

12006 Pompton Drive

Houston, Texas 77089



hello@inspectify.com

Client	--
Type	Rent Ready Inspection Report - 12006 Pompton Drive
Inspected by	Makayla Mullen - Surveyor
Scheduled	June 13, 2026, 5:00 PM CDT
Completed	June 13, 2026, 4:07 PM CDT


5 repair


6 limitation


16 Inspectify flag

System	Subsystem	Issues identified
Home Inspection Details	Home Inspection Details	 Address Numbers Visible
Common Areas	Common Room	 Crack(s) in Wall(s)
Kitchen	Kitchen	 Windows / Blinds / Screens Condition: Not Present
		 Exterior Cabinet / Drawers Condition
	Range	 Inoperable Range
		 Range Appliance Tag Photo: Not Present
Bedrooms	Primary Bedroom	 Paint / Wallpaper Condition
		 Flooring Condition
	Bedroom 3	 Missing Blinds
		 Ceiling / Walls / Trim Condition
		 Flooring Condition
	Bedroom 4	 Missing Blinds
		 Doors / Casing / Door Stops Condition
		 Flooring Condition
Bathrooms	Primary Bathroom	 Windows / Blinds / Screens Condition: Not Present
		 Vanity / Cabinet Condition
		 Toilet Condition
		 Shower / Tub Condition
	Bathroom 2	 Windows / Blinds / Screens Condition: Not Present
		 Shower / Tub Condition
Garage	Garage	 Garage Remote(s) Condition: Not Present
Laundry Area	Laundry Area	 Windows / Blinds / Screens Condition: Not Present
		 Paint / Wallpaper Condition
HVAC	General	 Air Filter Condition
	Cooling	 Inoperable Cooling System
Miscellaneous Property Information	Miscellaneous Property Information	 Personal Belongings or Furniture Observed
		 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

✓ No issues

Exterior / Siding Condition

Great - No Repairs Needed

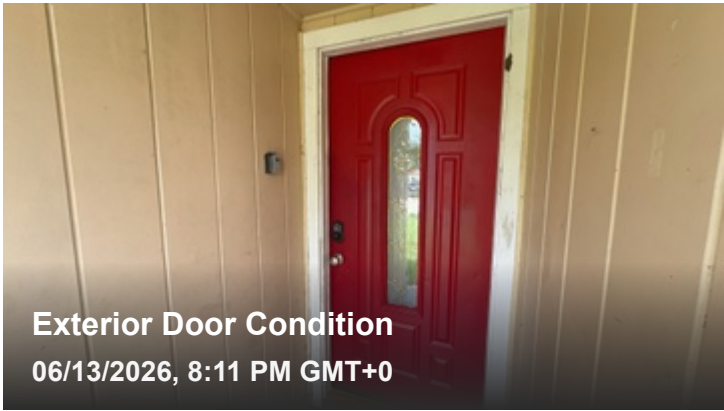
Exterior Door Condition

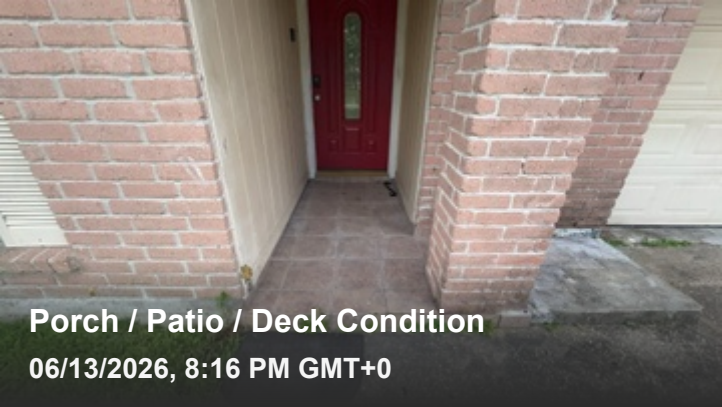
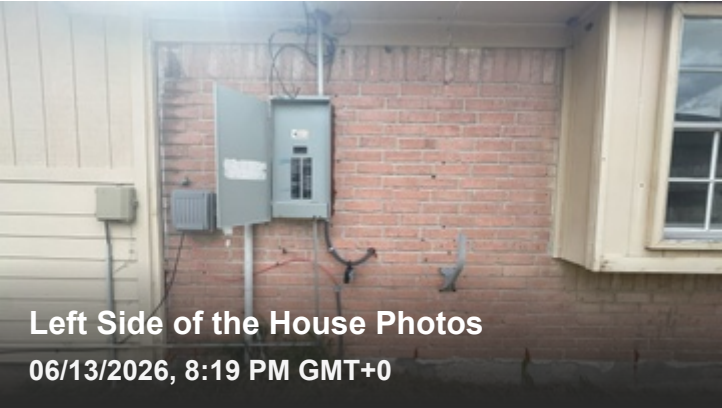
Great - No Repairs Needed

