

4322 Groton Dr

Houston, Texas 77047



✉ hello@inspectify.com

Client	--
Type	Rent Ready Inspection Report - 4322 Groton Dr
Inspected by	HomeTeam Inspection Service - North Houston
State license	TREC 20811
Scheduled	June 13, 2026, 5:00 PM CDT
Completed	June 13, 2026, 10:33 PM CDT

 3 safety

 19 repair

 2 monitor

 6 limitation

 22 Inspectify flag

System	Subsystem	Issues identified
Home Inspection Details	Home Inspection Details	 Address Numbers Visible
Exterior	Exterior	 Exterior / Siding Condition
		 Exterior Door Condition
		 Porch / Patio / Deck Condition
	Landscaping	 Front Yard
		 Side Yard
		 Back Yard
		 Fence / Gate Condition
Common Areas	Common Room	 Stained Ceiling
		 Missing Blinds
	Hallway	 Damaged Drywall
Kitchen	Kitchen	 Unsafe Two-Prong Outlet
		 Damaged Door / Window Frame
		 Damaged Flooring
		 Missing Blinds
		 Flex Drain Present
		 Sink Condition
		 Countertop Condition
		 Exterior Cabinet / Drawers Condition
		 Interior Cabinet / Drawers Condition
		 Caulking Condition
	Range	 No Gas to Property
Bedrooms	Primary Bedroom	 Missing Blinds
	Bedroom 2	 Missing Blinds
		 Damaged Interior Doors
	Bedroom 3	 Missing Blinds
		 Flooring Condition
Bathrooms	Primary Bathroom	 Damaged Door(s)
		 Flex Drain Present
		 Vanity / Cabinet Condition

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System	Subsystem	Issues identified
		 Toilet Condition
		 Shower / Tub Condition
		 Caulking Condition
		 Windows / Blinds / Screens Condition
Garage	Garage	 Damaged Interior Walls or Ceilings
		 Garage Remote(s) Condition: Not Present
		 Interior Access Door(s) Condition
Laundry Area	Laundry Area	 Damaged Flooring
		 Missing GFCI
		 Broken Window Pane
		 Doors / Casing / Door Stops Condition: Not Present
Utilities	Smoke / CO Detectors	 Missing Smoke Detector(s)
		 Missing Carbon Monoxide Detector(s)
		 CO Detectors Functional: Not Present
		 CO Detector Power Type(s): Not Present
Plumbing	Water Heater	 No Gas to Property.
HVAC	General	 Air Filter Condition
	Heating	 No Gas to Property.
		 Heating System Appliance Tag Photo: No Access
	Cooling	 Inoperable Cooling System
		 Cooling System Appliance Tag Photo: Other
Miscellaneous Property Information	Miscellaneous Property Information	 General Interior Condition

Home Inspection Details 1 Issue

Occupancy Status

Vacant

Address Numbers Visible

No

Home Inspection Details photos / videos



Inspectify flag

Address Numbers Visible

No

Home Inspection Details photos / videos



Exterior 7 Issues

3 Issues

Exterior / Siding Condition

Good - Cosmetic Issues Only

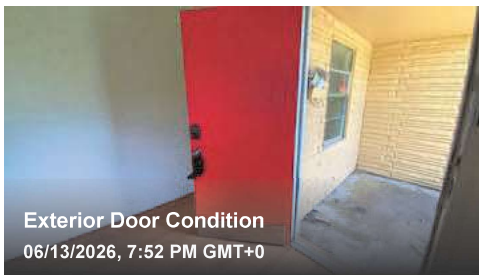
Exterior Door Condition

Good - Cosmetic Issues Only

Porch / Patio / Deck Condition

Good - Cosmetic Issues Only

Exterior 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

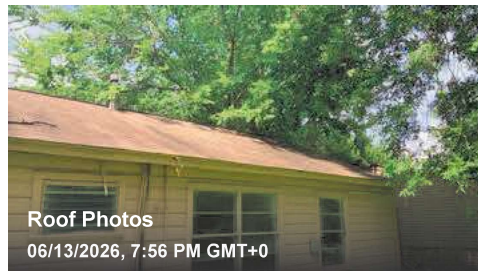
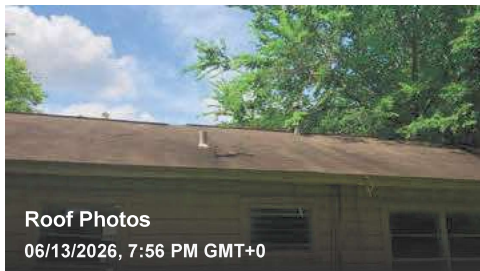
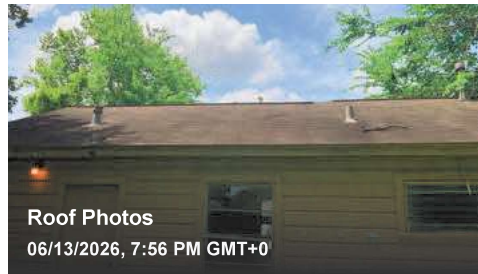


Roof



No issues

Roof photos / videos



Landscaping 4 Issues

Front Yard Condition

Poor (> 30 hours of work)

Left Side Yard Condition

Poor (> 30 hours of work)

Back Yard Condition

Poor (> 30 hours of work)

