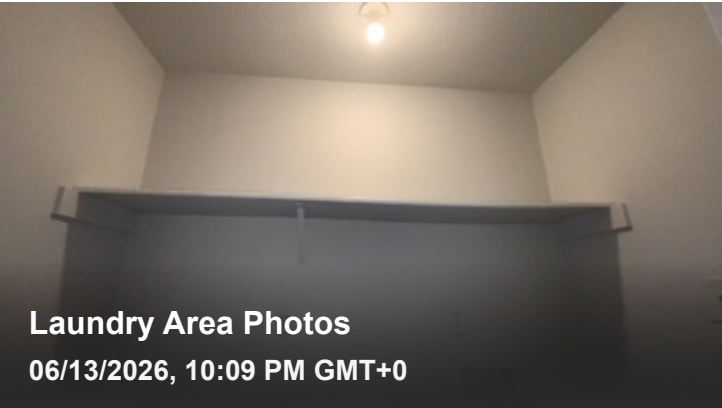
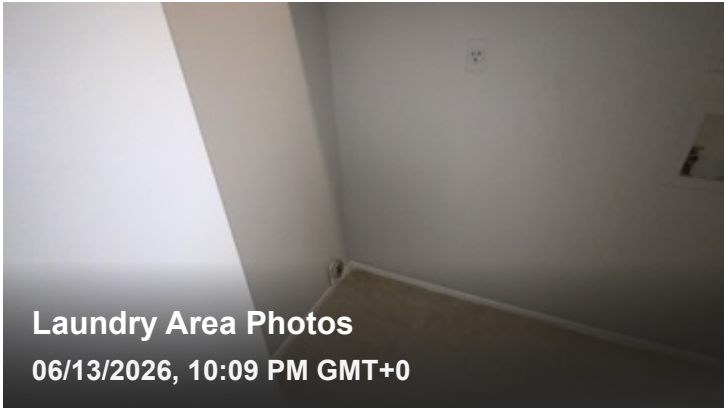
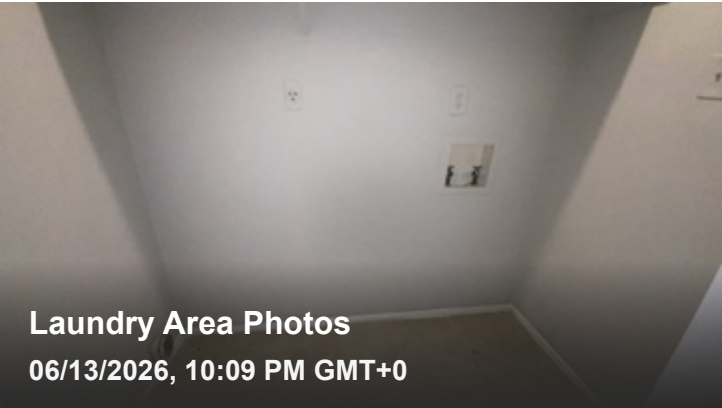
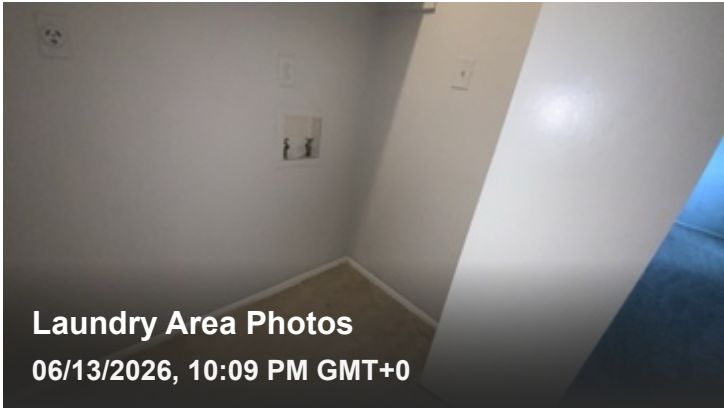
Electrical Condition

