

# 19715 Swan Valley Dr

## Cypress, Texas 77433



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

|              |                                                                |
|--------------|----------------------------------------------------------------|
| Client       | --                                                             |
| Type         | <b>Rent Ready Inspection Report -<br/>19715 Swan Valley Dr</b> |
| Inspected by | <b>Makayla Mullen - Surveyor</b>                               |
| Scheduled    | <b>June 13, 2026, 5:00 PM CDT</b>                              |
| Completed    | <b>June 16, 2026, 7:46 PM CDT</b>                              |

 10 repair

 2 monitor

 6 limitation

 15 Inspectify flag

| System       | Subsystem        | Issues identified                                                                                                                              |
|--------------|------------------|------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior     | Exterior         |  <u>Deteriorating / Damaged Deck</u>                        |
|              |                  |  <u>Exterior Door Condition</u>                             |
|              | Landscaping      |  <u>Damaged / Missing Fence Boards</u>                      |
|              |                  |  <u>Back Yard</u>                                           |
|              |                  |  <u>Side Yard</u>                                           |
| Common Areas | Common Room      |  <u>Missing Blinds</u>                                      |
|              | Hallway          |  <u>Damaged or Torn Carpet</u>                             |
| Kitchen      | Kitchen          |  <u>Missing Blinds</u>                                    |
|              |                  |  <u>Damaged Flooring</u>                                  |
|              |                  |  <u>Countertop Condition</u>                              |
|              |                  |  <u>Electrical Condition</u>                              |
|              | Range            |  <u>Inoperable Burners</u>                                |
|              |                  |  <u>Range Appliance Tag Photo: Not Present</u>            |
|              | Microwave        |  <u>Damaged Display.</u>                                  |
|              |                  |  <u>Microwave Appliance Tag Photo: Not Present</u>        |
| Bedrooms     | Primary Bedroom  |  <u>Missing Light Switch Covers</u>                       |
|              | Bedroom 2        |  <u>Windows / Blinds / Screens Condition</u>              |
|              | Bedroom 3        |  <u>Electrical Condition</u>                              |
|              |                  |  <u>Windows / Blinds / Screens Condition</u>              |
| Bathrooms    | Primary Bathroom |  <u>Inoperable Bath Fan</u>                               |
|              |                  |  <u>Windows / Blinds / Screens Condition: Not Present</u> |
|              |                  |  <u>Sink Condition</u>                                    |
|              | Bathroom 2       |  <u>Poor Drainage</u>                                     |
|              |                  |  <u>Toilet Condition</u>                                  |
|              |                  |  <u>Caulking Condition</u>                                |
|              |                  |  <u>Ceiling / Walls / Trim Condition</u>                  |
|              |                  |  <u>Electrical Condition</u>                              |
| Garage       | Garage           |  <u>Garage Remote(s) Condition: Not Present</u>           |
| Laundry Area | Laundry Area     |  <u>Windows / Blinds / Screens Condition: Not Present</u> |
| Plumbing     | Water Heater     |  <u>No Gas to Property.</u>                               |



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| System                             | Subsystem                          | Issues identified                                                                                                                                 |
|------------------------------------|------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------|
| HVAC                               | General                            |  <a href="#">Air Filter Condition</a>                          |
|                                    | Cooling                            |  <a href="#">Cooling System Appliance Tag Photo: No Access</a> |
| Miscellaneous Property Information | Miscellaneous Property Information |  <a href="#">General Interior Condition</a>                    |

# Home Inspection Details

Occupancy Status

**Vacant**

Address Numbers Visible

**Yes**

## Home Inspection Details photos / videos



Exterior  5 Issues

 2 Issues

Exterior / Siding Condition

**Great - No Repairs Needed**

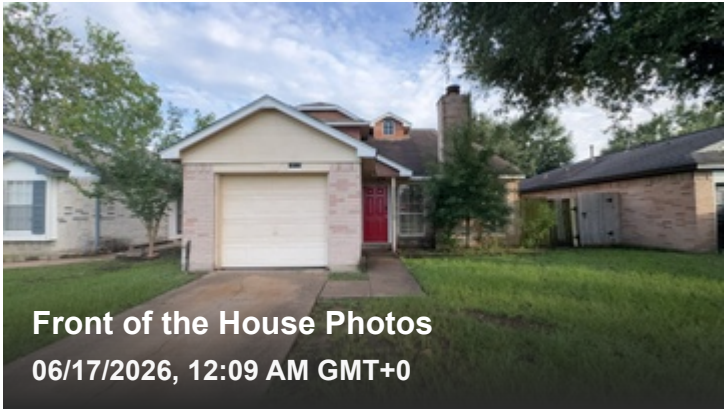
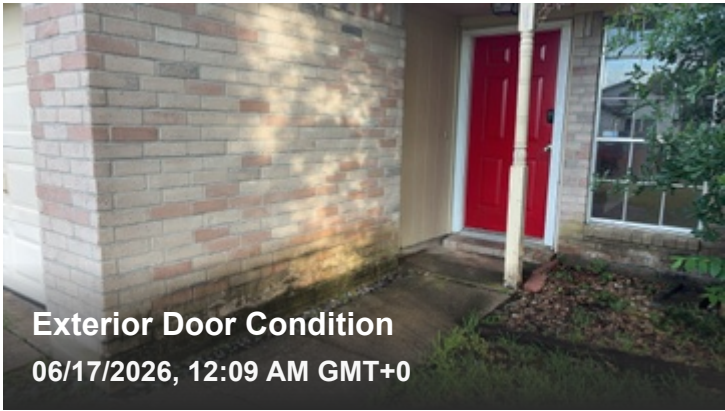
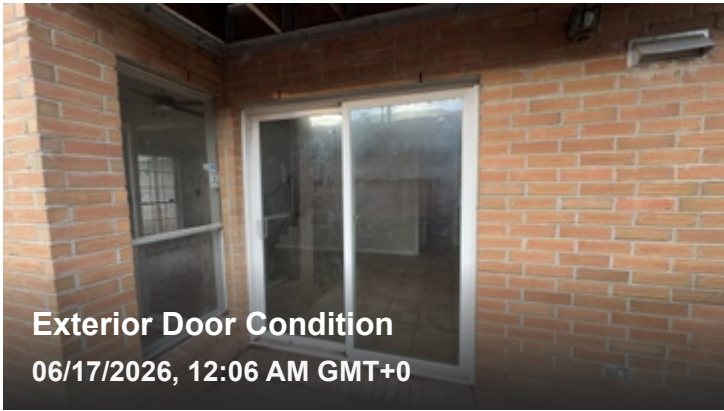
Exterior Door Condition

**Good - Cosmetic Issues Only**

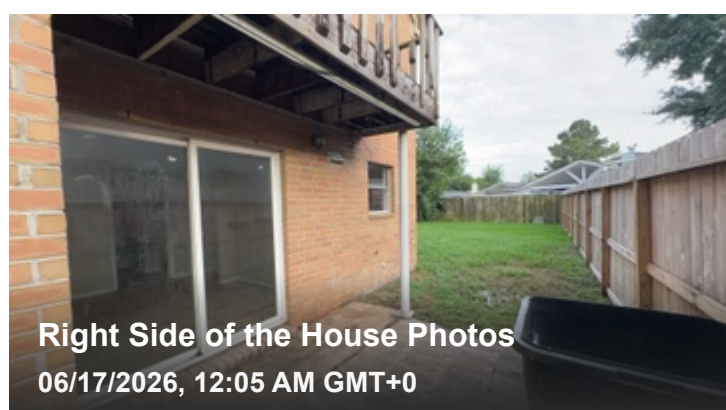
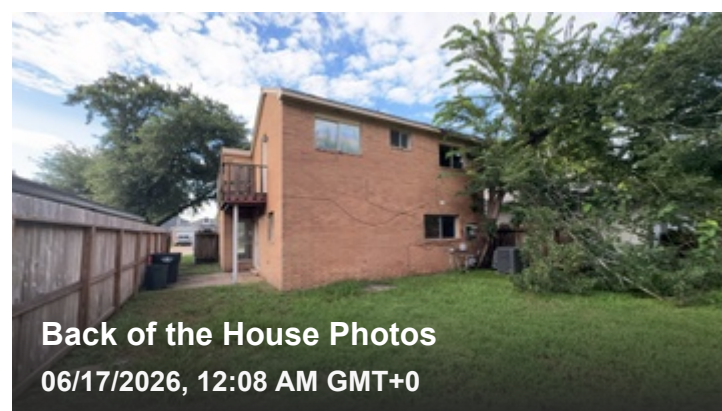
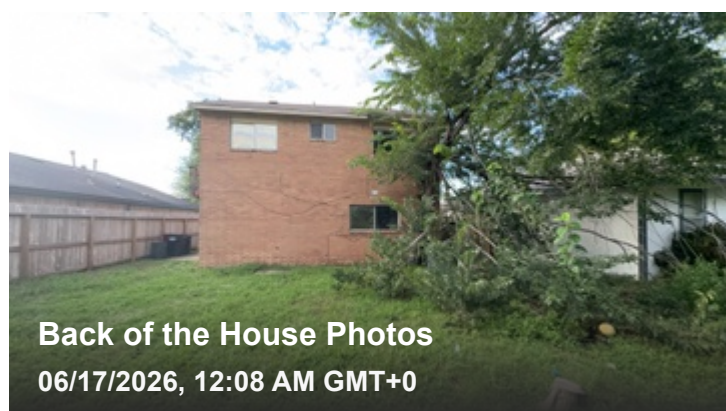
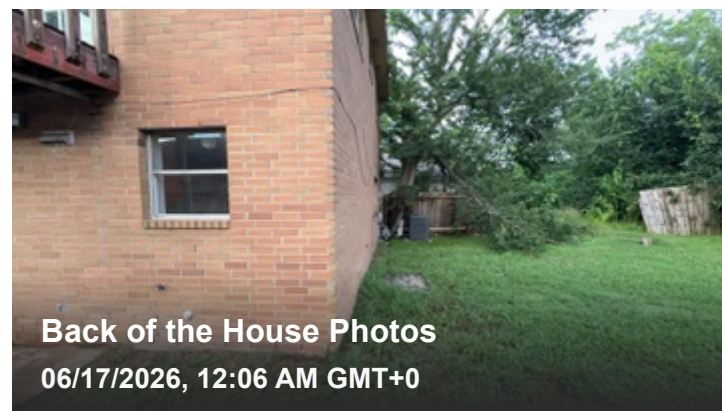
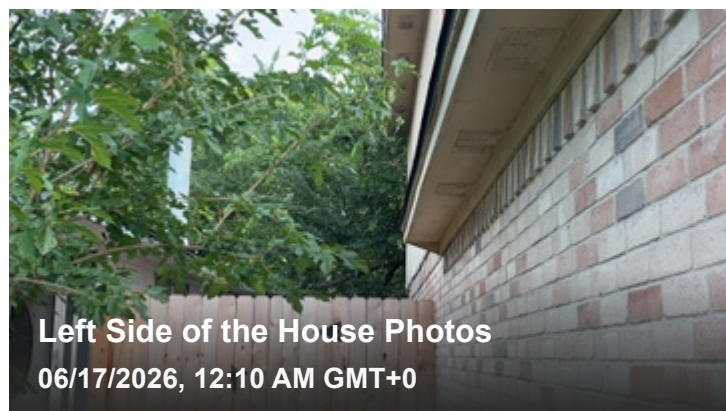
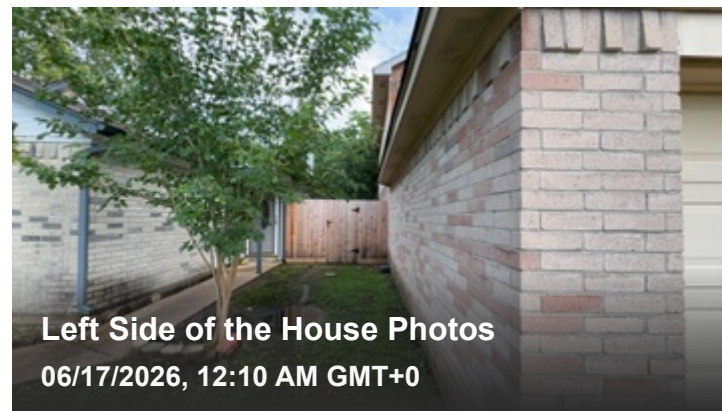
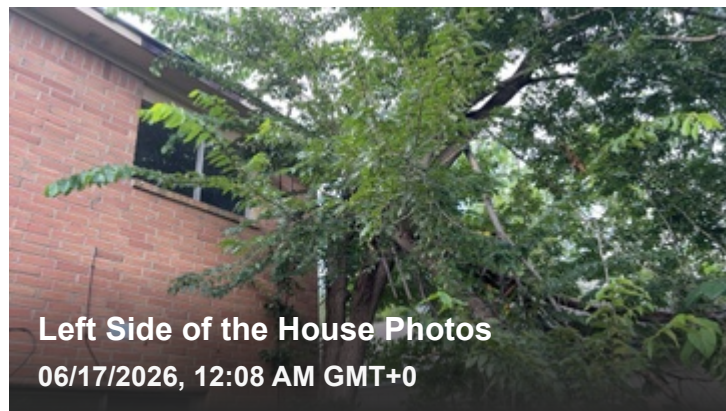
Porch / Patio / Deck Condition

**Poor - Significant Repairs Needed**

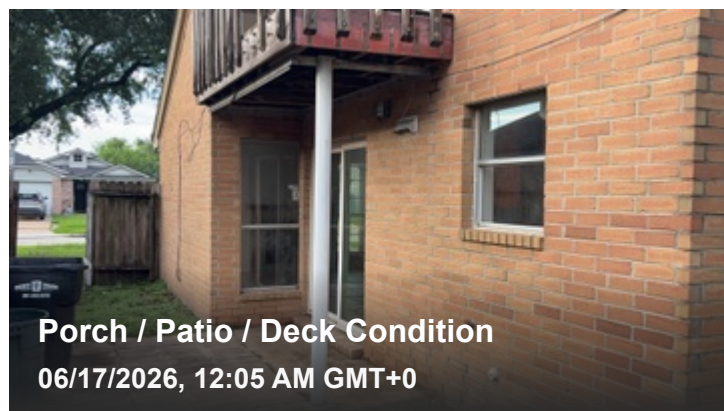
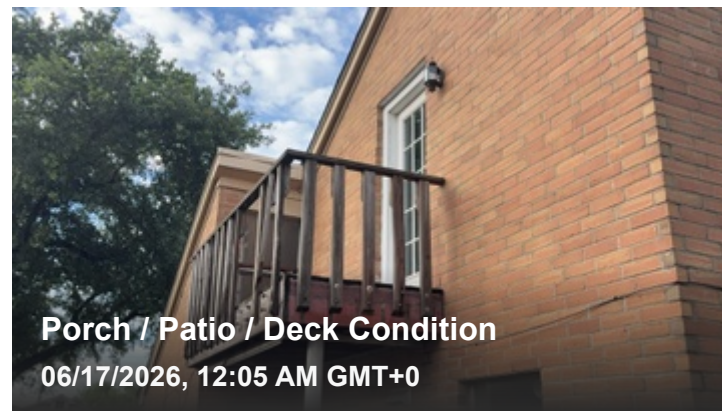
Exterior photos / videos