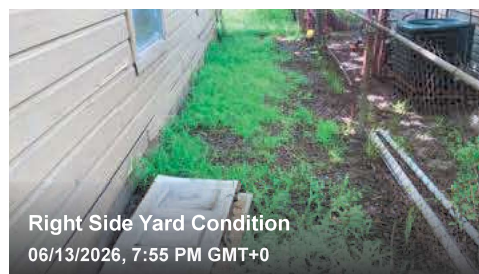
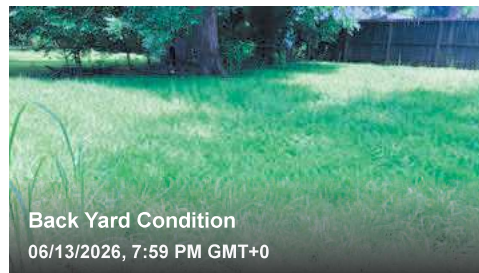
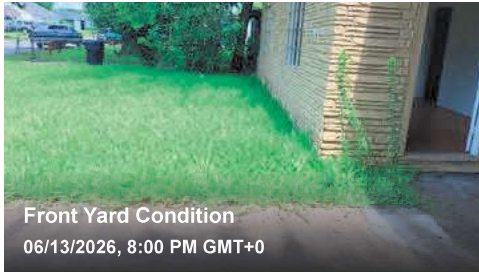
Right Side Yard Condition

Good (5 - 20 hours of work)

Fence / Gate Condition

Good - Cosmetic Issues Only

Landscaping photos / videos





Inspectify flag

Front Yard

The front yard is in poor condition and is estimated to require over 30 hours of work.

Landscaping photos / videos



Inspectify flag

Side Yard

The side yard is in poor condition and is estimated to require over 30 hours of work.

Landscaping photos / videos



**Inspectify flag**

Back Yard

The back yard is in poor condition and is estimated to require over 30 hours of work.

Landscaping photos / videos

**Inspectify flag**

Fence / Gate Condition

Good - Cosmetic Issues Only

Landscaping photos / videos



Common Areas 3 Issues

Common Room 2 Issues

Ceiling / Walls / Trim Condition

Fair - Some Repairs Needed

Paint / Wallpaper Condition

Great - No Repairs Needed

Doors / Casing / Door Stops Condition

Great - No Repairs Needed

Flooring Condition

Great - No Repairs Needed

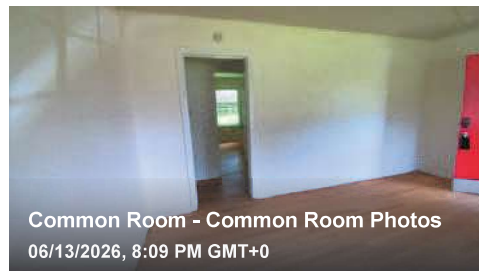
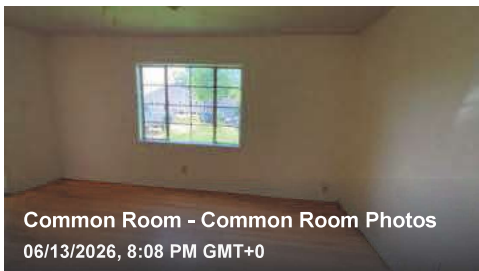
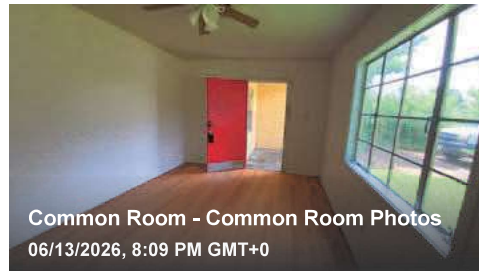
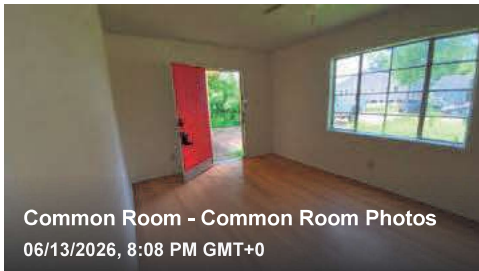
Electrical Condition

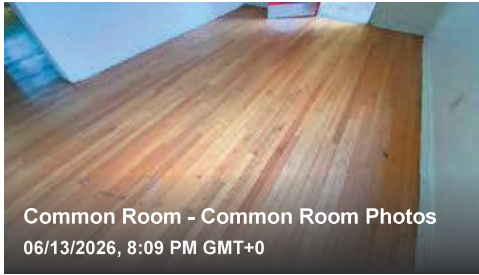
Great - No Repairs Needed

Windows / Blinds / Screens Condition

Fair - Some Repairs Needed

Common Room photos / videos



 **Repair deficiency**

Stained Ceiling

The ceiling has one or more stains.

Common Room photos / videos

 **Repair deficiency**

Missing Blinds

The blinds are not installed.

Common Room photos / videos



Hallway 1 Issue

Ceiling / Walls / Trim Condition

Fair - Some Repairs Needed

Paint / Wallpaper Condition

Great - No Repairs Needed

Doors / Casing / Door Stops Condition

Great - No Repairs Needed

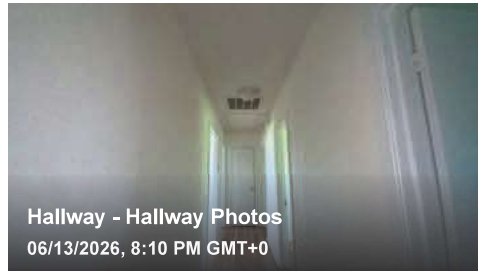
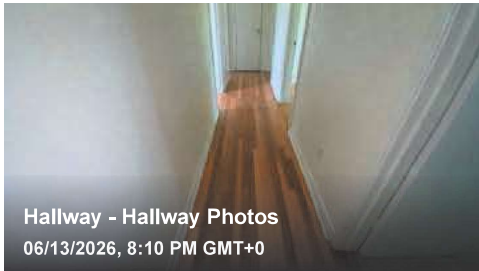
Flooring Condition

Great - No Repairs Needed

Electrical Condition

Great - No Repairs Needed

Hallway photos / videos



Repair deficiency

Damaged Drywall

The drywall is damaged.

