



ONBOARDING INSPECTION · CONDITION AT INTAKE

4321 Ranger Ridge Rd — Onboarding Inspection

The condition of the home when we took it over, area by area, with photos. This is the baseline we will compare against at future inspections and move-outs.

Property: 4321 Ranger Ridge Rd, Amarillo, TX 79106 · **Inspected:** Monday, March 2, 2026, 11:00 AM · **Inspector:** Blaze Real Estate

Sample

18 areas inspected

13 need attention

52 photos

Single-family · 4 bed / 2 bath · 2 story

Overall

The home is structurally in good shape: tile, vanities, lighting, fans and the existing blinds all check out. It needs a trash-out, a deep clean, blinds in four rooms, yard work and minor repairs before it is ready to market. The separate **Worklist** lists each item.

Front of house and front yard **NEEDS ATTENTION**

- Couch, chair, cushions, bed frame and mattress left in the front yard.
- Yard has not been mowed.
- A fallen tree branch has been in the yard for some time.
- Front screen door is open, but no key was provided for it.



photo_01



photo_02



photo_03

Garage **NEEDS ATTENTION**

- Garage was open. Trash, a computer monitor, shelving and a snow shovel were left inside.
- The HVAC unit is in the garage. Filter size: 20x25x1.
- Washer and dryer hookups are here. No washer or dryer was present.
- Genie garage door opener.

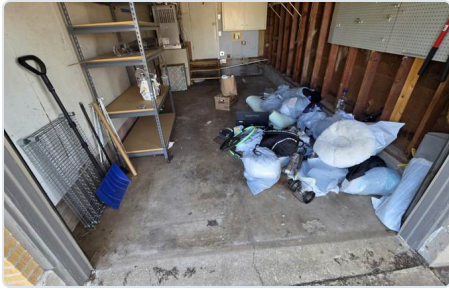


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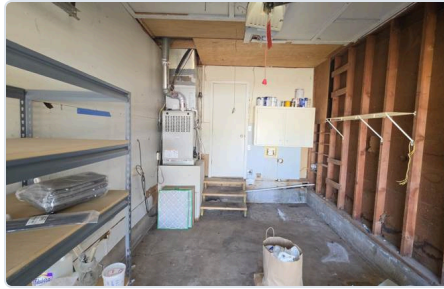


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photo_06

Exterior, front and sides **FOR THE RECORD**

- Brick exterior, front porch and side yards photographed for the record. No issues noted.

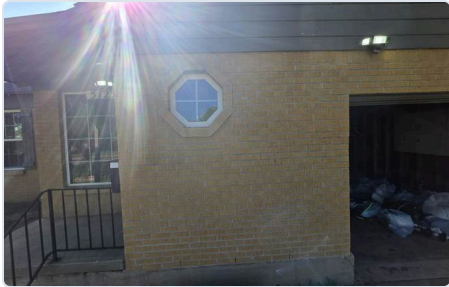


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photo_08



photo_09

Entryway **NEEDS ATTENTION**

- Small foyer with a mudrack. A coat and shoes were left behind.

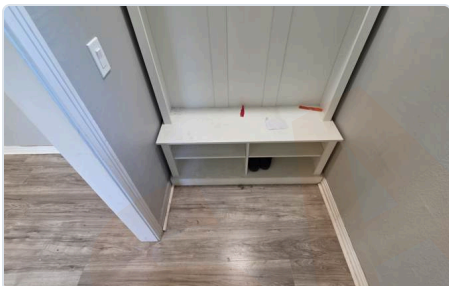


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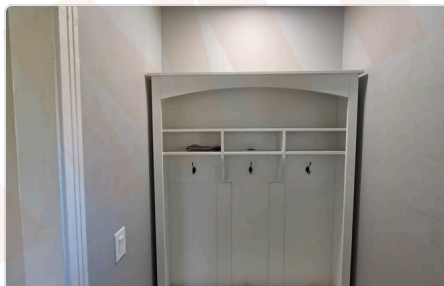


photo_11

Living room **NEEDS ATTENTION**

- Dirt and trash on the floor.
- No blinds or curtains.
- Laminate flooring, ceiling fan and HVAC vent.