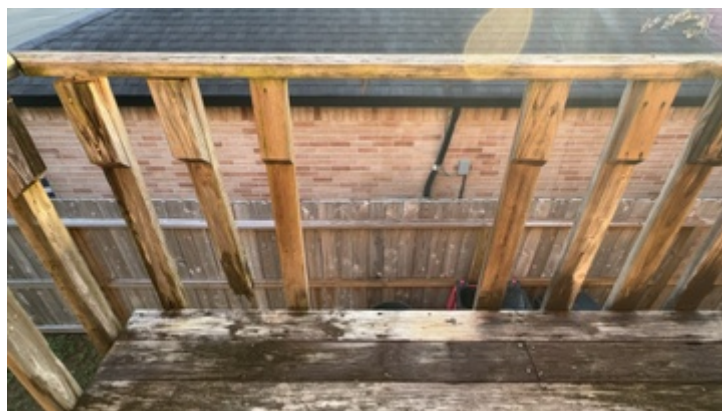
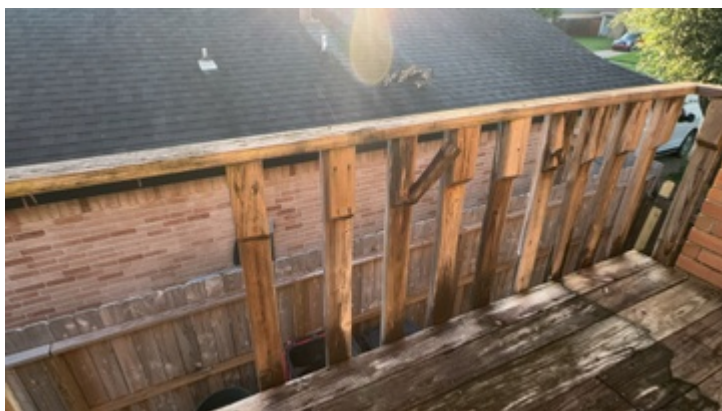
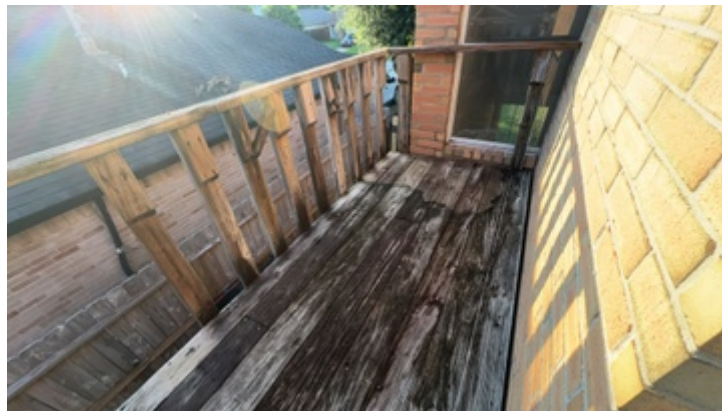
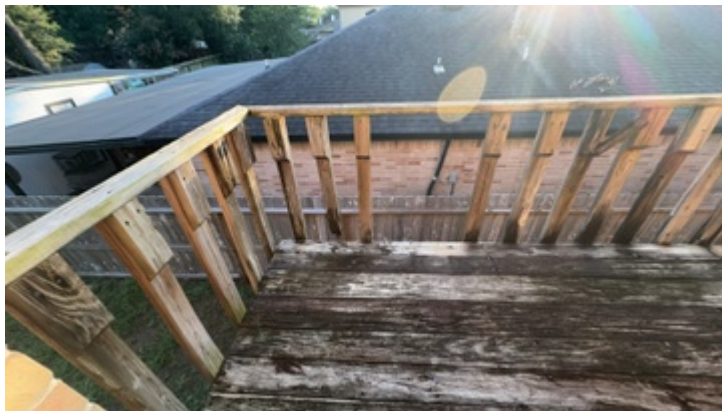
 **Repair deficiency**

## Deteriorating / Damaged Deck

The deck is damaged / deteriorating.



## Exterior photos / videos





 Inspectify flag

Exterior Door Condition

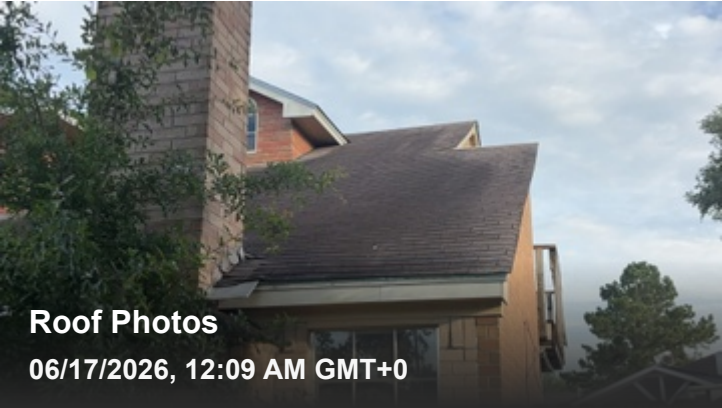
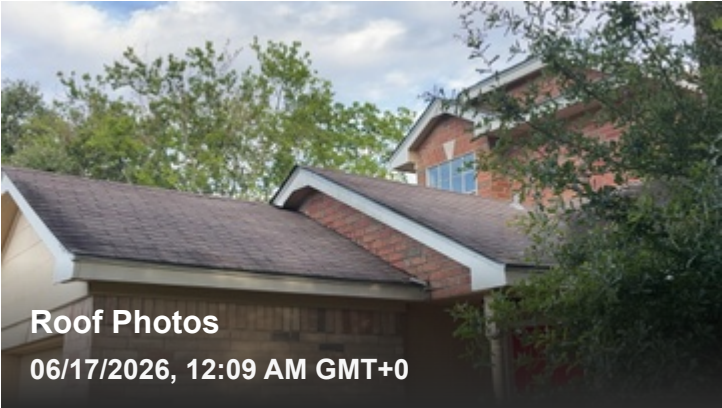
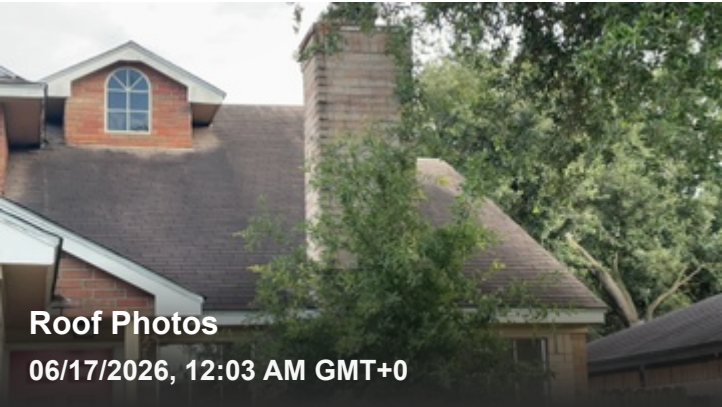
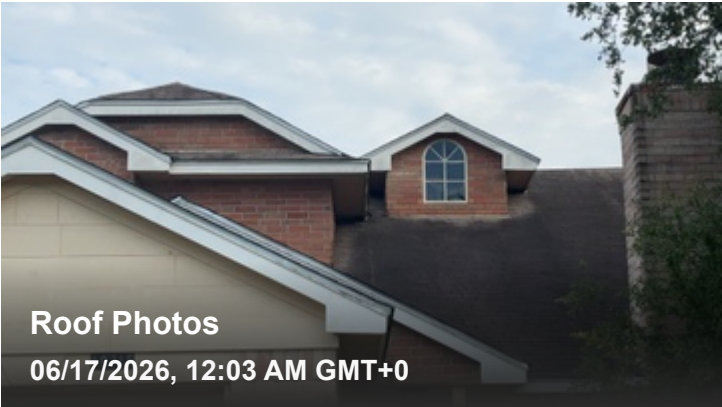
Good - Cosmetic Issues Only

Exterior photos / videos



Roof  No issues

Roof photos / videos





Landscaping

 3 Issues

Front Yard Condition

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

Left Side Yard Condition

**Poor (> 30 hours of work)**

Back Yard Condition

**Poor (> 30 hours of work)**

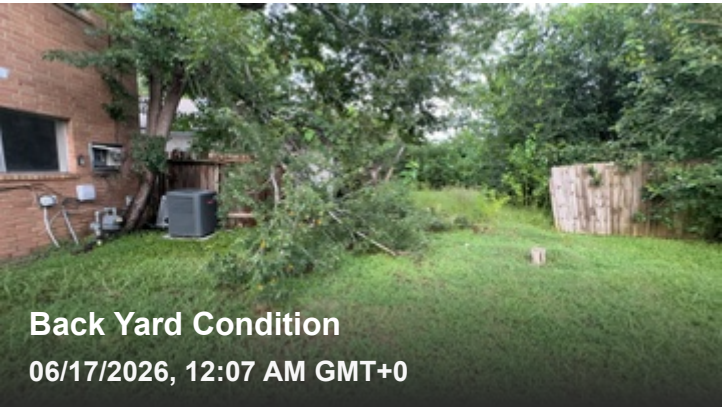
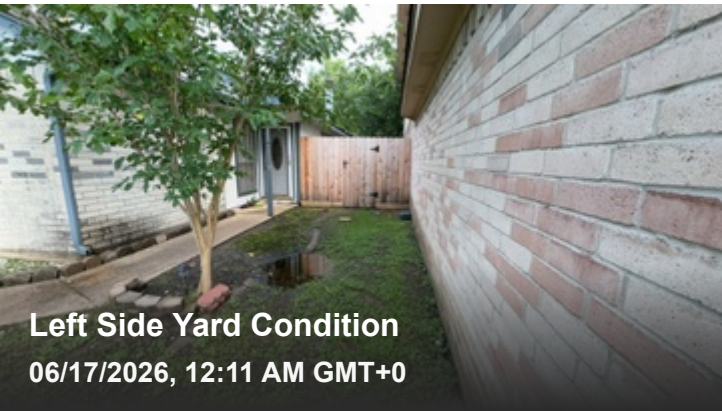
Right Side Yard Condition

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

Fence / Gate Condition

**Fair - Some Repairs Needed**

Landscaping photos / videos







 **Repair deficiency**

**Damaged / Missing Fence Boards**

One or more fence boards are missing or damaged.

**Landscaping photos / videos**



 **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**

### Side Yard

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

## Landscaping photos / videos





Common Areas

 2 Issues

Common Room

 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

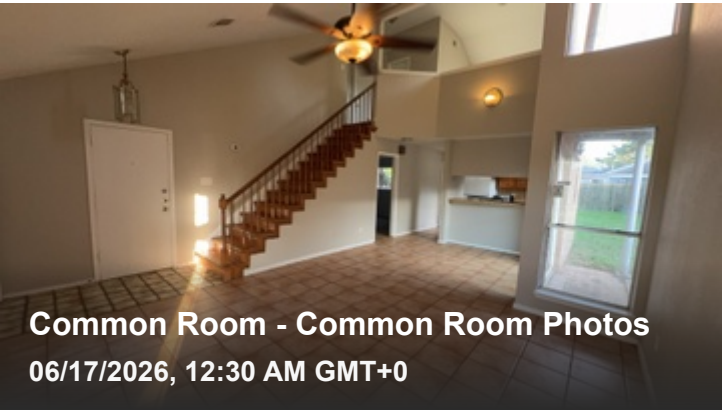
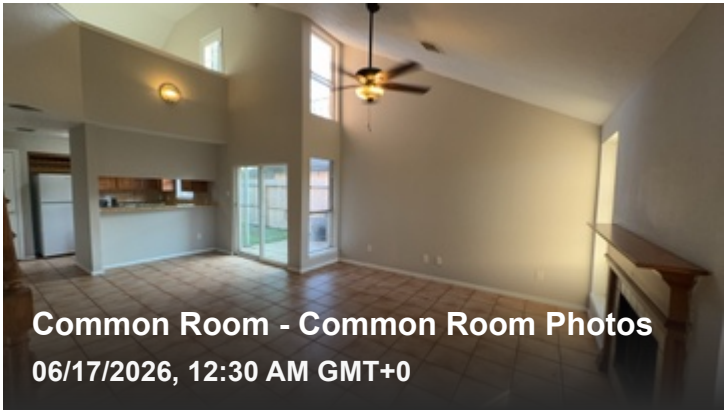
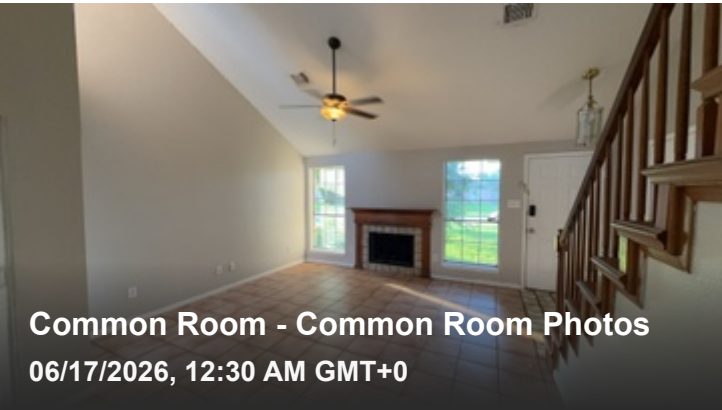
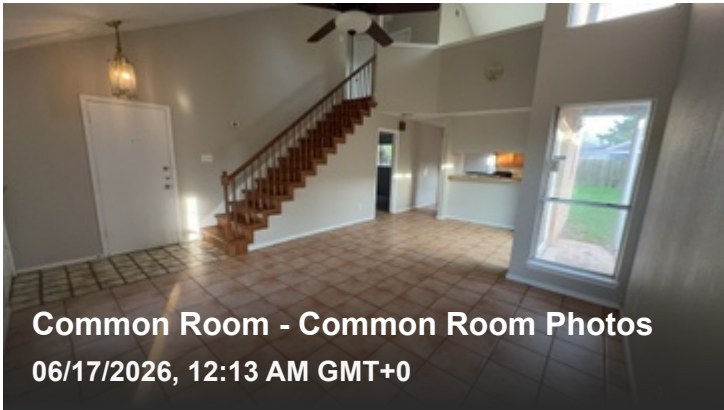
Electrical Condition

Fair - Some Repairs Needed

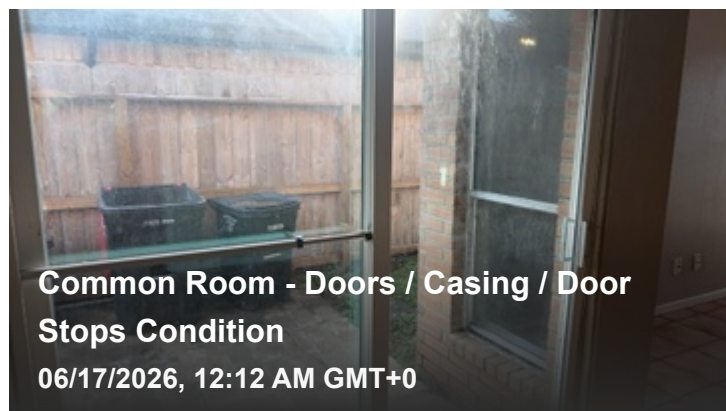
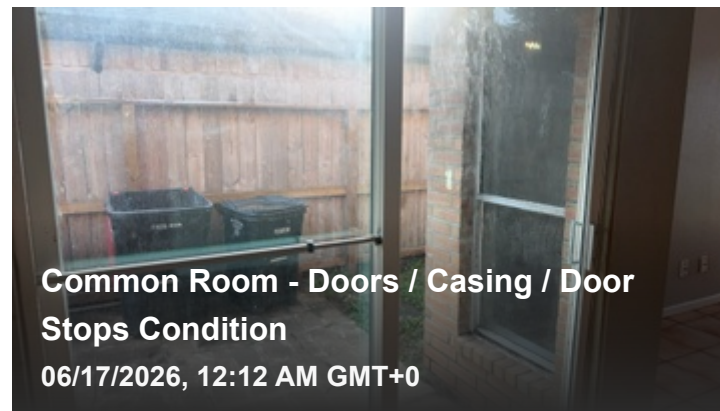
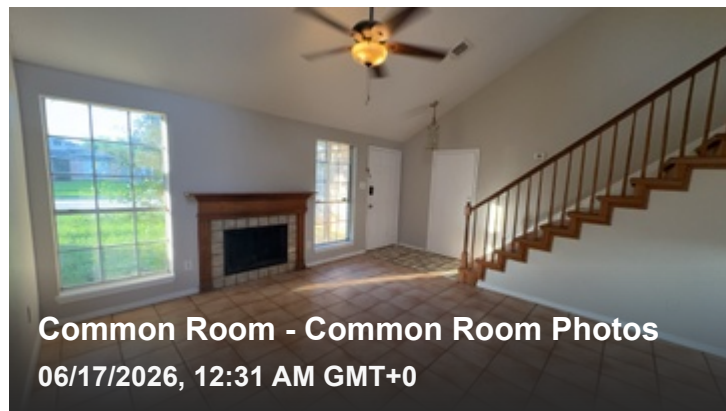
Windows / Blinds / Screens Condition

Fair - Some Repairs Needed

Common Room photos / videos







## Repair deficiency

### Missing Blinds

The blinds are not installed.