Hallway photos / videos



Fireplace  Not present

Kitchen 11 Issues

10 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

Fair - Some Repairs Needed

Flooring Condition

Fair - Some Repairs Needed

Electrical Condition

Fair - Some Repairs Needed

Plumbing Condition

Fair - Some Repairs Needed

Windows / Blinds / Screens Condition

Fair - Some Repairs Needed

Caulking Condition

Good - Cosmetic Issues Only

Kitchen photos / videos



Kitchen - Kitchen Photos
06/13/2026, 8:23 PM GMT+0



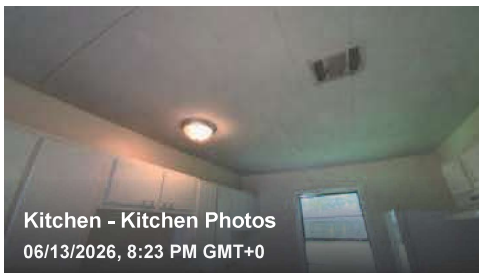
Kitchen - Kitchen Photos
06/13/2026, 8:24 PM GMT+0



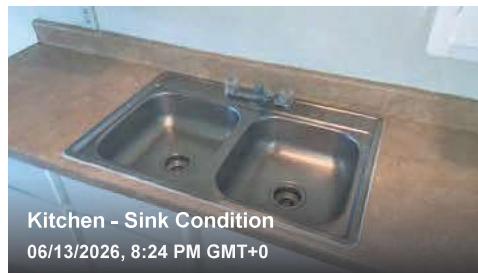
Kitchen - Kitchen Photos
06/13/2026, 8:22 PM GMT+0



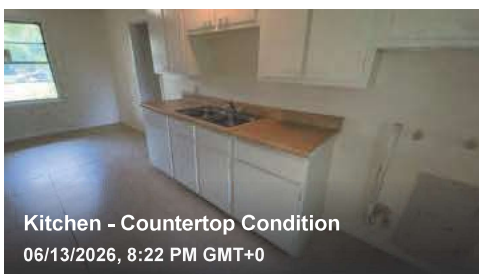
Kitchen - Kitchen Photos
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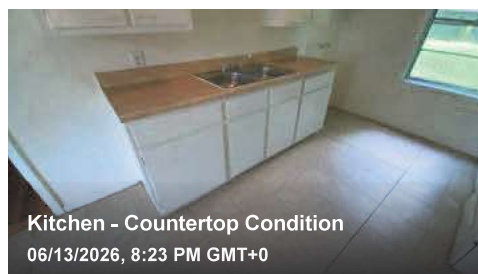
Kitchen - Kitchen Photos
06/13/2026, 8:23 PM GMT+0



Kitchen - Sink Condition
06/13/2026, 8:24 PM GMT+0



Kitchen - Countertop Condition
06/13/2026, 8:22 PM GMT+0



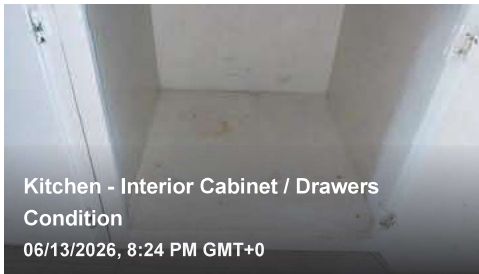
Kitchen - Countertop Condition
06/13/2026, 8:23 PM GMT+0



Kitchen - Exterior Cabinet / Drawers Condition
06/13/2026, 8:23 PM GMT+0



Kitchen - Exterior Cabinet / Drawers Condition
06/13/2026, 8:23 PM GMT+0



Safety deficiency

Unsafe Two-Prong Outlet

The two-prong outlet is not up to current safety standards.

Kitchen photos / videos



Repair deficiency

Damaged Door / Window Frame

One or more areas of the door / window frame are damaged.

Kitchen photos / videos



Repair deficiency

Damaged Flooring

The floors are damaged.

Kitchen photos / videos



Repair deficiency

Missing Blinds

The blinds are not installed.

Kitchen photos / videos



**Monitor deficiency****Flex Drain Present**

The flex draining is prone to clogging.