photo_12



photo_13



photo_14

Dining area GOOD

- Laminate flooring, gray walls, wainscoting and white paneling.
- Small kitchen island.



photo_15

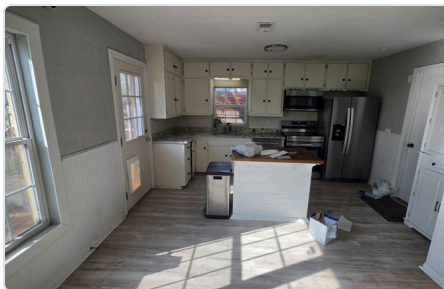


photo_16

Kitchen NEEDS ATTENTION

- Trash on the floor around the trash can.
- Stove, refrigerator, dishwasher and microwave are all present. All are dirty.
- Stove: Samsung, four-burner electric with oven.
- Microwave: Whirlpool.
- Refrigerator: Whirlpool side-by-side. Dirty inside and out, with some food left in it.
- A small cupboard stays with the house. It is dirty.
- Appliance model and serial numbers recorded for your file.

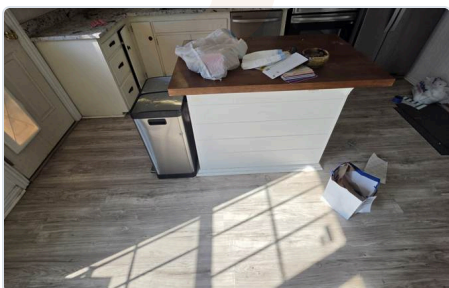


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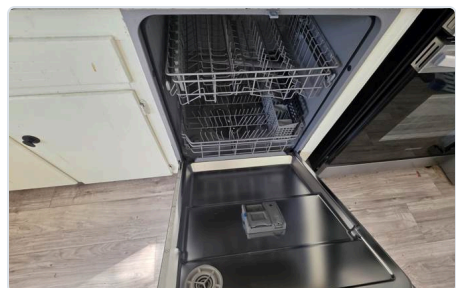


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photo_20



photo_21



photo_22

Hallway **NEEDS ATTENTION**

- Traction stickers on the hallway floor and on the stairs.

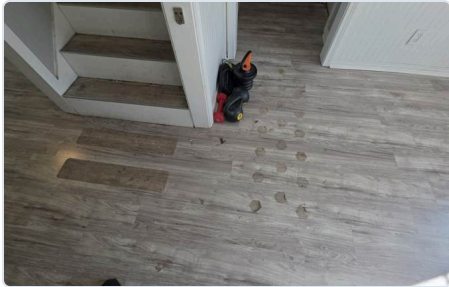


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Downstairs bathroom **NEEDS ATTENTION**

- Needs cleaning.
- Tub and shower combination. All tile looks good.
- Vanity and mirror in good condition. All lights work.

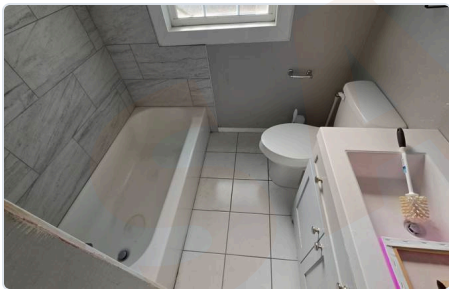


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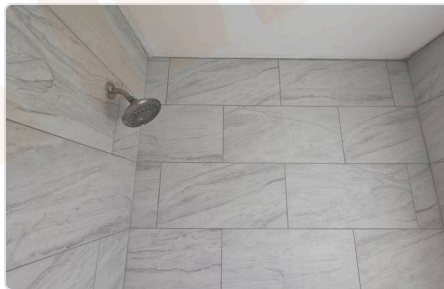


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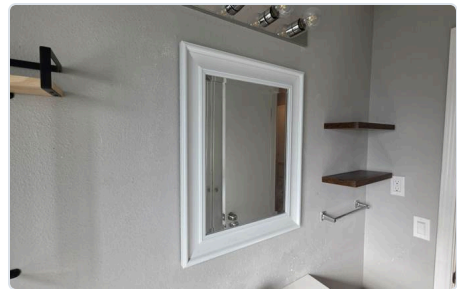


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Under the stairs and hallway **GOOD**

- Crawl space access under the stairs, with lighting.
- A dog gate is installed in the hallway.