### Common Room photos / videos



Note

**And screens**



Stairway

✓ No issues

Stairway Railing(s) Condition

**Great (No Repairs)**

Ceiling / Walls / Trim Condition

**Great - No Repairs Needed**

Paint / Wallpaper Condition

**Great - No Repairs Needed**

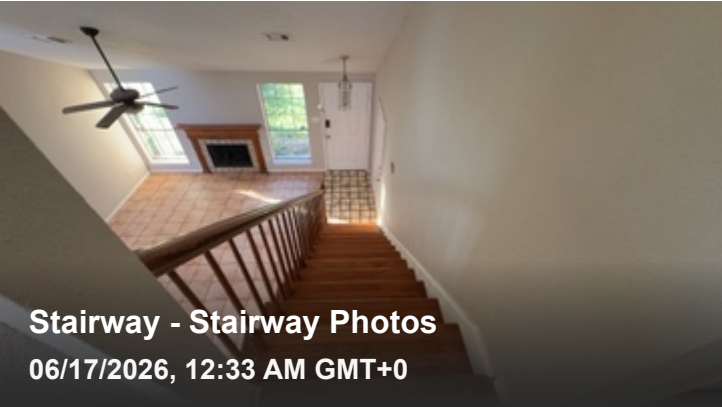
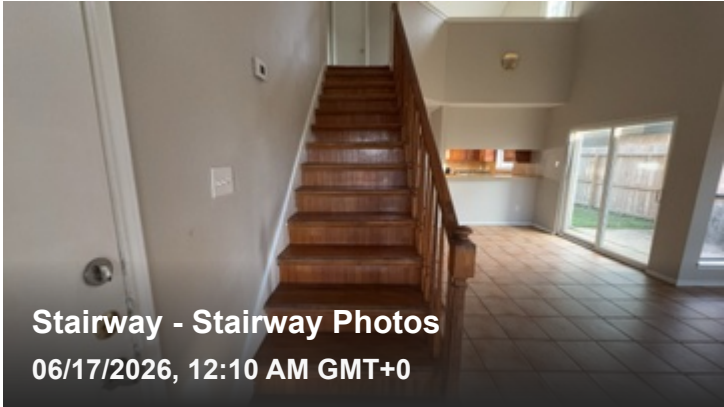
Flooring Condition

**Great - No Repairs Needed**

Electrical Condition

**Great - No Repairs Needed**

Stairway photos / videos



## Hallway 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**

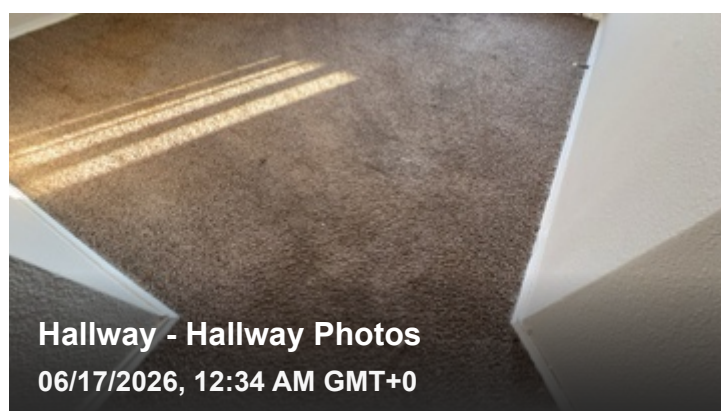
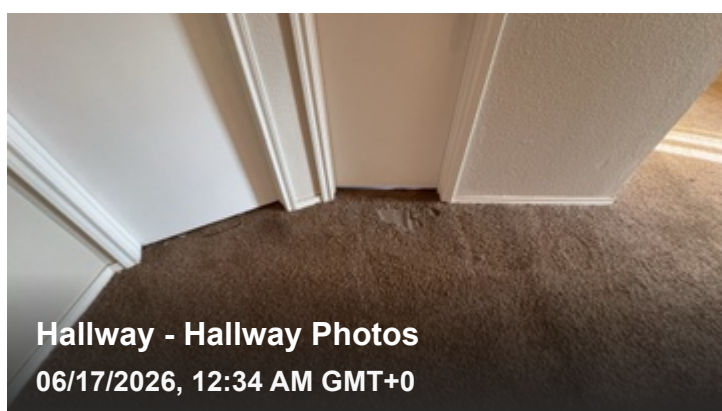
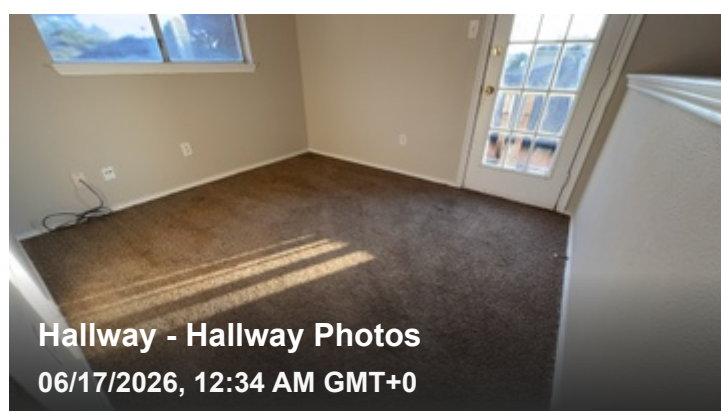
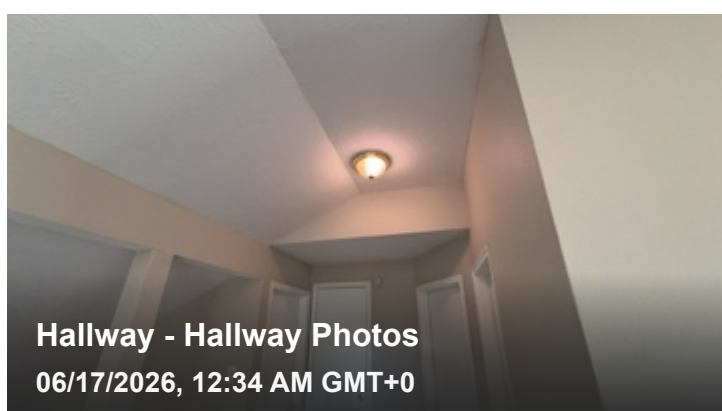
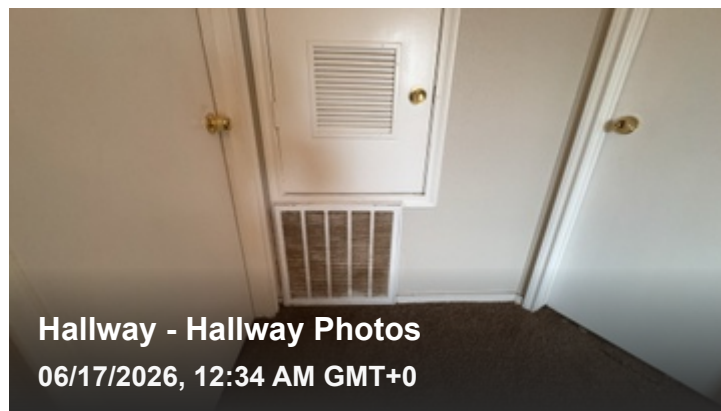
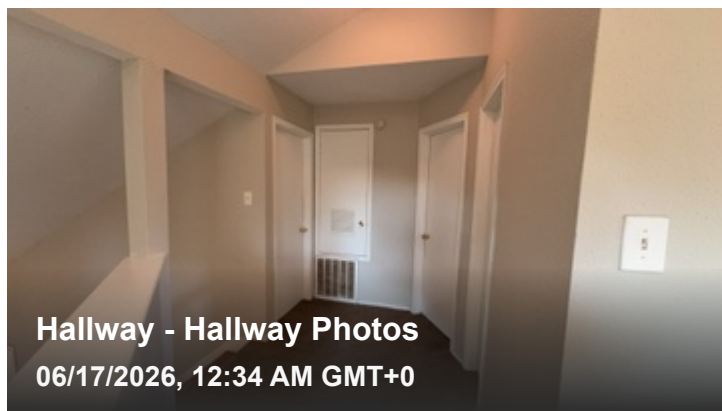
Flooring Condition

**Poor - Significant Repairs Needed**

Electrical Condition

**Great - No Repairs Needed**

### Hallway photos / videos







#### Monitor deficiency

### Damaged or Torn Carpet

The carpet floor is damaged or torn in one or more areas.

### Hallway photos / videos



## Fireplace ✓ No issues

Fireplace Condition

**Great - No Repairs Needed**

### Fireplace photos / videos





# Kitchen

 **8 Issues**

 **4 Issues**

Sink Condition

**Great - No Repairs Needed**

Countertop Condition

**Good - Cosmetic Issues Only**

Exterior Cabinet / Drawers Condition

**Great - No Repairs Needed**

Interior Cabinet / Drawers Condition

**Great - No Repairs Needed**

Ceiling / Walls / Trim Condition

**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

**Good - Cosmetic Issues Only**

Plumbing Condition

**Great - No Repairs Needed**

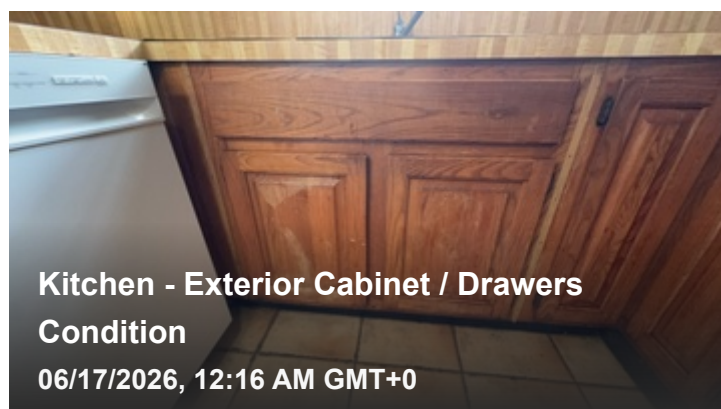
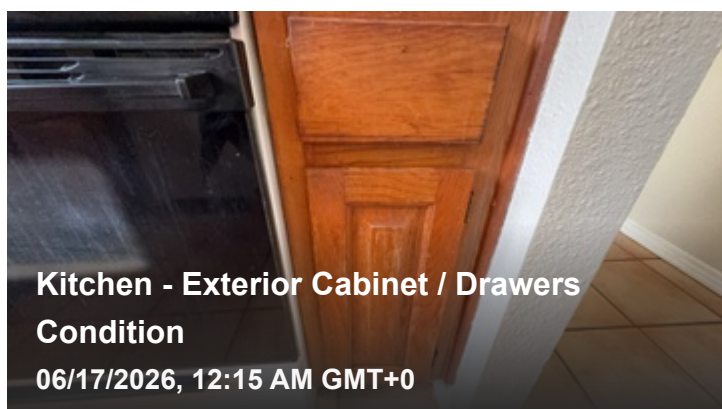
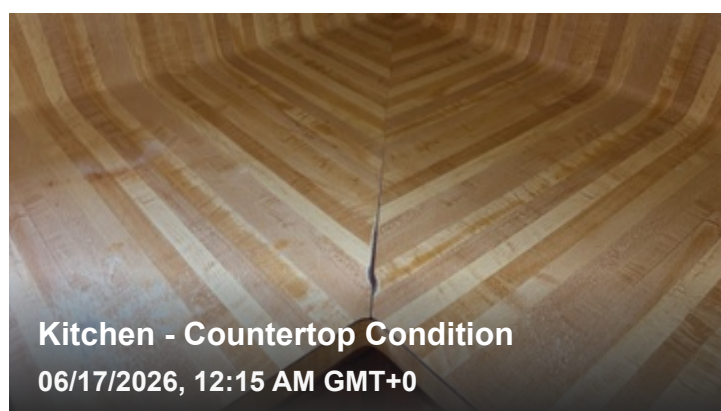
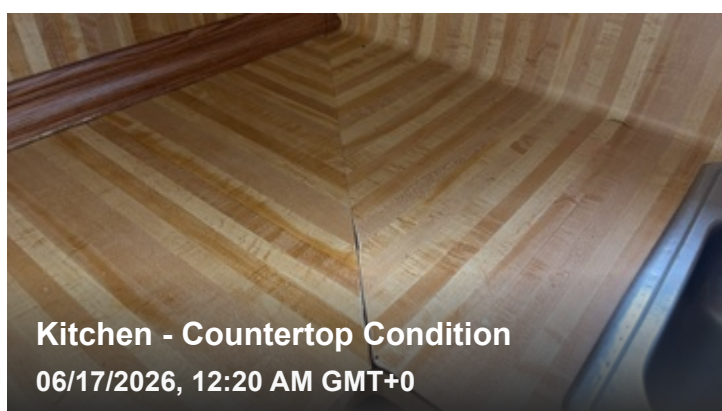
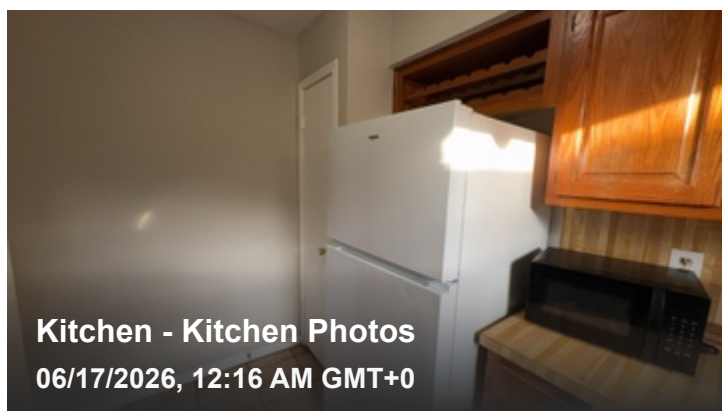
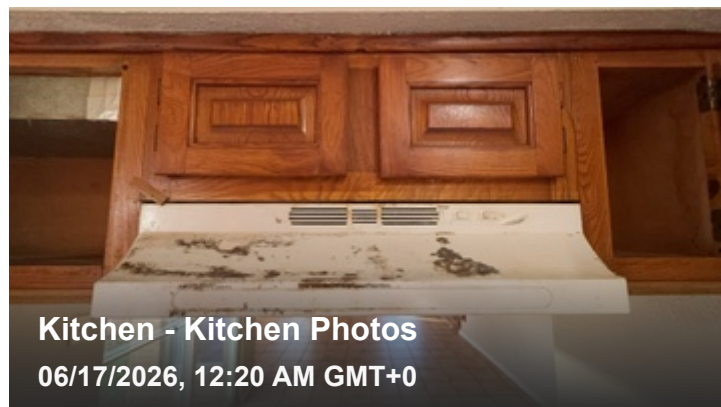
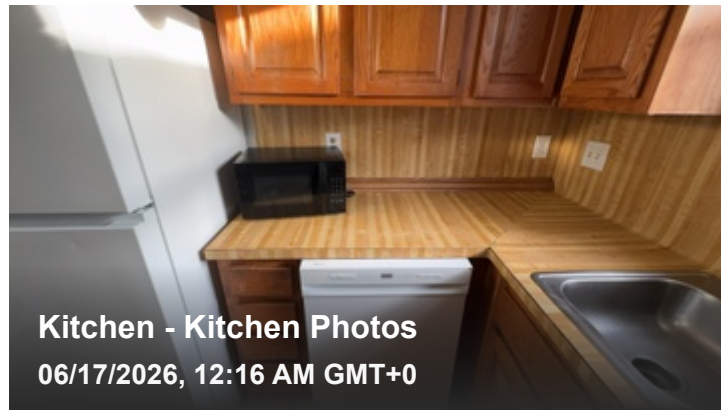
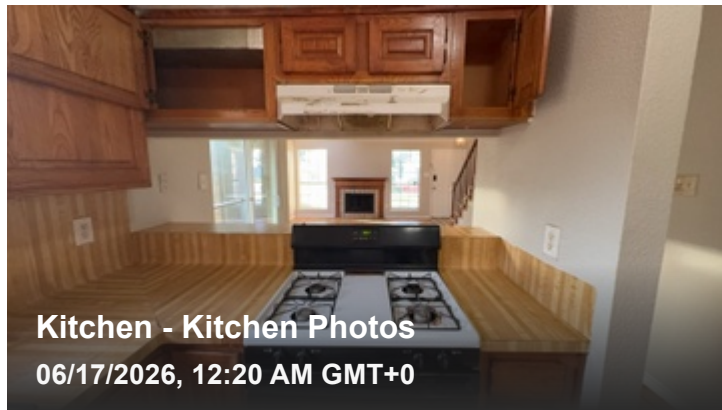
Windows / Blinds / Screens Condition