Kitchen 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



Inspectify flag

Caulking Condition

Good - Cosmetic Issues Only

Kitchen photos / videos



Refrigerator ✓ No issues

Refrigerator Condition

Functional With Cosmetic Defects

Refrigerator Water Filter Observed

No

Refrigerator Appliance Tag Photo

Refrigerator

 Beta Feature

Recall status

No

Manufacture date

August 2025

Expected life

14 years

Model number

MRT18D3BWW

Brand

Midea

Age

0.86 years

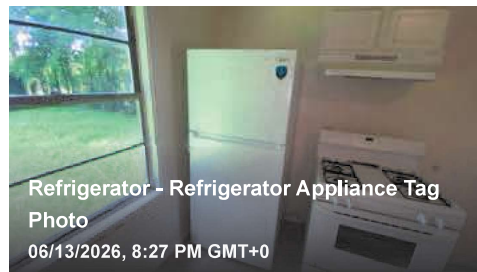
Estimated remaining life

13.14 years

Serial number

SA45210

Refrigerator photos / videos



Range 1 Issue

Range Condition

Non-Functional

Range Appliance Tag Photo

Range / Stove / Oven

Recall status

No

Expected life

15 years

Brand

Frigidaire

Estimated remaining life

2.38 years

Manufacture date

November 2013

Model number

FFGF3011LWC

Age

12.62 years

Serial number

VF34575741

 Beta Feature

Range photos / videos



Range - Range Condition
06/13/2026, 8:29 PM GMT+0



Range - Range Appliance Tag Photo
06/13/2026, 8:28 PM GMT+0



Range - Range Appliance Tag Photo
06/13/2026, 8:28 PM GMT+0

**Repair deficiency****No Gas to Property**

The property does not currently have working gas services.

Range photos / videos**Wall Oven****Not present****Cooktop****Not present****Vent Hood****No issues**

Vent Hood Condition

Functional With Cosmetic Defects

Vent Hood photos / videos



Dishwasher  Not present

Microwave  Not present

Garbage Disposal  Not present

General  No issues

Missing Kitchen Appliances

Dishwasher, Wall Oven, Cooktop, Microwave

General photos / videos

Bedrooms 🕒 5 Issues

Primary Bedroom 🕒 1 Issue

Ceiling / Walls / Trim Condition

Great - No Repairs Needed

Paint / Wallpaper Condition

Great - No Repairs Needed

Doors / Casing / Door Stops Condition

Great - No Repairs Needed

Flooring Condition

Great - No Repairs Needed

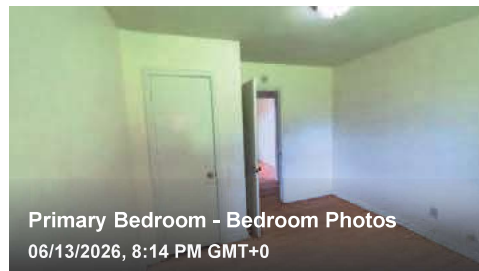
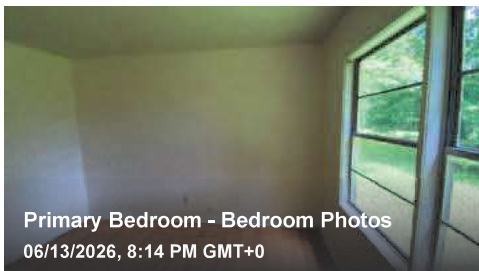
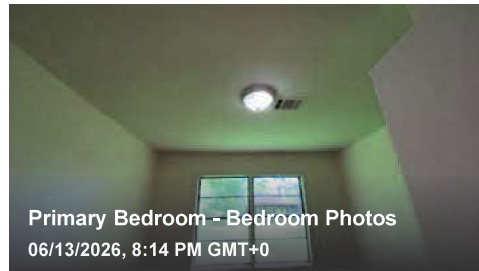
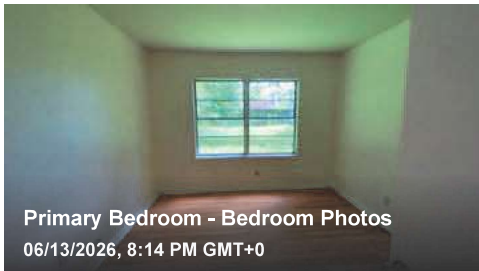
Electrical Condition

Great - No Repairs Needed

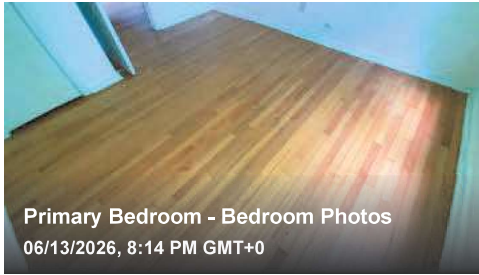
Windows / Blinds / Screens Condition

Fair - Some Repairs Needed

Primary Bedroom photos / videos



[View web report](#)



Repair deficiency

Missing Blinds

The blinds are not installed.