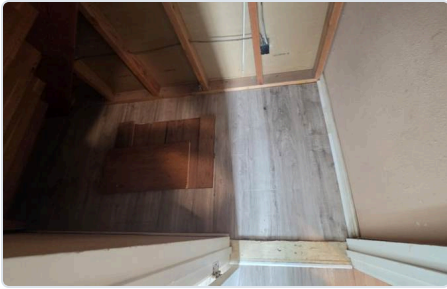


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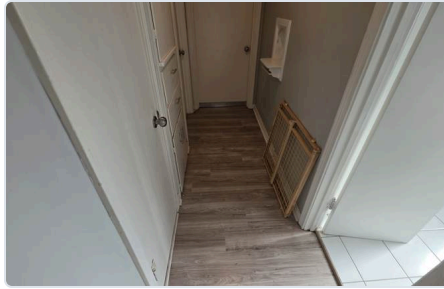


photo_28

Rear bedroom (downstairs) GOOD

- Laminate flooring and ceiling fan.
- Two windows with blinds in good condition.
- TV mount on the east wall.



photo_29



photo_30



photo_31

Primary bedroom (downstairs, front of house) GOOD

- Double closet with built-ins.
- Three windows, all blinds in good condition.
- Ceiling fan and lights work.



photo_32



photo_33



photo_34

Stairs NEEDS ATTENTION

- Stairs and railing are dirty.
- Traction stickers on the stair treads.

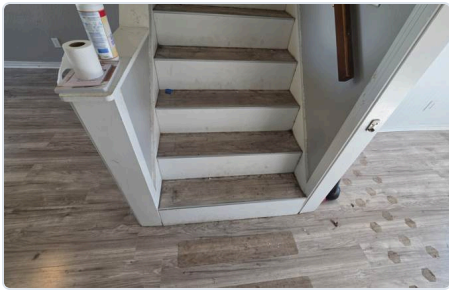


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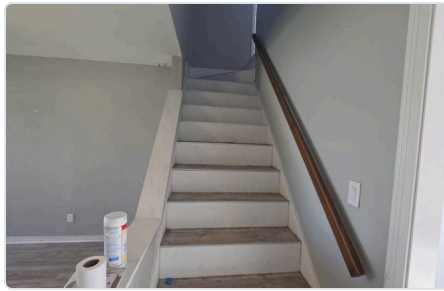


photo_36

Upstairs east bedroom **NEEDS ATTENTION**

- No blinds. Horizontal sliding windows.
- Ceiling fan and all lighting work.
- Trash and personal items left on the floor.



photo_37



photo_38

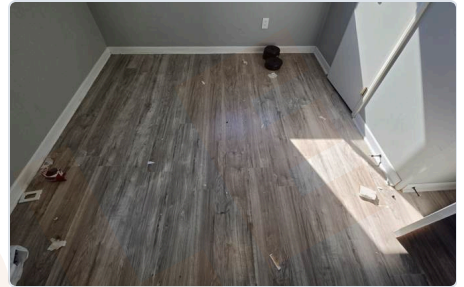


photo_39

Upstairs bathroom **NEEDS ATTENTION**

- Needs cleaning.
- Vanity in good condition. Mirror and lighting work.
- Same tub and shower setup as the downstairs bathroom (shared wet wall).