**Fair - Some Repairs Needed**

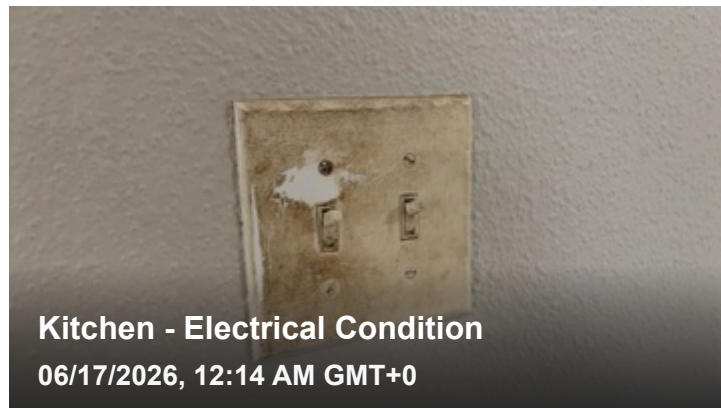
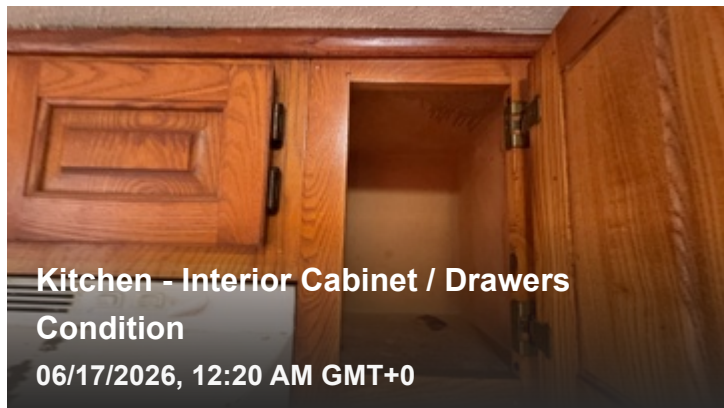
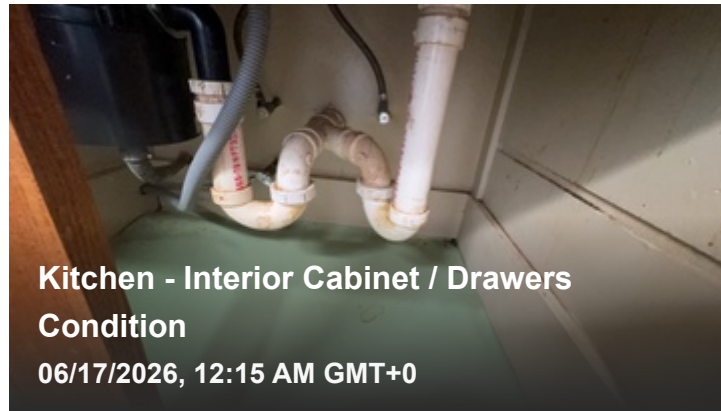
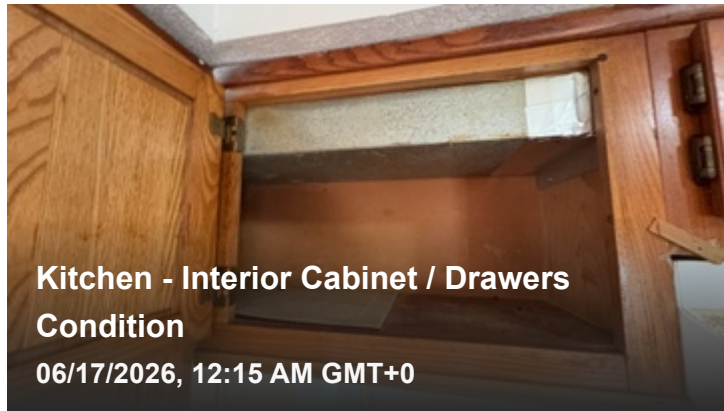
Caulking Condition

**Great - No Repairs Needed**

## Kitchen photos / videos







#### Repair deficiency

### Missing Blinds

The blinds are not installed.

### Kitchen photos / videos



#### Repair deficiency

### Damaged Flooring

The floors are damaged.

## Kitchen photos / videos

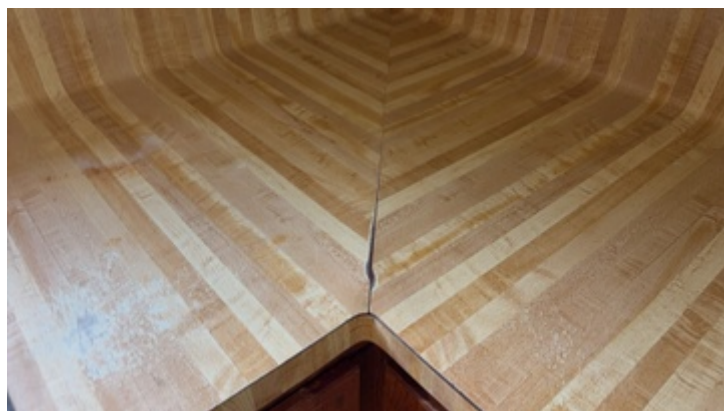


 Inspectify flag

## Countertop Condition

Good - Cosmetic Issues Only

## Kitchen photos / videos







Inspectify flag

Electrical Condition

Good - Cosmetic Issues Only

Kitchen photos / videos



Refrigerator



No issues

Refrigerator Condition

Functional

Refrigerator Water Filter Observed

No

Refrigerator Appliance Tag Photo



Beta Feature

Refrigerator

Recall status

No

Expected life

13 years

Brand

Whirlpool

Estimated remaining life

12.64 years

Manufacture date

February 2026

Model number

WRTX5419BW00

Age

0.36 years

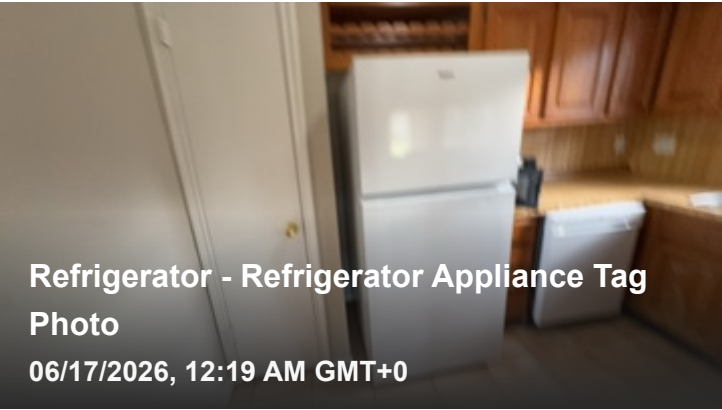
Serial number

VSF0859337

Refrigerator photos / videos



Refrigerator - Refrigerator Condition  
06/17/2026, 12:20 AM GMT+0



Refrigerator - Refrigerator Appliance Tag  
Photo  
06/17/2026, 12:19 AM GMT+0



Refrigerator - Refrigerator Appliance Tag  
Photo  
06/17/2026, 12:19 AM GMT+0

Range  2 Issues

Range Condition

Non-Functional

Range Appliance Tag Photo

Not Present



Range photos / videos



 **Repair deficiency**

Inoperable Burners

One or more burners are not turning on or are inoperable.

Range photos / videos



 **Limitation**

Range Appliance Tag Photo: Not Present

The object / room is not present.

Range photos / videos



Wall Oven  Not present

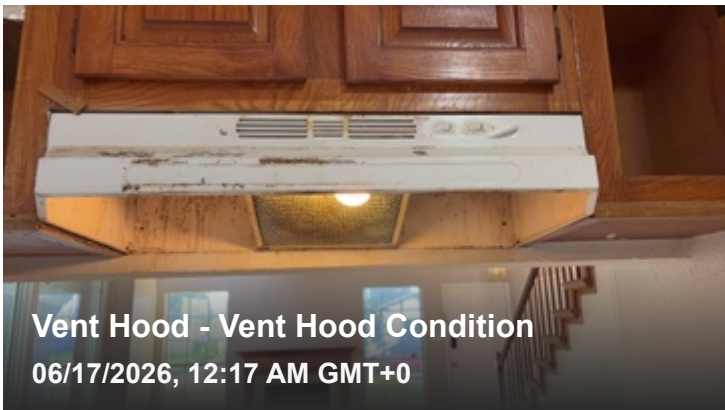
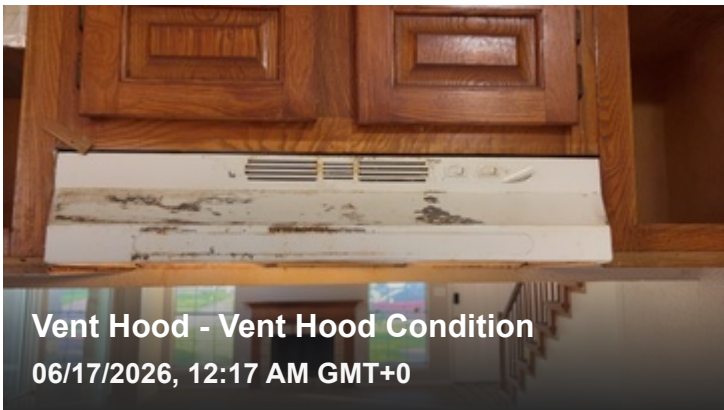
Cooktop  Not present

Vent Hood  No issues

Vent Hood Condition

Functional With Cosmetic Defects

Vent Hood photos / videos





Dishwasher

✓ No issues

Dishwasher Condition

Functional

Dishwasher Appliance Tag Photo

Dishwasher

Recall status

No

Expected life

10 years

Brand

Midea

Estimated remaining life

9.22 years

Manufacture date

September 2025

Model number

MDF24P2BWW

Age

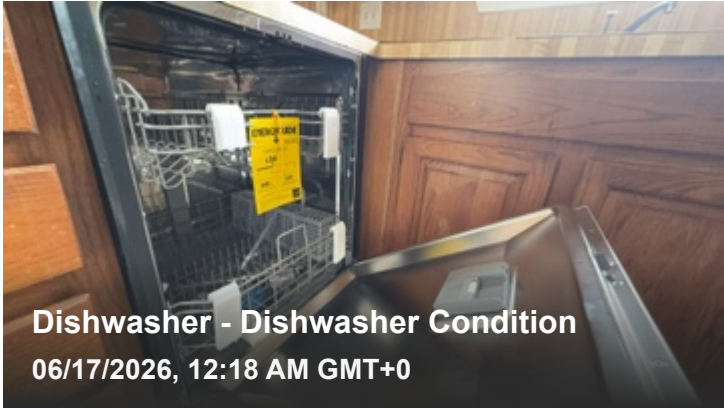
0.78 years

Serial number

Unavailable

Beta Feature

Dishwasher photos / videos



Microwave

 2 Issues

Microwave Condition

**Non-Functional**

Microwave Appliance Tag Photo

**Not Present**

Microwave photos / videos



 Repair deficiency

Damaged Display

The range display is not functioning properly.

Microwave photos / videos





 Limitation

Microwave Appliance Tag Photo: Not Present

The object / room is not present.

Microwave photos / videos

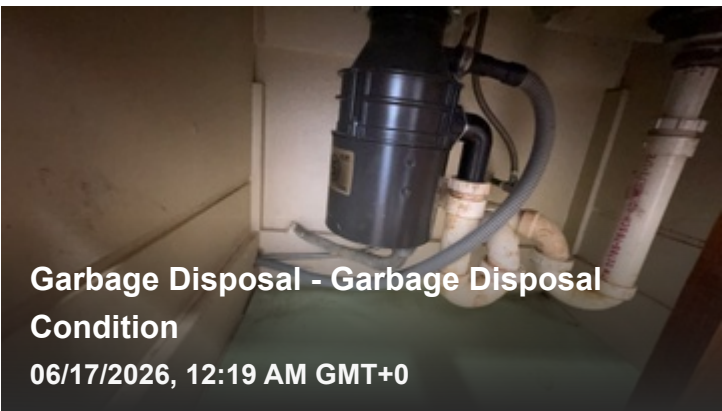


Garbage Disposal  No issues

Garbage Disposal Condition

Functional With Cosmetic Defects

Garbage Disposal photos / videos



General  No issues

Missing Kitchen Appliances

All Are Present

## General photos / videos



Bedrooms

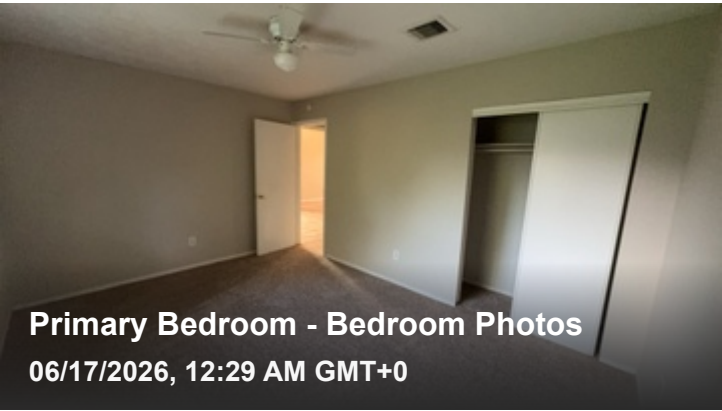
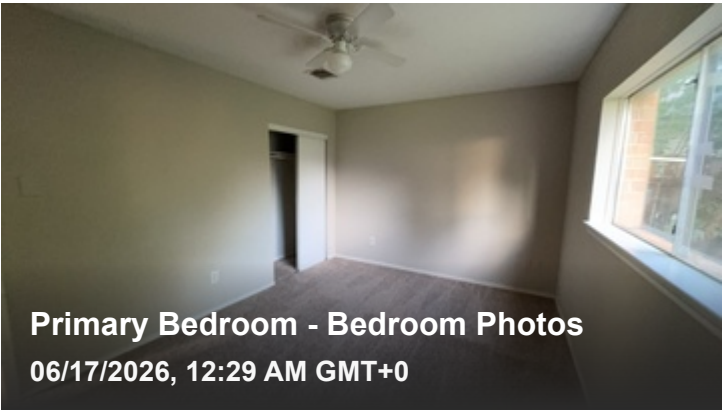
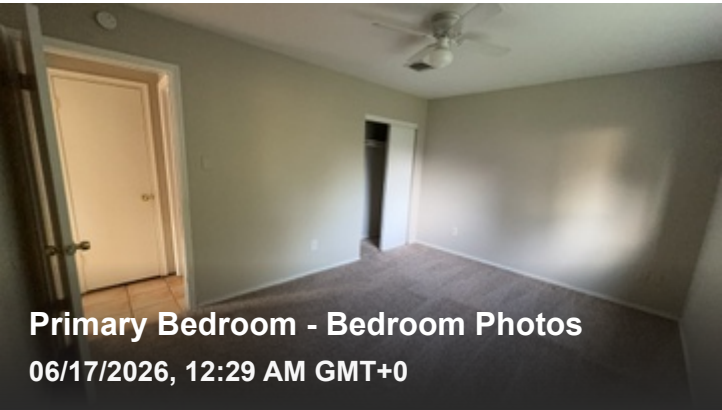
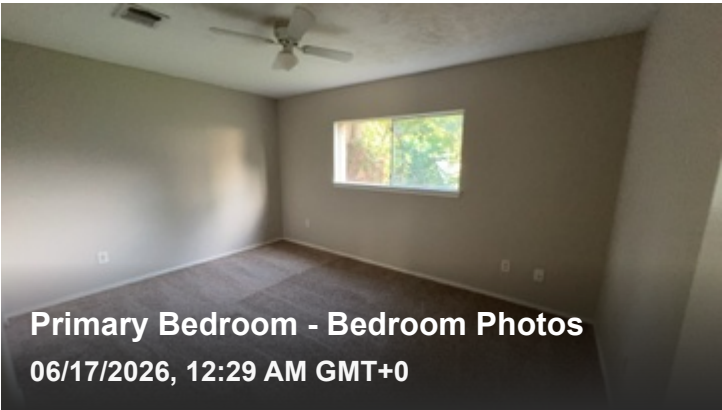
 4 Issues

Primary Bedroom

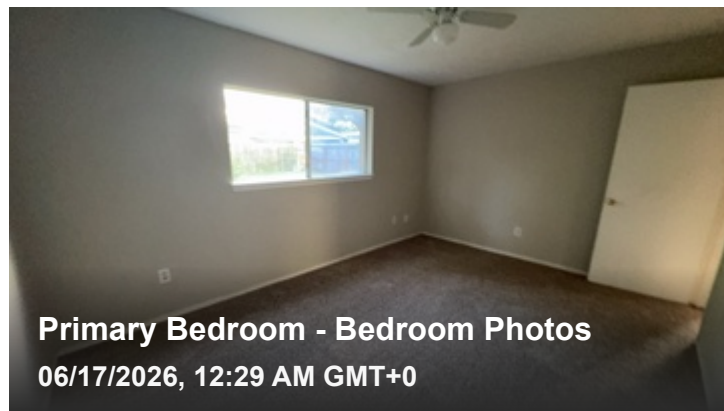
 1 Issue

- 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
- Windows / Blinds / Screens Condition
- Great - No Repairs Needed

Primary Bedroom photos / videos



[View web report](#)

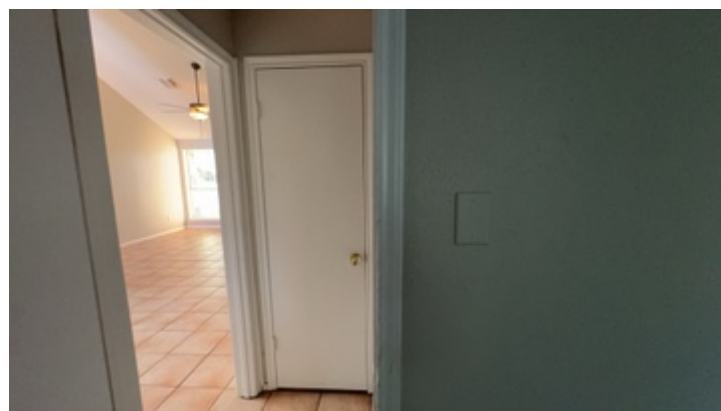


### Repair deficiency

## Missing Light Switch Covers

One or more light switch covers are missing.