Primary Bedroom photos / videos



Bedroom 2 2 Issues

Ceiling / Walls / Trim Condition

Great - No Repairs Needed

Paint / Wallpaper Condition

Great - No Repairs Needed

Doors / Casing / Door Stops Condition

Fair - Some Repairs Needed

Flooring Condition

Great - No Repairs Needed

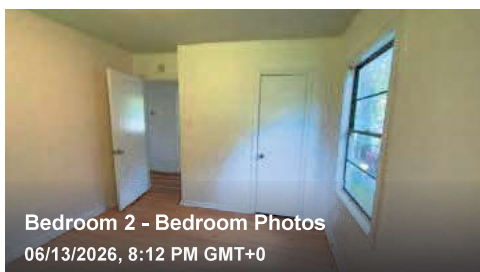
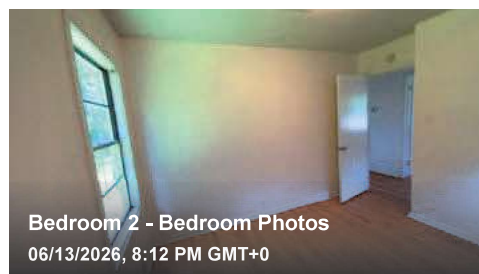
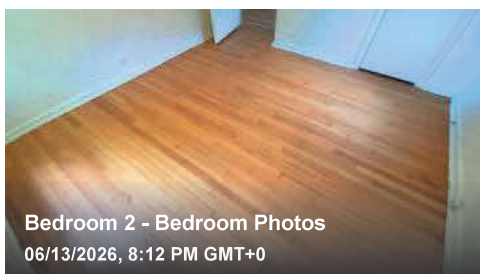
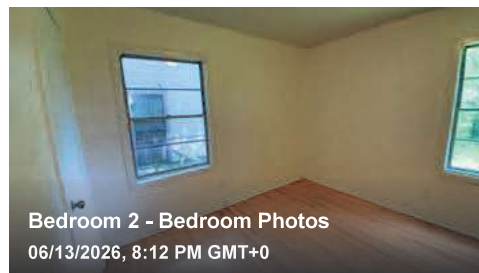
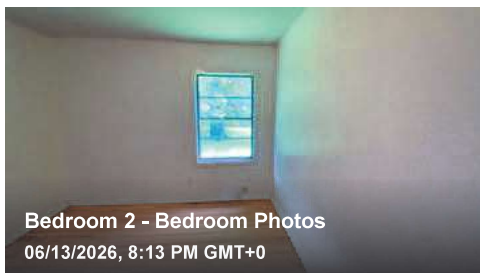
Electrical Condition

Great - No Repairs Needed

Windows / Blinds / Screens Condition

Fair - Some Repairs Needed

Bedroom 2 photos / videos



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

The blinds are not installed.

Bedroom 2 photos / videos

**Repair deficiency****Damaged Interior Doors**

The interior doors are showing signs of damage.

Bedroom 2 photos / videos



Bedroom 3 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

Good - Cosmetic Issues Only

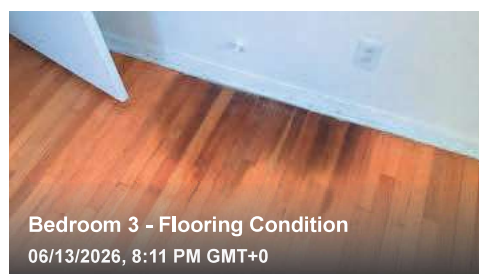
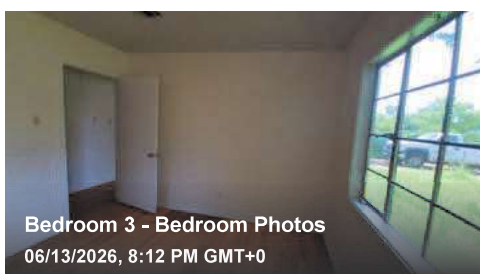
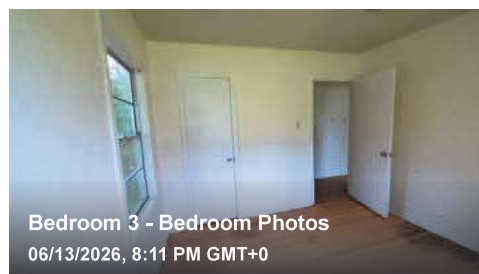
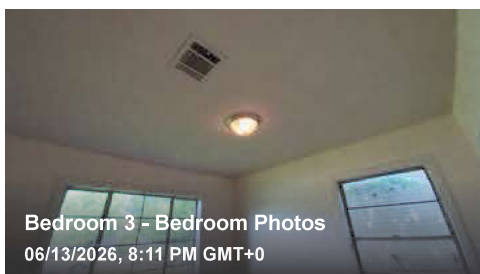
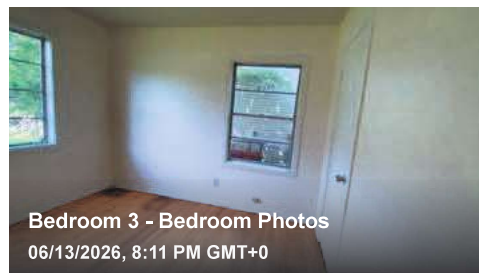
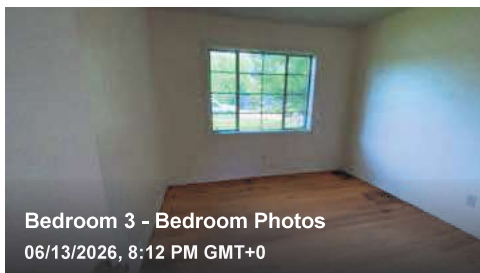
Electrical Condition

Great - No Repairs Needed

Windows / Blinds / Screens Condition

Fair - Some Repairs Needed

Bedroom 3 photos / videos



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

The blinds are not installed.