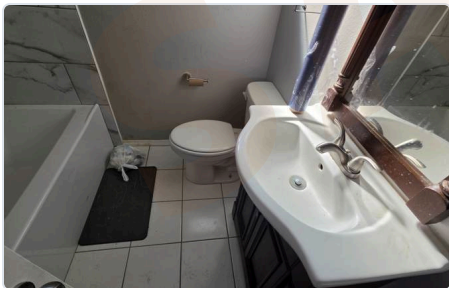


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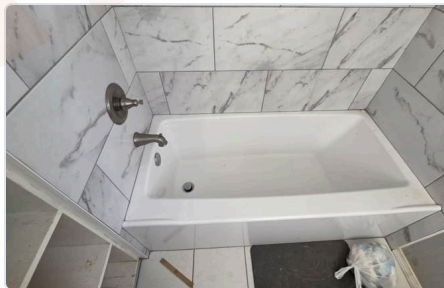


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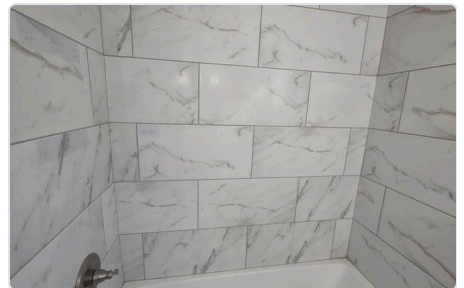


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Upstairs west bedroom **NEEDS ATTENTION**

- Sliding closet doors with built-ins.
- Traction stickers on the floor.
- Ceiling fan and lighting work.
- Three horizontal sliding windows, none with blinds.



photo_43



photo_44

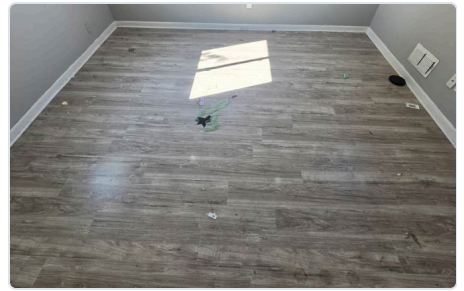


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Upstairs hallway and stairwell **NEEDS ATTENTION**

- Window high in the stairwell: horizontal slide, no blinds.

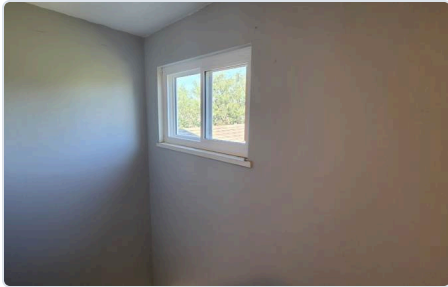


photo_46

Rear exterior **NEEDS ATTENTION**

- Rear (kitchen) door has a dog door.
- Small deck, about 10 by 14 feet.
- Grass needs cutting and bushes need trimming.
- Some pickets on the west fence need repair. The fence backs onto a neighbor's chain-link fence, so pets cannot get through.
- Many branches near the back fence were trimmed but not hauled away.
- Smart meter for electric.
- A small padlock on the rear gate is unlocked.

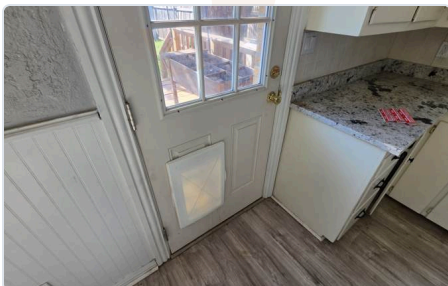


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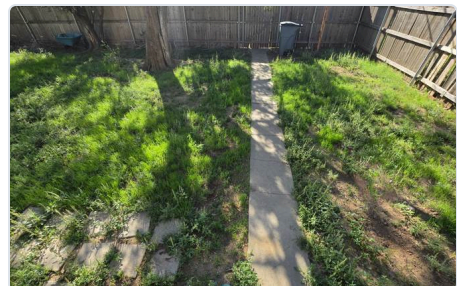


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photo_51



photo_52

Blaze Property Management, LLC · 4018 SW 50th Ave, Amarillo, TX 79109 · Equal Housing Opportunity · Prepared for the owner of 4321 Ranger Ridge Rd.

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