## Primary Bedroom photos / videos





Bedroom 2

 1 Issue

Ceiling / Walls / Trim Condition

Great - No Repairs Needed

Paint / Wallpaper Condition

Great - No Repairs Needed

Doors / Casing / Door Stops Condition

Great - No Repairs Needed

Flooring Condition

Great - No Repairs Needed

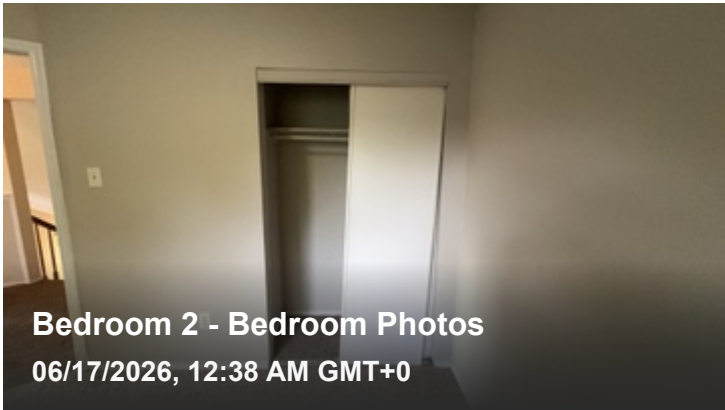
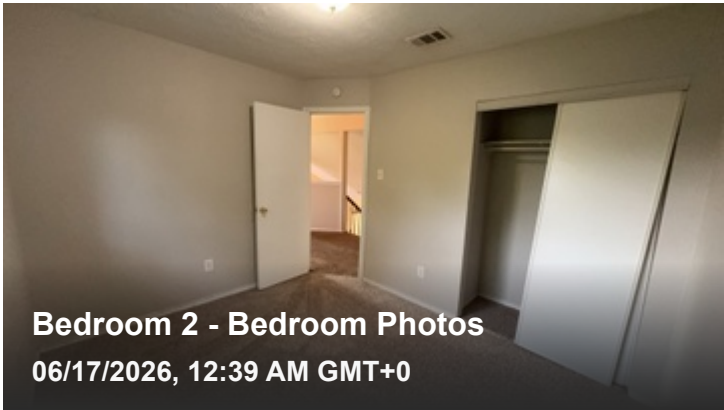
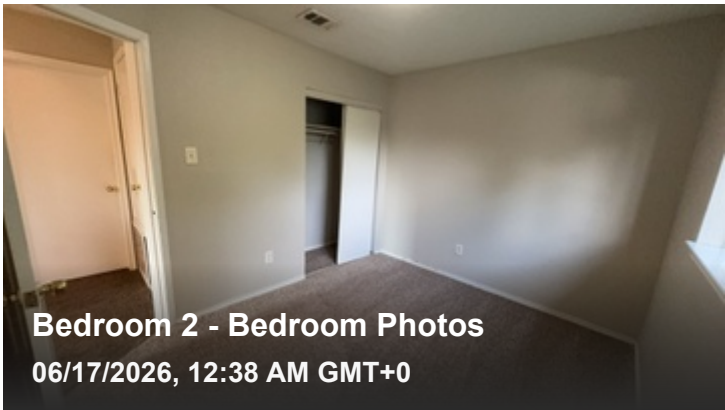
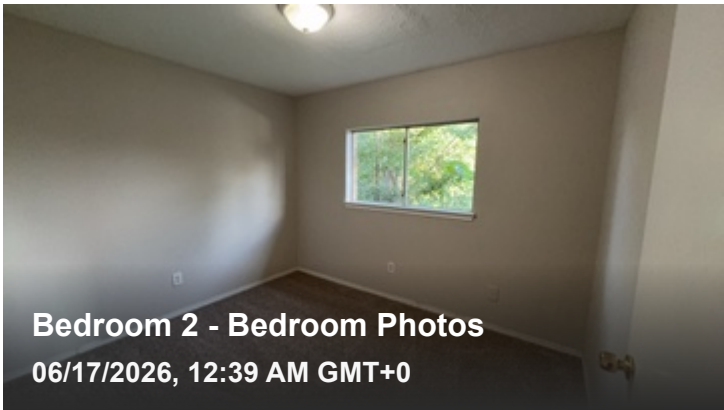
Electrical Condition

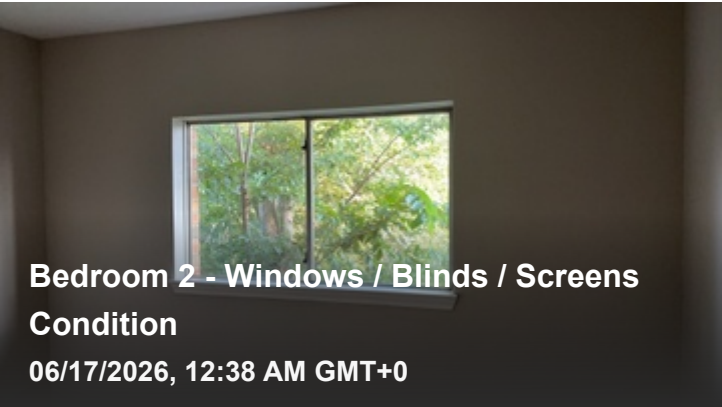
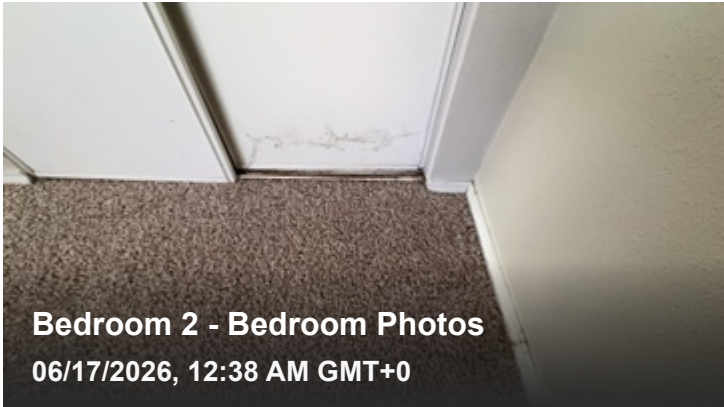
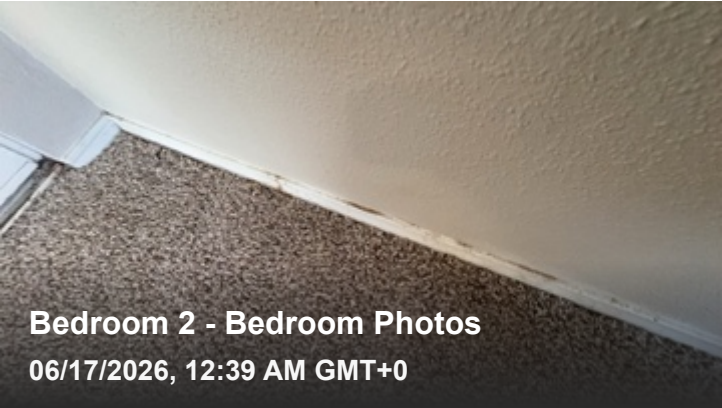
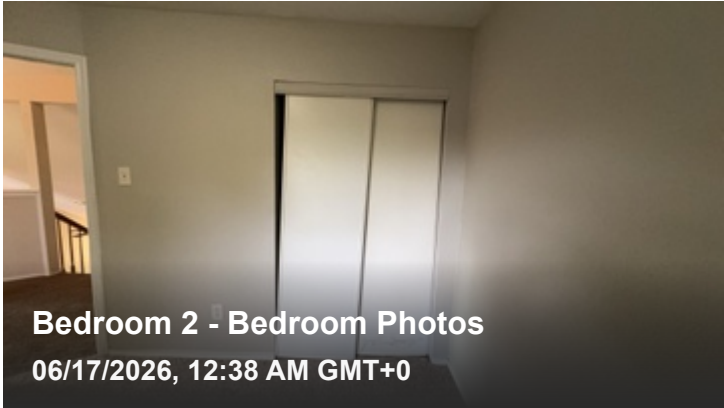
Great - No Repairs Needed

Windows / Blinds / Screens Condition

Good - Cosmetic Issues Only

Bedroom 2 photos / videos





**Inspectify flag**

## Windows / Blinds / Screens Condition

Good - Cosmetic Issues Only

## 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

Great - No Repairs Needed

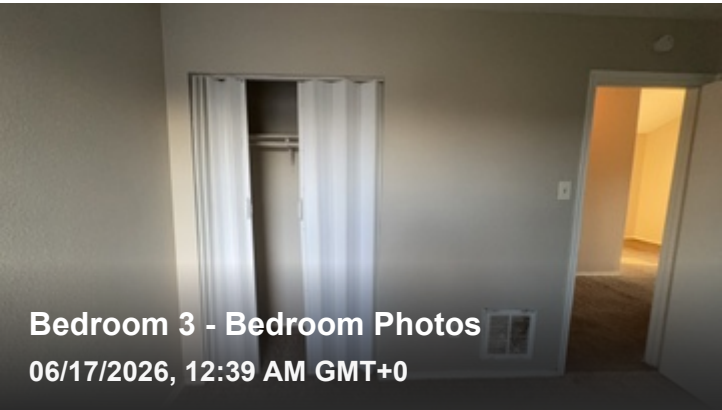
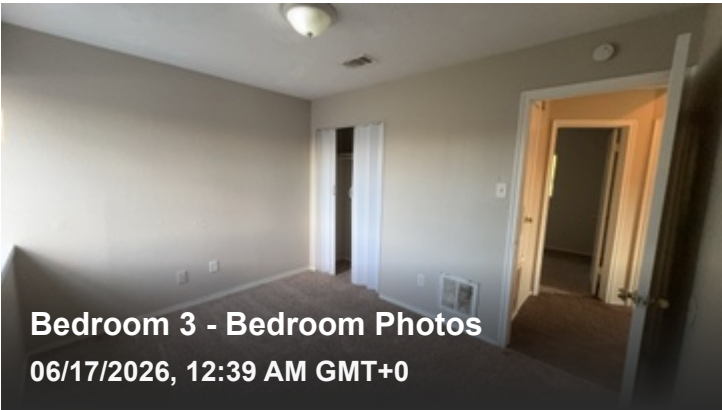
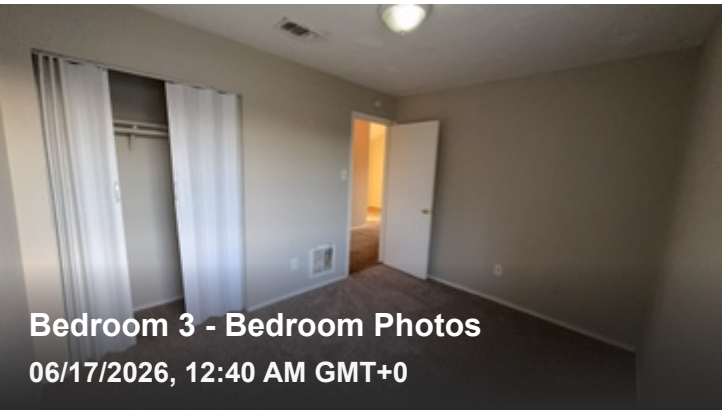
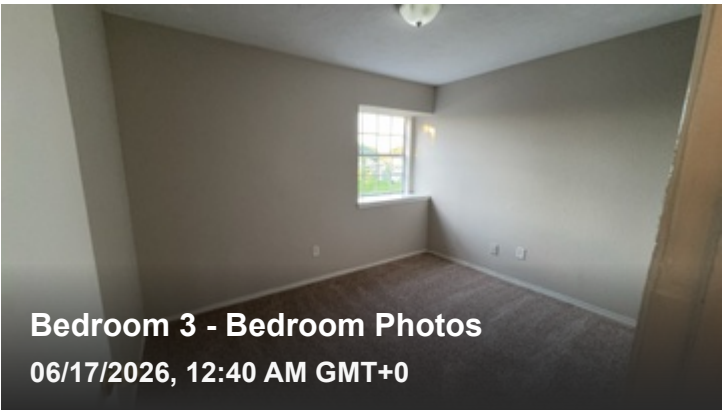
Electrical Condition

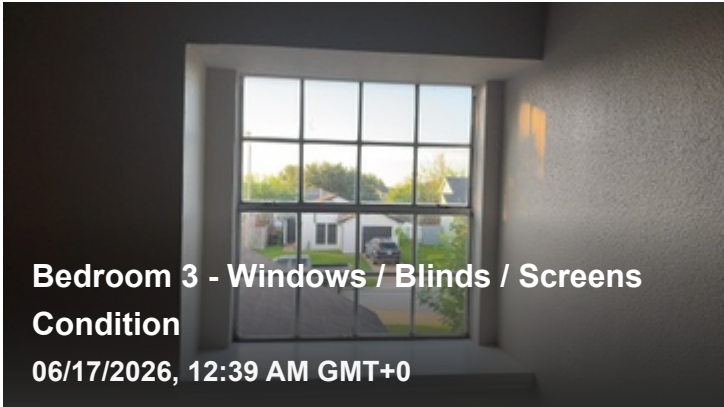
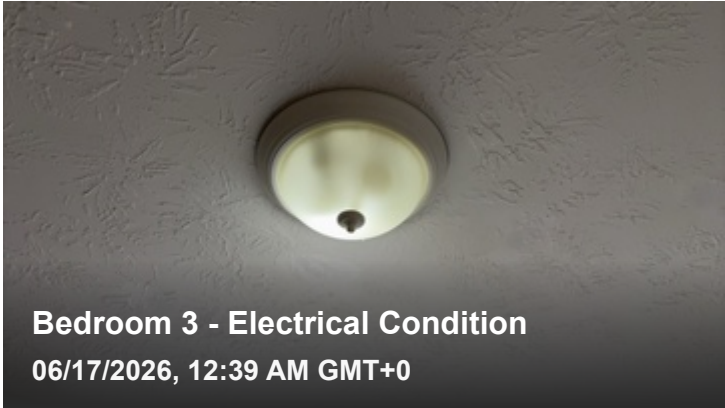
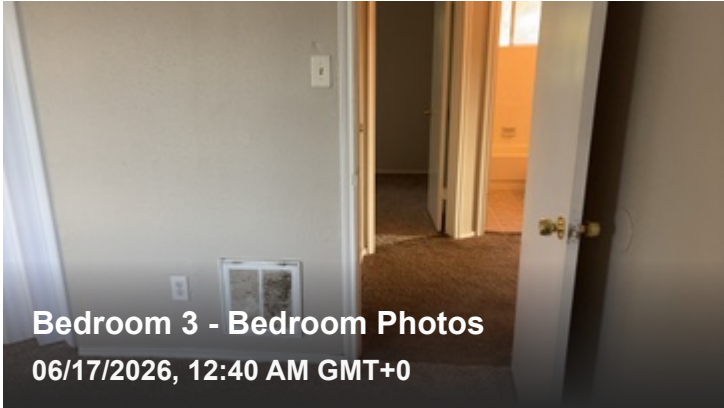
Good - Cosmetic Issues Only