Bedroom 3 photos / videos**Inspectify flag****Flooring Condition**

Good - Cosmetic Issues Only

Bedroom 3 photos / videos

Bathrooms 7 Issues

Primary Bathroom 7 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

Good - Cosmetic Issues Only

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

Fair - Some Repairs Needed

Flooring Condition

Great - No Repairs Needed

Electrical Condition

Great - No Repairs Needed

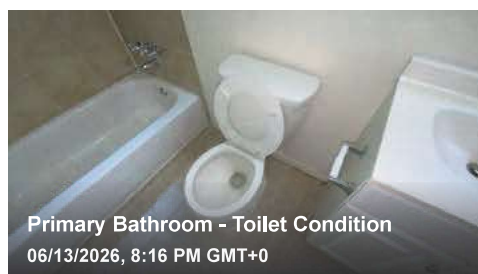
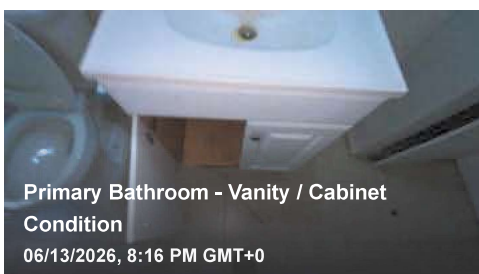
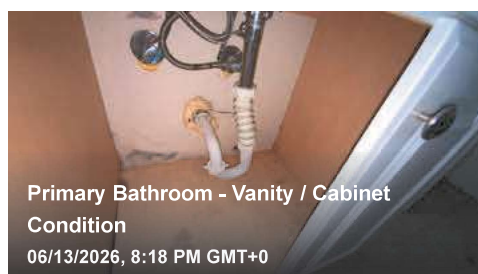
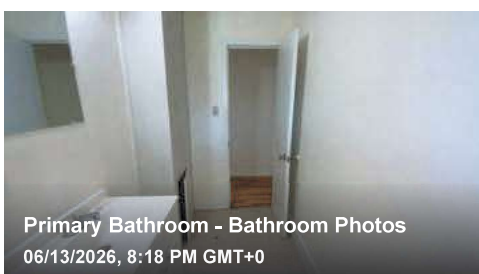
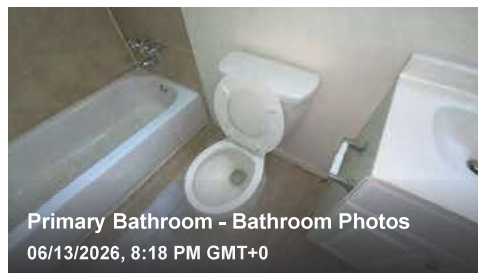
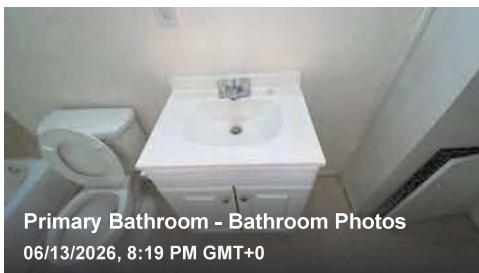
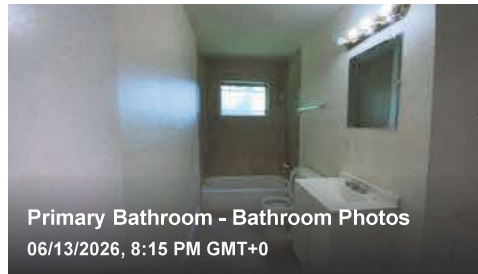
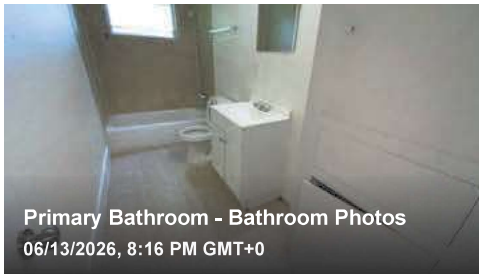
Plumbing Condition

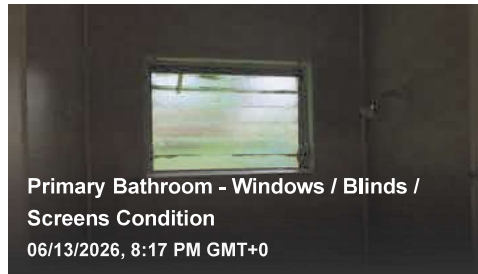
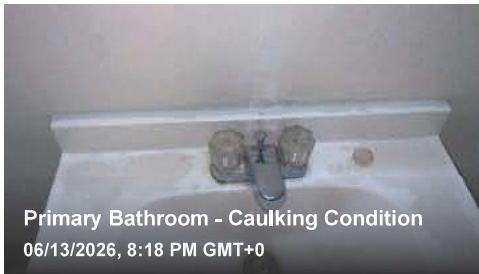
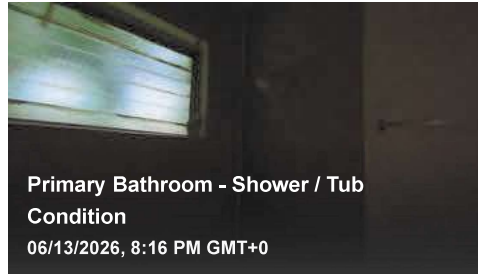
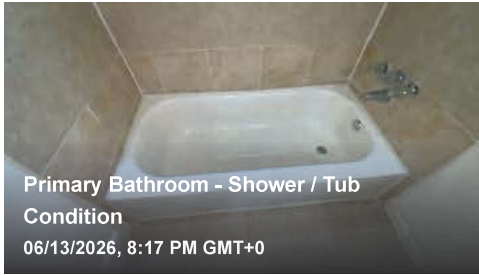
Fair - Some Repairs Needed

Windows / Blinds / Screens Condition

Good - Cosmetic Issues Only

Primary Bathroom photos / videos





Repair deficiency

Damaged Door(s)

One or more door(s) are in poor condition.

Primary Bathroom photos / videos



Monitor deficiency

Flex Drain Present

The flex draining is prone to clogging.