Fair - Some Repairs Needed

Windows / Blinds / Screens Condition

Not Present

Laundry Area photos / videos

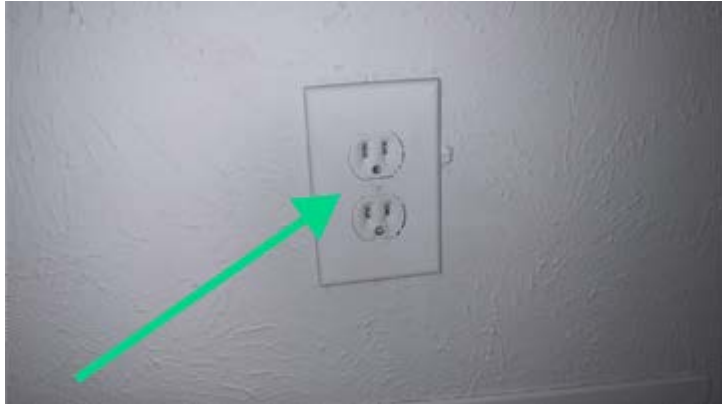


Repair deficiency

Missing GFCI

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

Laundry Area photos / videos



Limitation

Windows / Blinds / Screens Condition: Not Present

The object / room is not present.

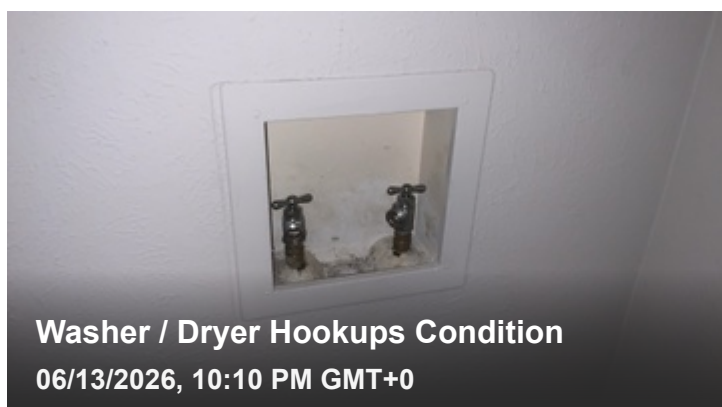
Limitation photos / videos

Plumbing 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

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 1 Issue

Water Heater 1 Issue

Water Heater Condition

Functional With Cosmetic Defects

Water Heater Appliance Tag Photo

Water Heater - Electric

Recall status

No

Expected life

10 years

Brand

Craftmaster

Estimated remaining life

0 years

Manufacture date

May 2008

Model number

E1F50RD045V

Age

18.13 years

Serial number

0819T417380

Beta Feature

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

 2 Issues

General

 1 Issue

Air Filter Condition

Dirty

Air Filter Size

20X25X1

General photos / videos

 Inspectify flag

Air Filter Condition

The air filter is "Dirty".

Deficiency photos / videos

Heating

 Cannot inspect

 Limitation

Heating System Not Fully Accessible

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

Limitation photos / videos

Cooling ✓ No issues

Cooling System Condition

Functional With Cosmetic Defects

Cooling System Appliance Tag Photo

Air Conditioner

Recall status

No

Expected life

15 years

Brand

Daikin

Estimated remaining life

12.05 years

Manufacture date

July 2023

Model number

GSXN403610AA

Age

2.95 years

Serial number

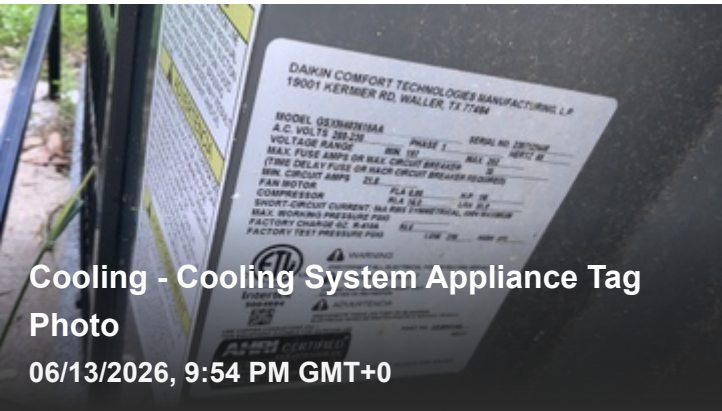
2307125448

Beta Feature

Cooling photos / videos



Cooling - Cooling System Appliance Tag Photo
06/13/2026, 9:54 PM GMT+0



Cooling - Cooling System Appliance Tag Photo
06/13/2026, 9:54 PM GMT+0

Temperature Splits

✓ No issues

Supply Temperature (Cooling)

51.5

Return Temperature (Cooling)

68.1

Supply Temperature (Heating)

100.7

Return Temperature (Heating)

72.5

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.