Windows / Blinds / Screens Condition

Good - Cosmetic Issues Only

Bedroom 3 photos / videos





Inspectify flag

## Electrical Condition

Good - Cosmetic Issues Only

## Bedroom 3 photos / videos



Inspectify flag

## Windows / Blinds / Screens Condition

Good - Cosmetic Issues Only



## Bedroom 3 photos / videos



# Bathrooms

🔍 8 Issues

## Primary Bathroom

🔍 3 Issues

- Sink Condition

Good - Cosmetic Issues Only
- Vanity / Cabinet Condition

Great - No Repairs Needed
- Toilet Condition

Great - No Repairs Needed
- Shower / Tub Condition

Great - No Repairs Needed
- Caulking Condition

Great - No Repairs Needed
- Hardware Condition

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

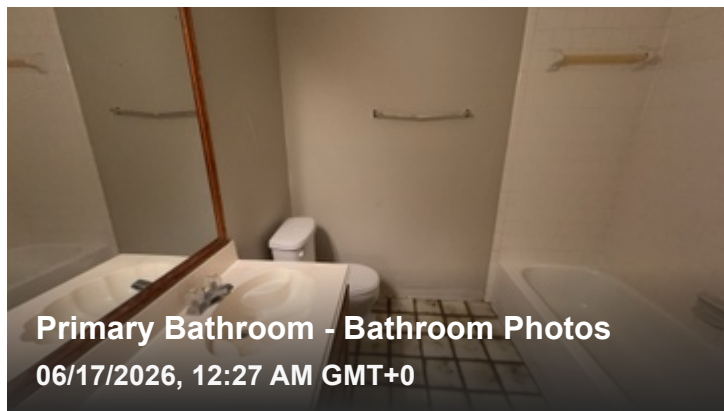
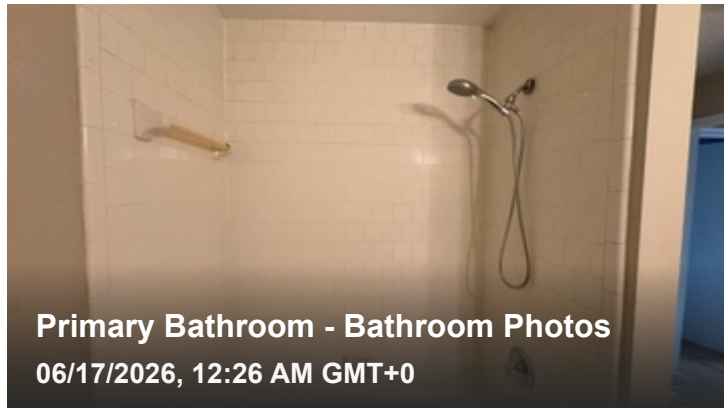
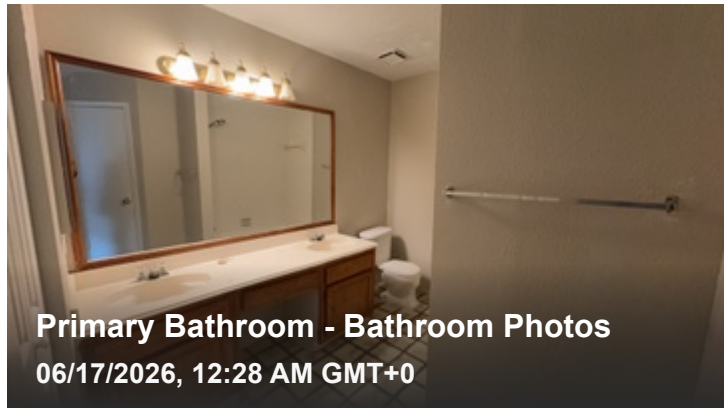
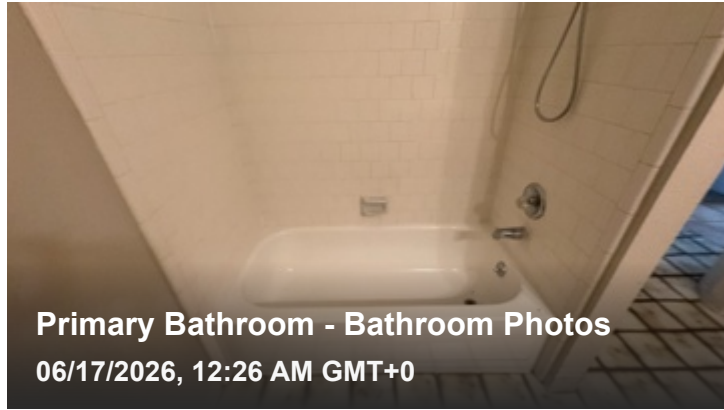
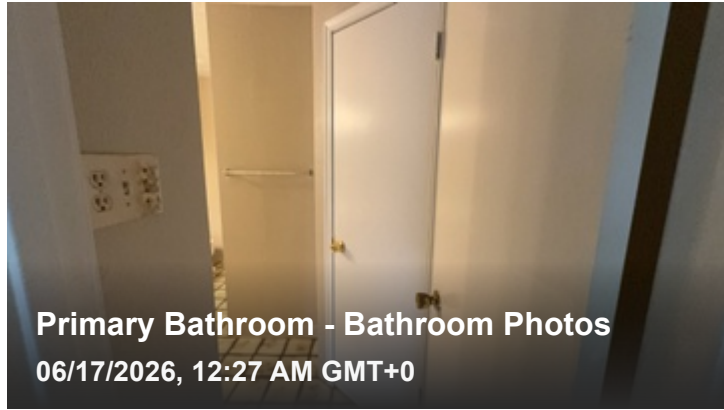
Fair - Some Repairs Needed
- Plumbing Condition

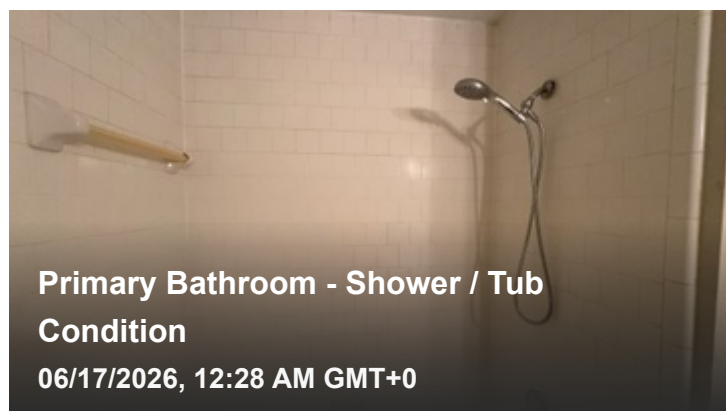
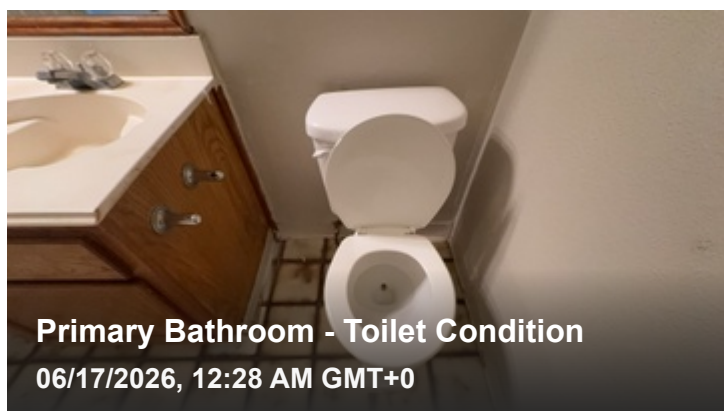
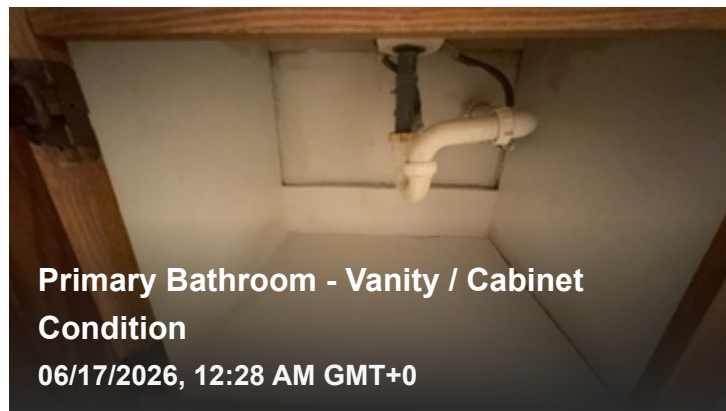
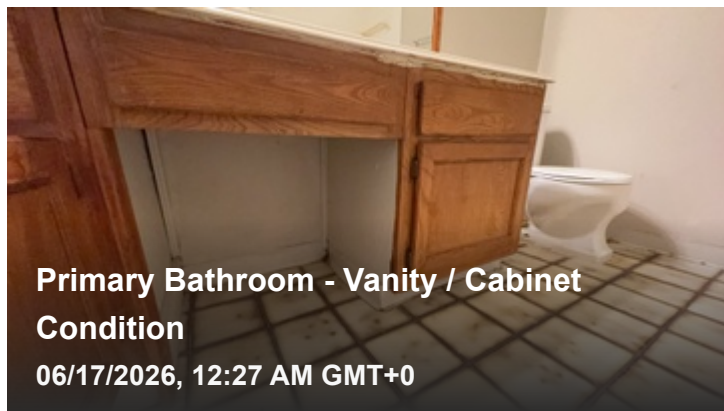
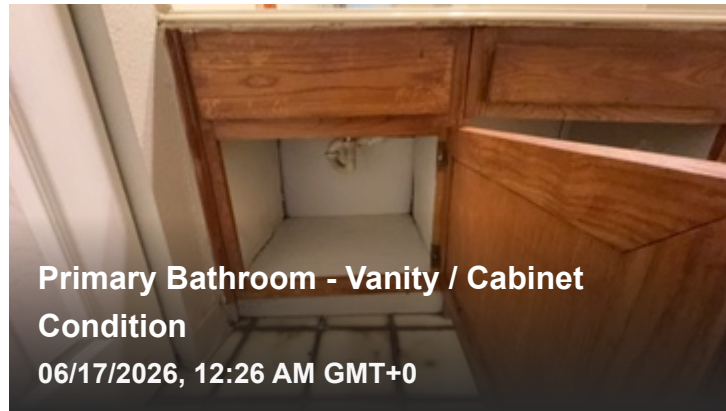
Great - No Repairs Needed
- Windows / Blinds / Screens Condition

Not Present

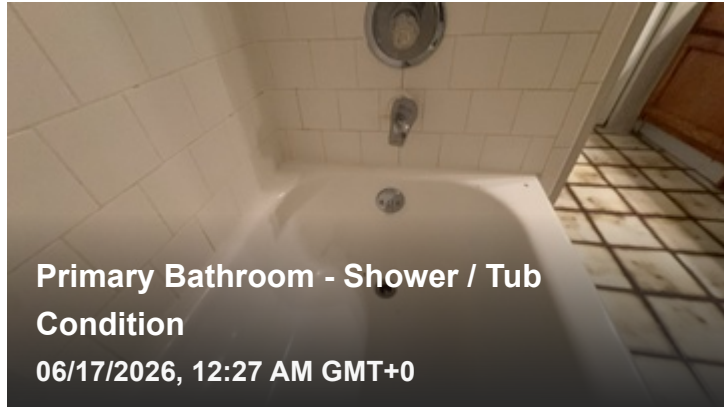
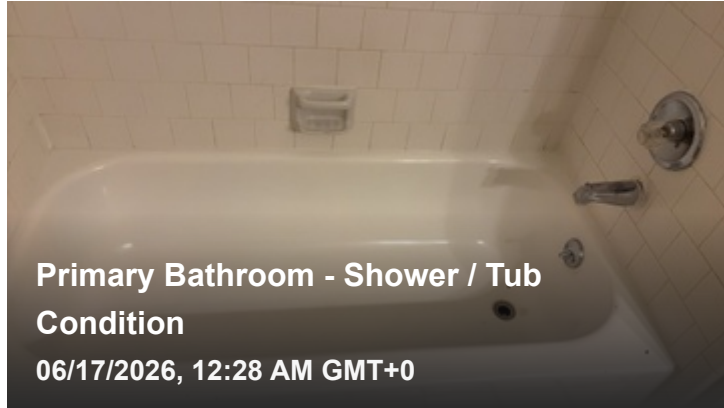
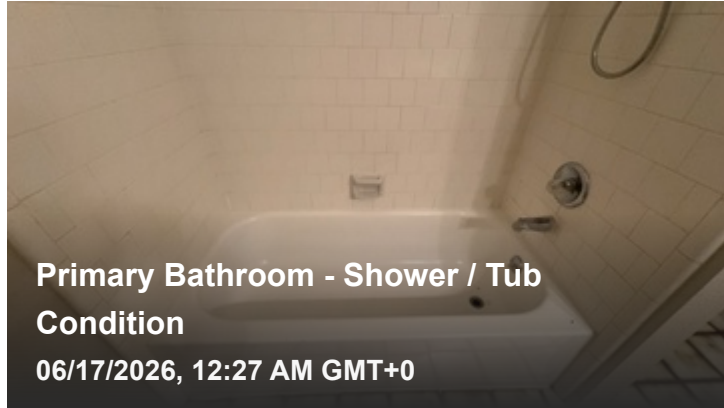


## Primary Bathroom photos / videos









 **Repair deficiency**

## Inoperable Bath Fan

The bath fan is not operating correctly.