Primary Bathroom 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

**Inspectify flag**

Caulking Condition

Good - Cosmetic Issues Only

Primary Bathroom photos / videos

**Inspectify flag**

Windows / Blinds / Screens Condition

Good - Cosmetic Issues Only

Primary Bathroom photos / videos



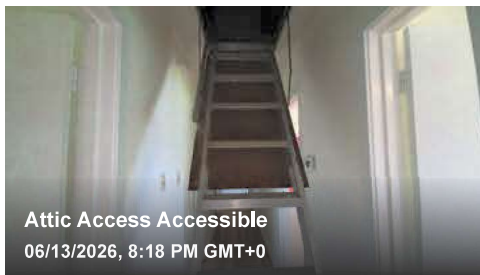
Structural

Attic  No issues

Attic Access Accessible

Yes

Attic photos / videos



Basement  Not present

Garage 3 Issues

3 Issues

Interior Access Door(s) Condition

Good - Cosmetic Issues Only

Garage Door(s) Condition

Great - No Repairs Needed

Ceiling / Walls / Trim Condition

Poor - Significant Repairs Needed

Flooring Condition

Great - No Repairs Needed

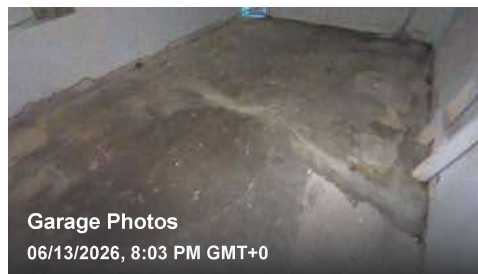
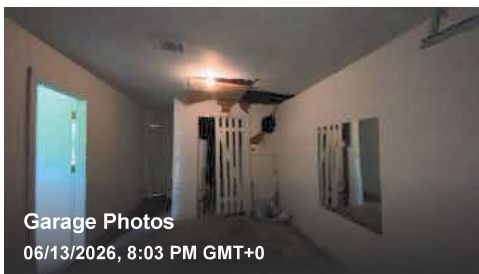
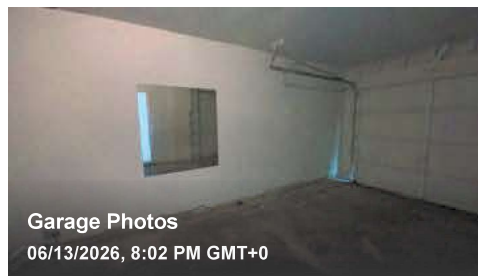
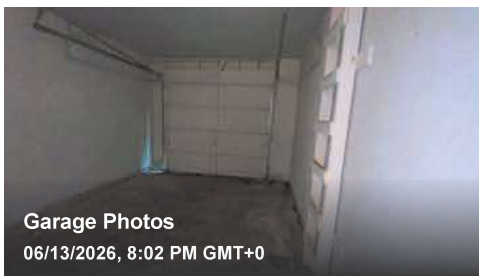
Electrical Condition

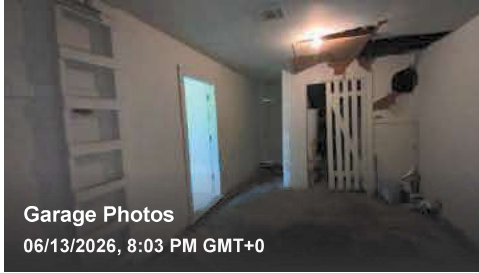
Great - No Repairs Needed

Garage Remote(s) Condition

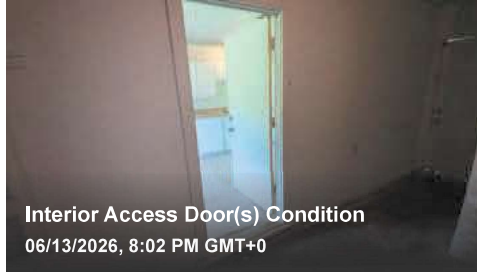
Not Present

Garage photos / videos





Garage Photos
06/13/2026, 8:03 PM GMT+0



Interior Access Door(s) Condition
06/13/2026, 8:02 PM GMT+0

Repair deficiency

Damaged Interior Walls or Ceilings

Holes or damage are present on the interior walls / ceilings.

Garage photos / videos



Limitation

Garage Remote(s) Condition: Not Present

The object / room is not present.

Limitation photos / videos

Inspectify flag

Interior Access Door(s) Condition

Good - Cosmetic Issues Only

Garage photos / videos



Laundry Area 4 Issues

4 Issues

Ceiling / Walls / Trim Condition

Great - No Repairs Needed

Paint / Wallpaper Condition

Great - No Repairs Needed

Doors / Casing / Door Stops Condition

Not Present

Flooring Condition

Fair - Some Repairs Needed

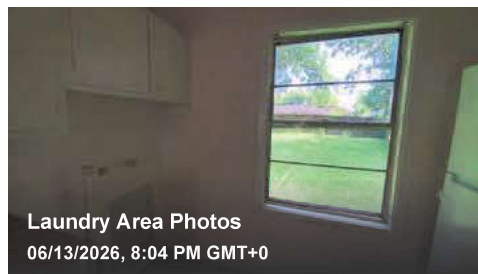
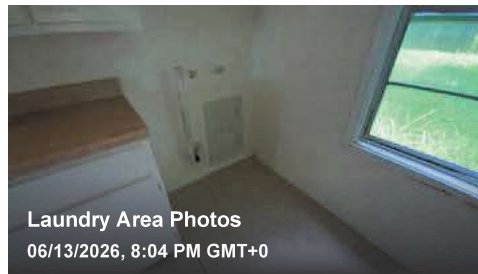
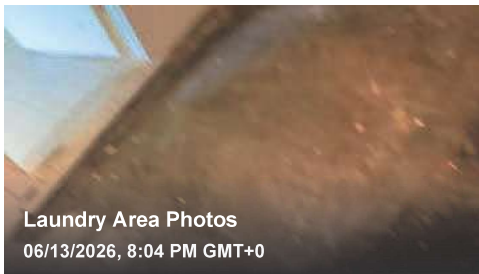
Electrical Condition

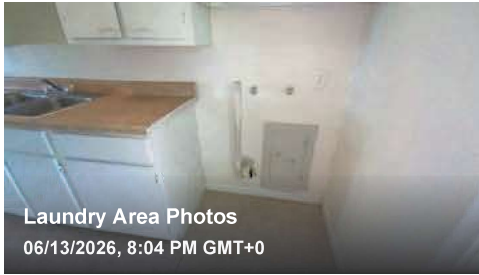
Fair - Some Repairs Needed

Windows / Blinds / Screens Condition

Fair - Some Repairs Needed

Laundry Area photos / videos





 Repair deficiency

Damaged Flooring

The floors are damaged.

Laundry Area photos / videos



 Repair deficiency

Missing GFCI

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

Laundry Area photos / videos



**Repair deficiency****Broken Window Pane**

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

Laundry Area photos / videos**Limitation****Doors / Casing / Door Stops Condition: Not Present**

The object / room is not present.

Limitation photos / videos**Plumbing****No issues**

Washer / Dryer Hookups Condition

Great - No Repairs Needed**Plumbing photos / videos****Washer****Not present**

Dryer  Not present

Utilities 4 Issues

✓ No issues

Active Utilities

Gas, Electric, Water

Utilities photos / videos

Smoke / CO Detectors 4 Issues

Required Smoke Detectors Observed

No

Smoke Detectors Functional

Yes

Smoke Detector Power Type(s)

Battery Operated

CO Detectors Observed

No

CO Detectors Functional

Not Present

CO Detector Power Type(s)

Not Present

Smoke / CO Detectors photos / videos

 **Safety deficiency**

Missing Smoke Detector(s)

The amount of smoke detectors on the property does not meet the residential requirements.

Smoke / CO Detectors photos / videos



Safety deficiency

Missing Carbon Monoxide Detector(s)

One or more carbon monoxide detector(s) is missing or not installed.

Smoke / CO Detectors photos / videos



Limitation

CO Detectors Functional: Not Present

The object / room is not present.

Limitation photos / videos



Limitation

CO Detector Power Type(s): Not Present

The object / room is not present.

Limitation photos / videos

Plumbing 🔍 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

June 2014

Model number

N40T61-343

Age

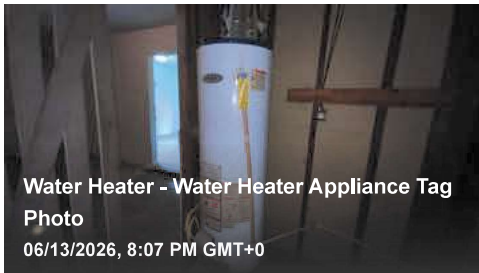
12.04 years

Serial number

1423T467763

 Beta Feature

Water Heater photos / videos



Repair deficiency

No Gas to Property

The property does not currently have working gas services.

Water Heater photos / videos



HVAC 5 Issues

General 1 Issue

Air Filter Condition

Dirty

Air Filter Size

16X20X1

General photos / videos



Inspectify flag

Air Filter Condition

The air filter is "Dirty".

Deficiency photos / videos

Heating 2 Issues

Heating System Type(s)

Forced Air

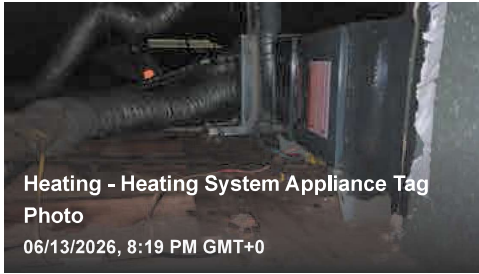
Heating System Condition

Non-Functional

Heating System Appliance Tag Photo

No Access

Heating photos / videos



Repair deficiency

No Gas to Property

The property does not currently have working gas services.

Heating photos / videos



Limitation

Heating System Appliance Tag Photo: No Access

I cannot access the object / room.

Limitation photos / videos

Cooling



2 Issues

Cooling System Condition

Non-Functional

Cooling System Appliance Tag Photo

Refer to limitations

Cooling photos / videos



Repair deficiency

Inoperable Cooling System

The cooling system is working insufficiently.

Cooling photos / videos



Limitation

Cooling System Appliance Tag Photo: Other

Serial number not legible

A photograph showing a blue metal box with a white label. The label contains the following text: "OCT 1961", "MAY 1961", "MAY 1961", "MAY 1961", "MAY 1961", "MAY 1961", "MAY 1961", "MAY 1961", "MAY 1961", "MAY 1961". To the right of the box is a large, light-colored, cylindrical object, possibly a piece of machinery or a container. A green object is visible in the foreground on the left.

 Not present

Miscellaneous Property Information 1 Issue

 1 Issue

Personal Belongings or Furniture Observed

No

General Interior Condition

Strong Odor Present, Entire Home Needs Cleaning

Miscellaneous Property Information photos / videos

 Inspectify flag

General Interior Condition

Strong Odor Present and 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.