## Primary Bathroom 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

Primary Bathroom photos / videos





Bathroom 2

 5 Issues

Sink Condition

**Fair - Some Repairs Needed**

Vanity / Cabinet Condition

**Great - No Repairs Needed**

Toilet Condition

**Good - Cosmetic Issues Only**

Shower / Tub Condition

**Great - No Repairs Needed**

Caulking Condition

**Good - Cosmetic Issues Only**

Hardware Condition

**Great - No Repairs Needed**

Ceiling / Walls / Trim Condition

**Good - Cosmetic Issues Only**

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**

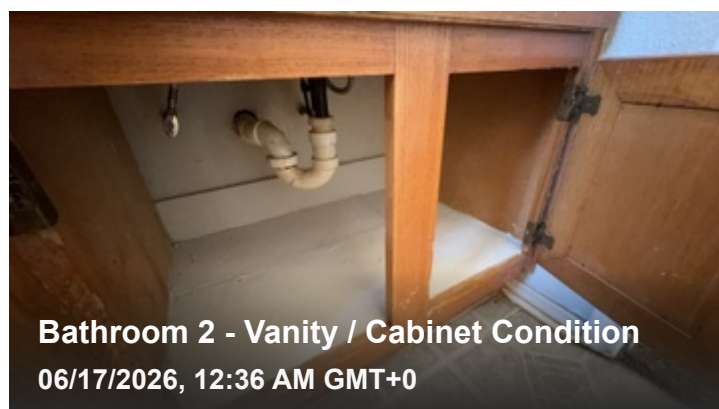
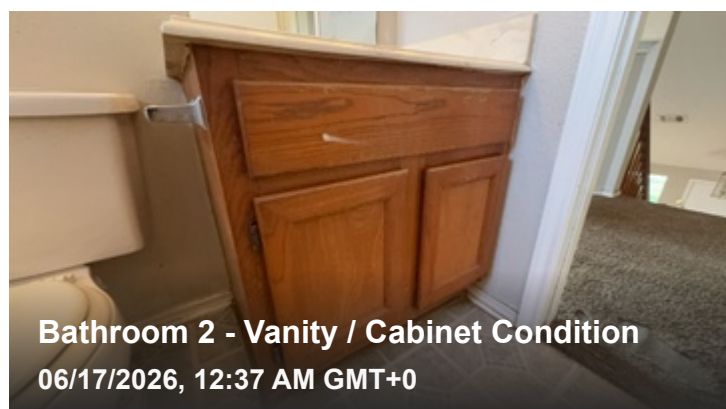
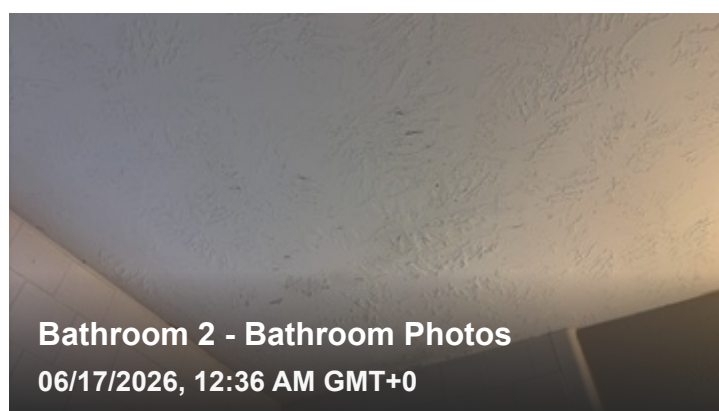
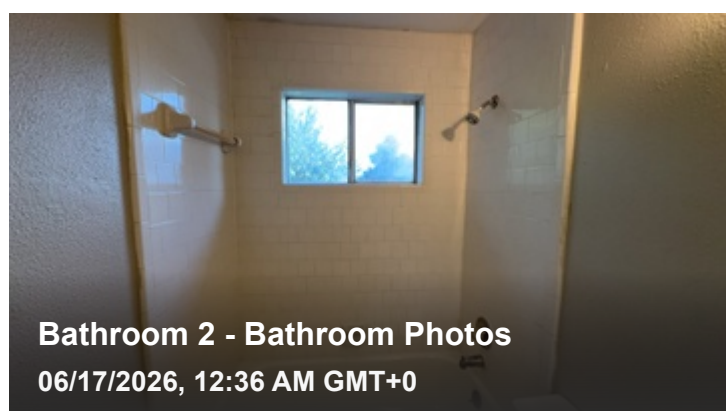
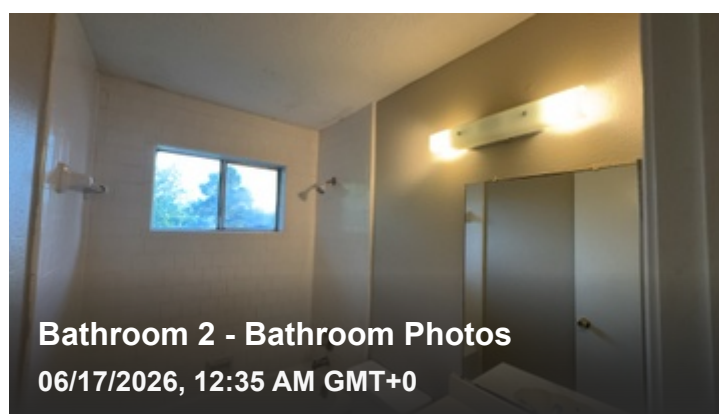
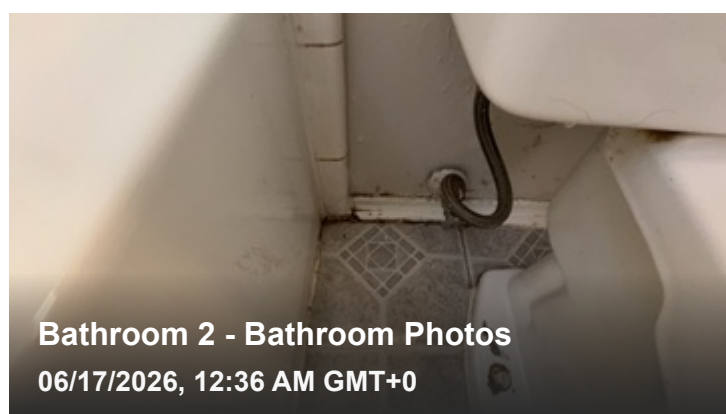
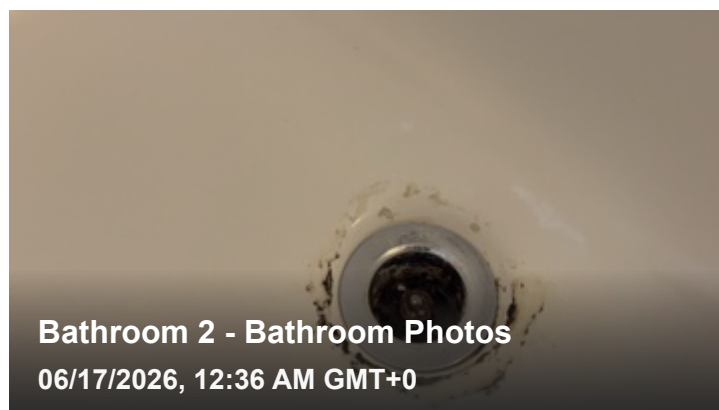
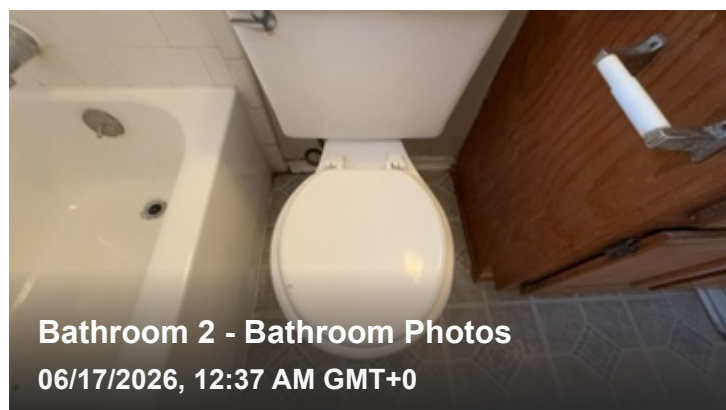
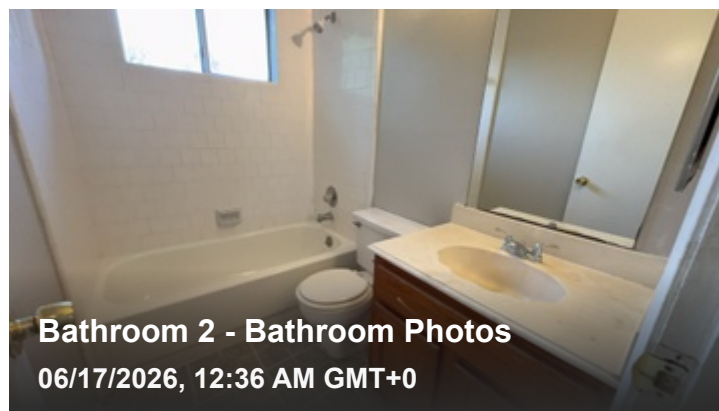
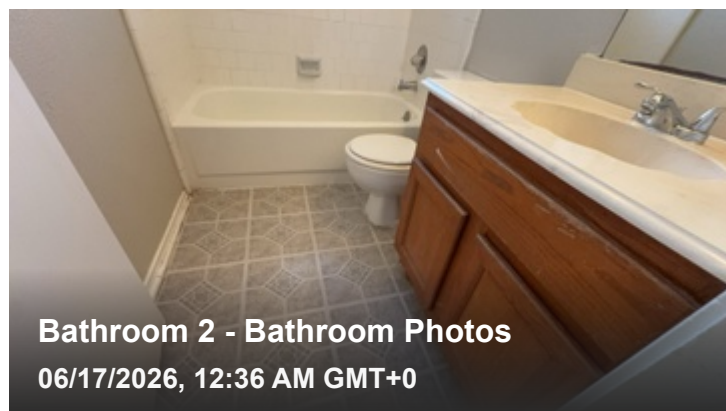
Plumbing Condition

**Great - No Repairs Needed**

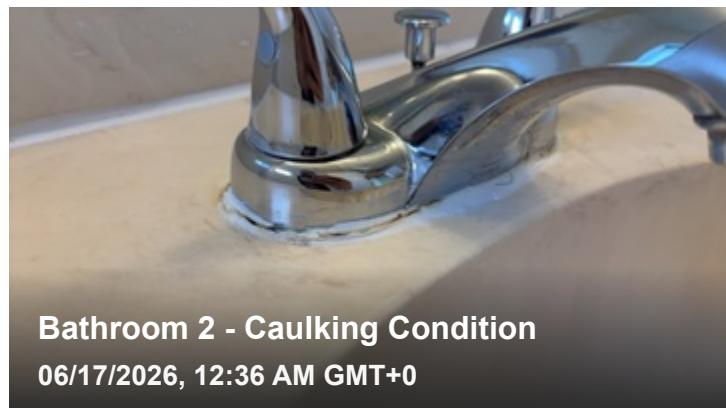
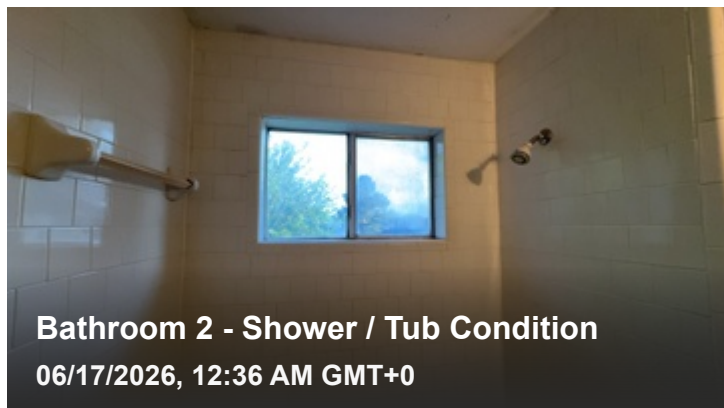
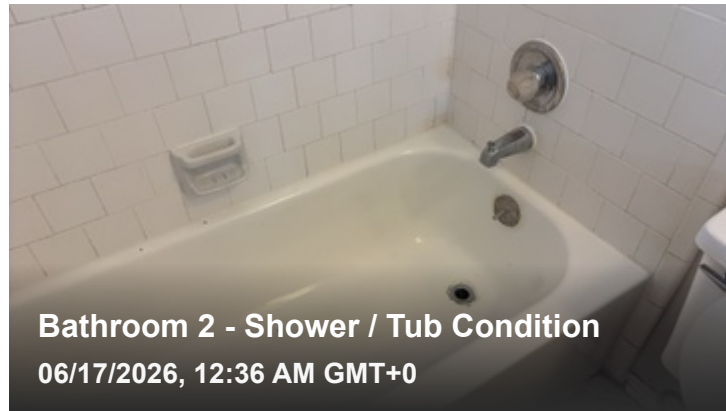
Windows / Blinds / Screens Condition

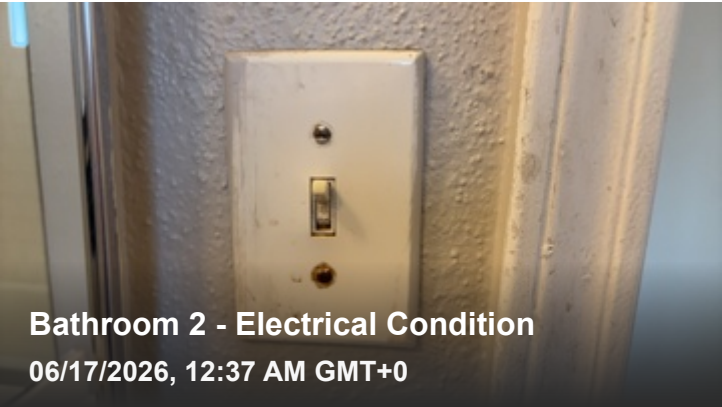
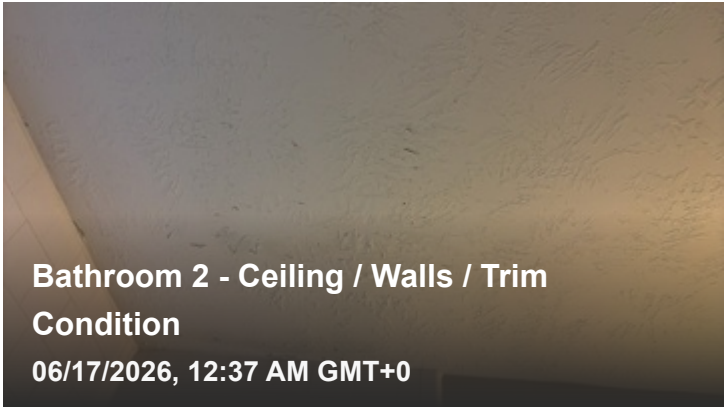
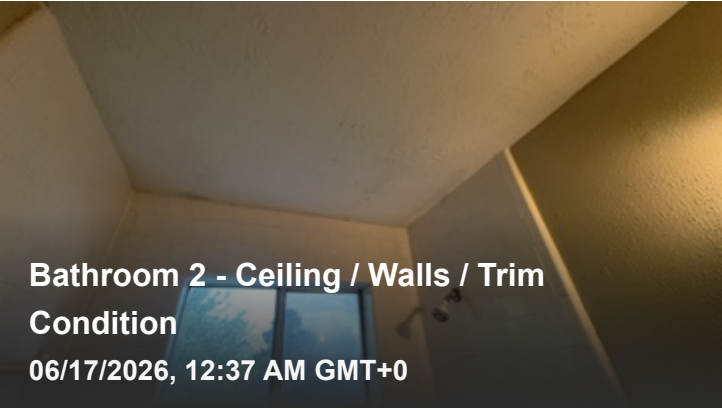
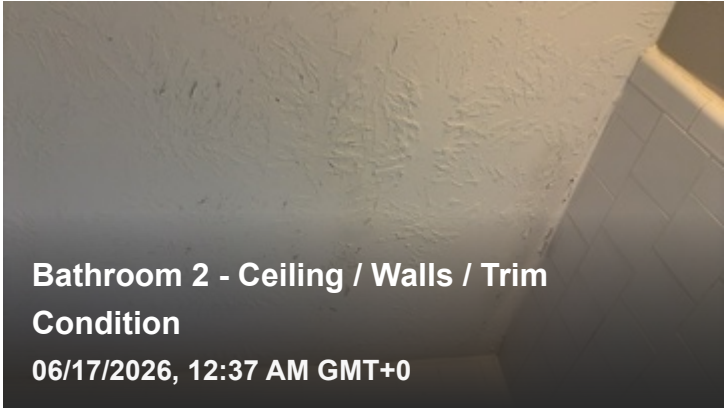
**Great - No Repairs Needed**

## Bathroom 2 photos / videos









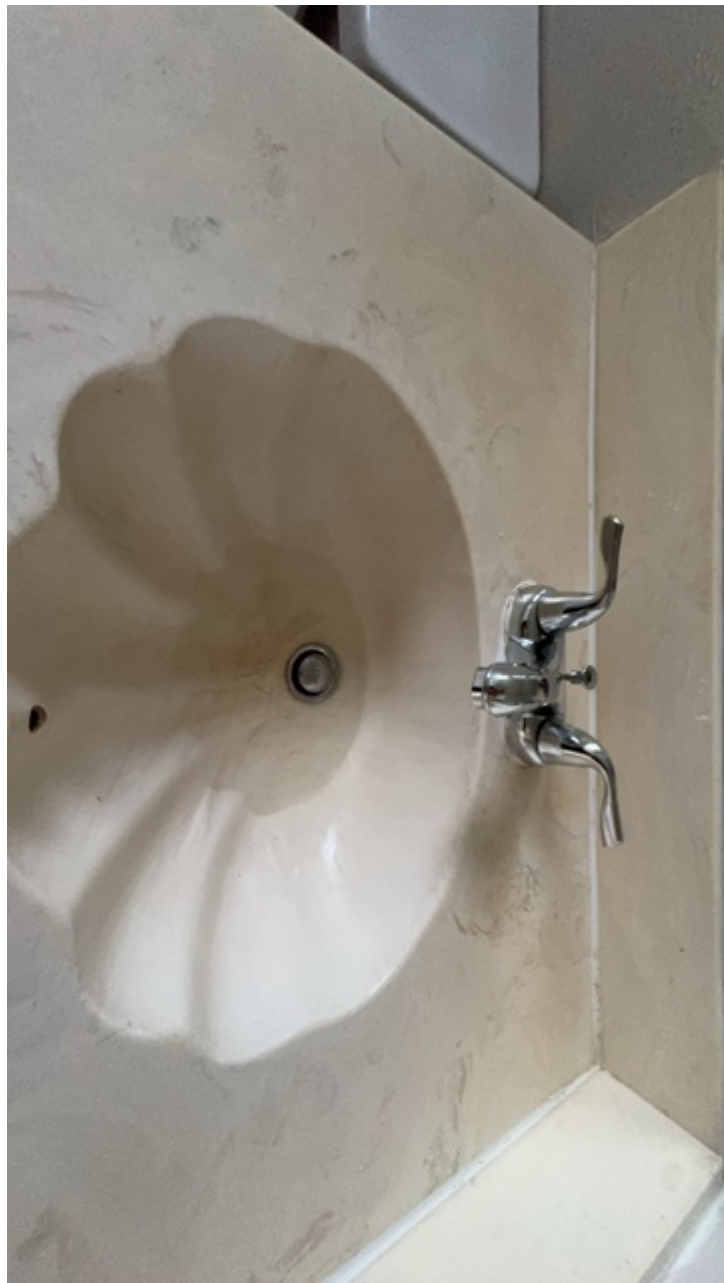
**Monitor deficiency**

## Poor Drainage

The sink / shower / tub has slow or poor drainage.



## Bathroom 2 photos / videos



 Inspectify flag

### Toilet Condition

Good - Cosmetic Issues Only

## Bathroom 2 photos / videos



 Inspectify flag

### Caulking Condition

Good - Cosmetic Issues Only

## Bathroom 2 photos / videos





Inspectify flag

**Ceiling / Walls / Trim Condition**

Good - Cosmetic Issues Only

Bathroom 2 photos / videos



Inspectify flag

**Electrical Condition**

Good - Cosmetic Issues Only

Bathroom 2 photos / videos





# Structural

Attic  No issues

Attic Access Accessible

Yes

Attic photos / videos

Basement  Not present

# Garage 1 Issue

## 1 Issue

Interior Access Door(s) Condition

**Great - No Repairs Needed**

Garage Door(s) Condition

**Great - No Repairs Needed**

Ceiling / Walls / Trim Condition

**Great - No Repairs Needed**

Flooring Condition

**Great - No Repairs Needed**

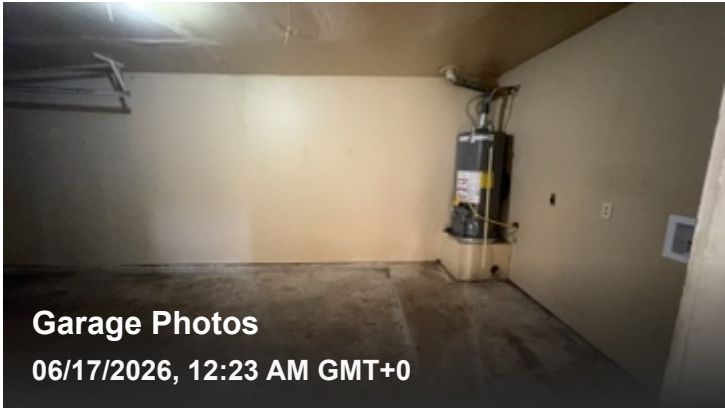
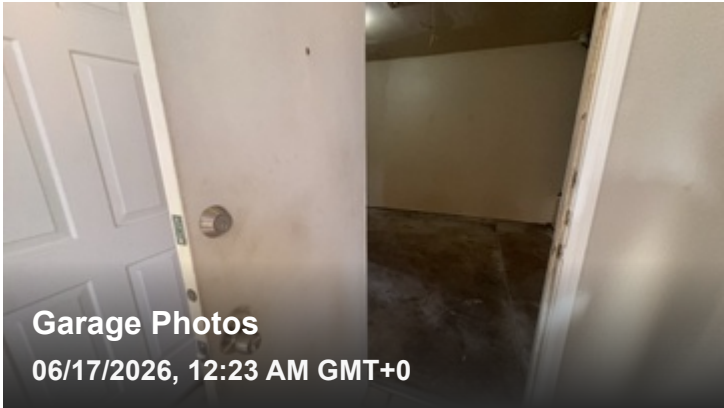
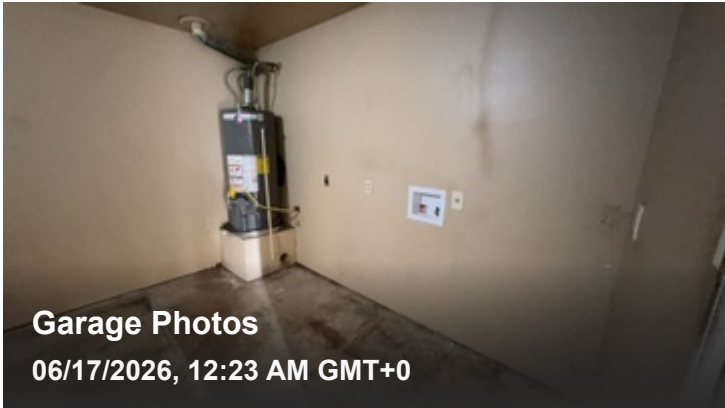
Electrical Condition

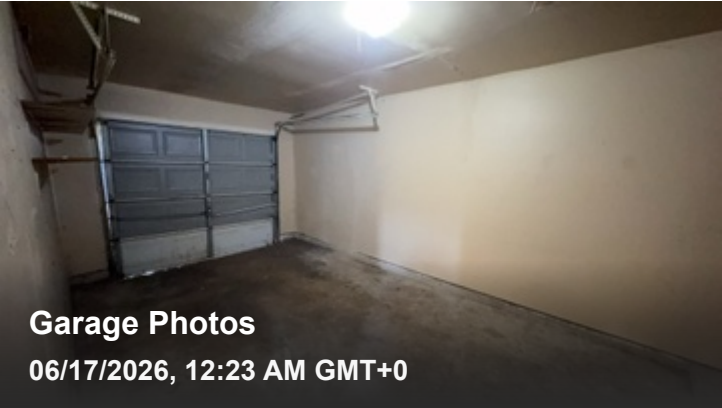
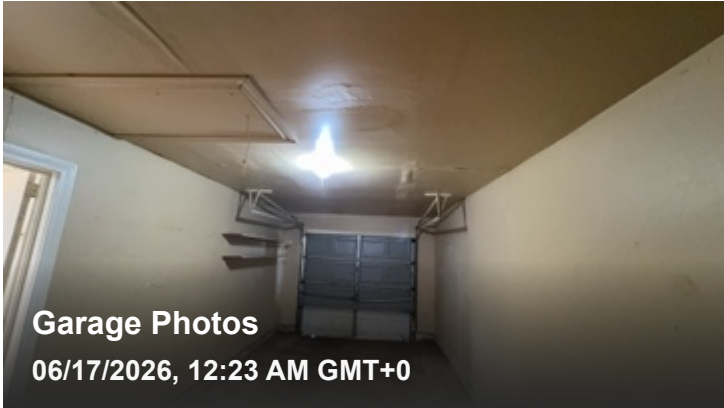
**Great - No Repairs Needed**

Garage Remote(s) Condition

**Not Present**

## Garage photos / videos





 **Limitation**



**Garage Remote(s) Condition: Not Present**

The object / room is not present.

Limitation photos / videos



# Laundry Area 1 Issue

## 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**

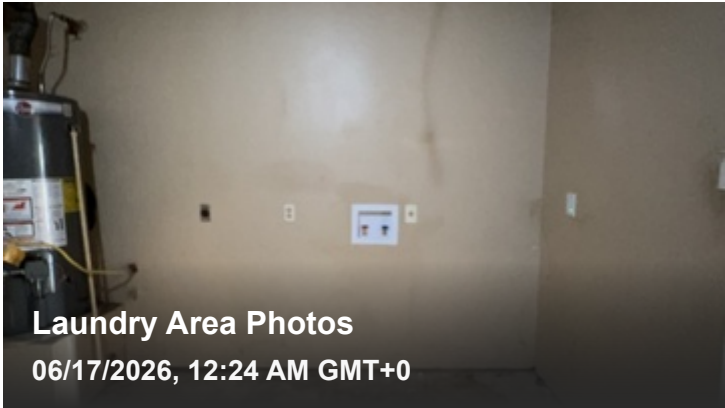
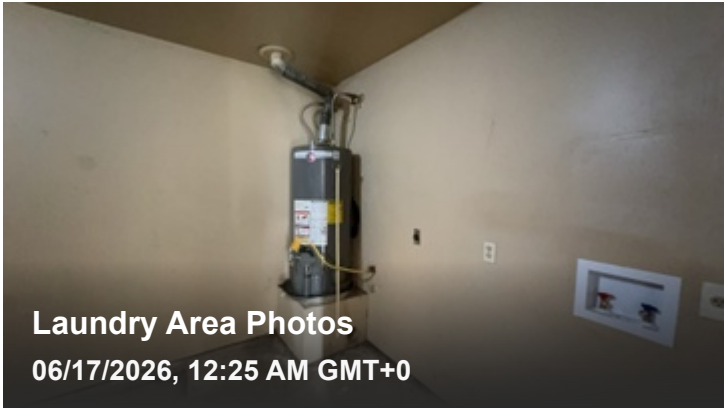
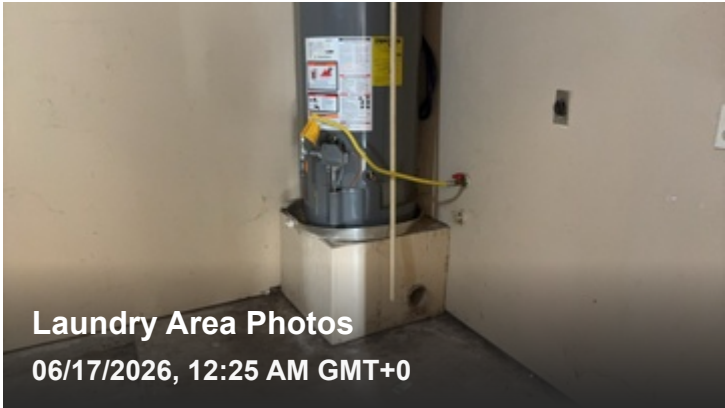
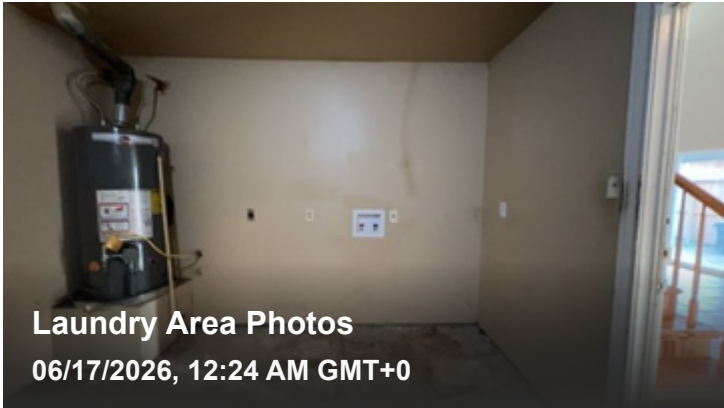
Electrical Condition

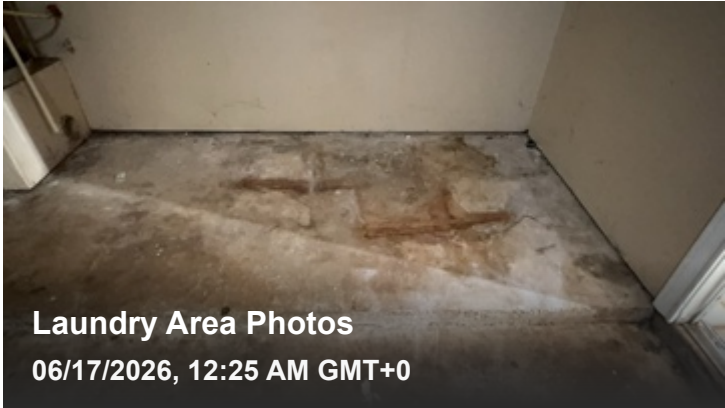
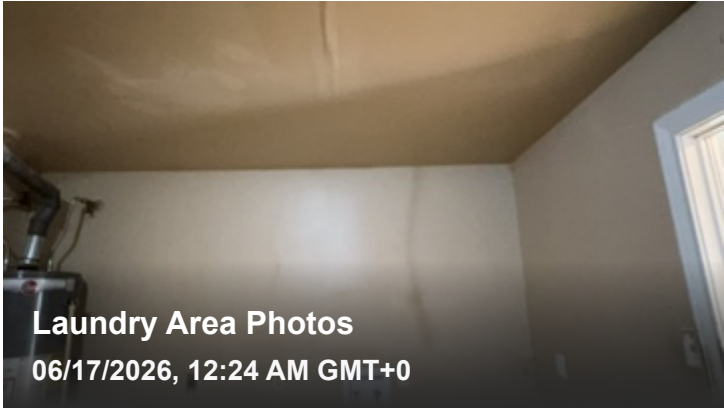
**Great - No Repairs Needed**

Windows / Blinds / Screens Condition

**Not Present**

## Laundry Area photos / videos





 **Limitation**

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

The object / room is not present.

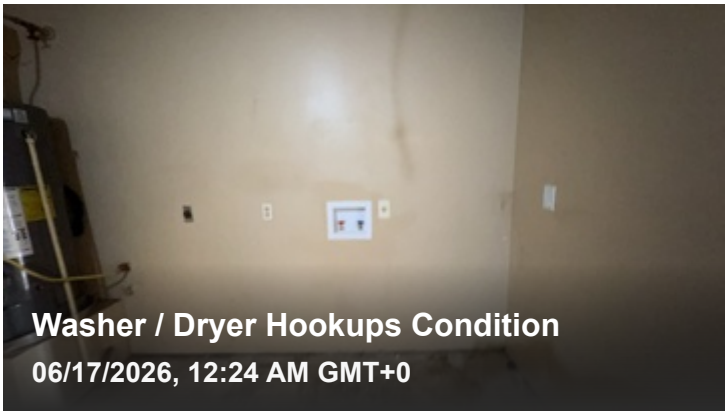
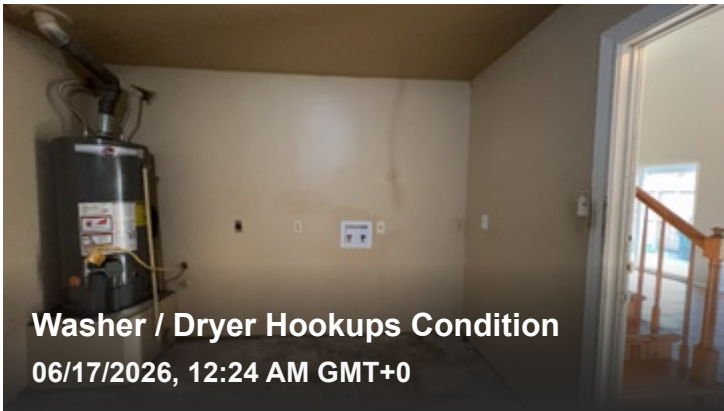
Limitation photos / videos

**Plumbing**  **No issues**

Washer / Dryer Hookups Condition

**Great - No Repairs Needed**

Plumbing photos / videos



**Washer**  **Not present**

**Dryer**  Not present



# Utilities

✓ No issues

Active Utilities

**Electric, Water**

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

Rheem

Estimated remaining life

3.8 years

Manufacture date

April 2020

Model number

PROG40S-38N RH62

Age

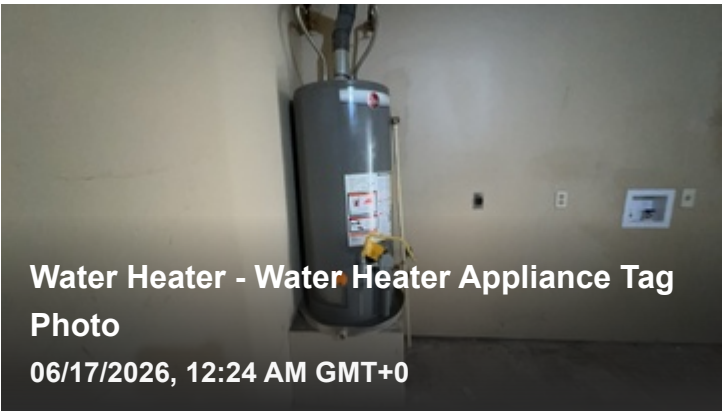
6.2 years

Serial number

Q172002316

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

2 Issues

General

1 Issue

Air Filter Condition

Dirty

Air Filter Size

20x20x1

General photos / videos



 Inspectify flag

Air Filter Condition

The air filter is "Dirty".



## General photos / videos



Heating  Not present



Cooling

 1 Issue

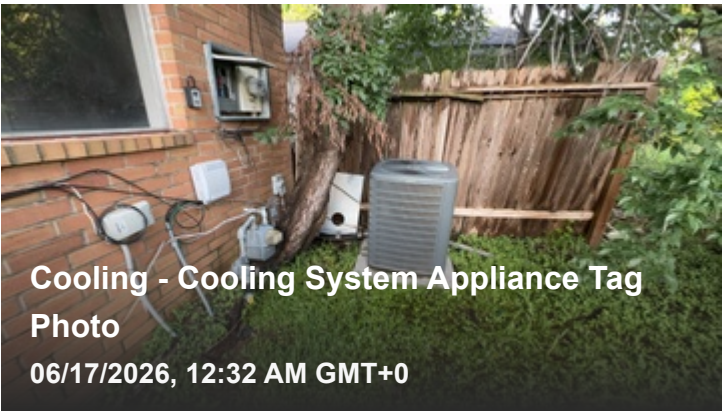
Cooling System Condition

Functional

Cooling System Appliance Tag Photo

No Access

Cooling photos / videos



 Limitation

Cooling System Appliance Tag Photo: No Access

I cannot access the object / room.

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.