Porch / Patio / Deck Condition

Great - No Repairs Needed

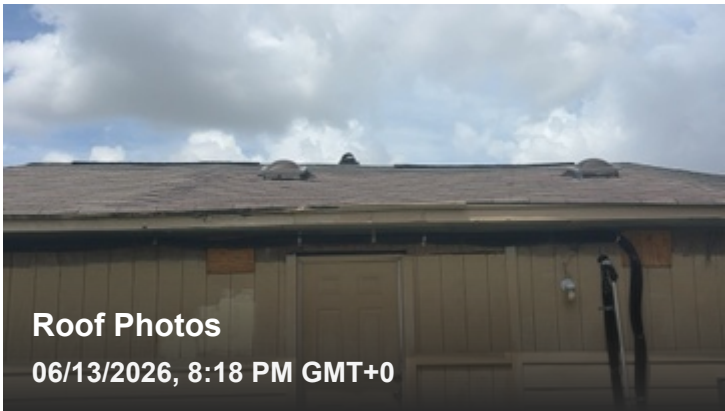
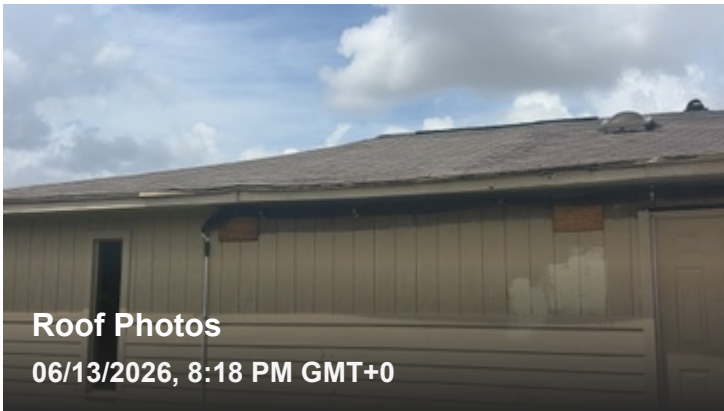
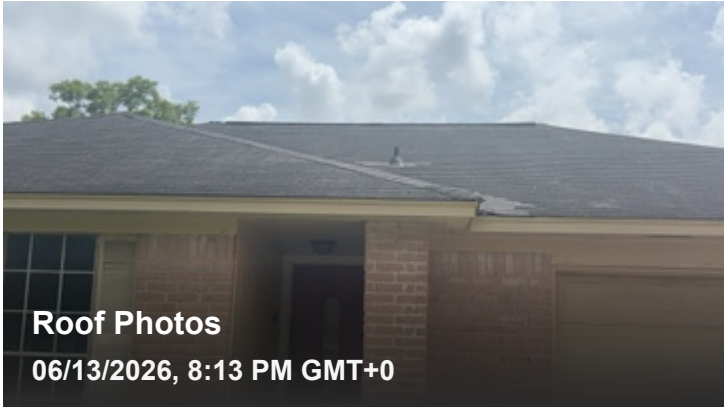
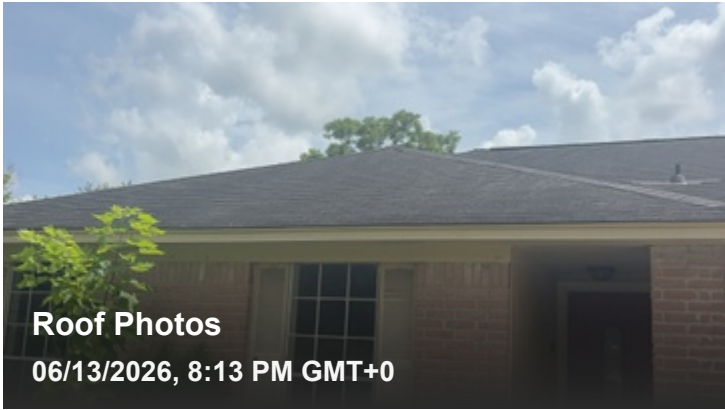
Exterior photos / videos





Roof  No issues

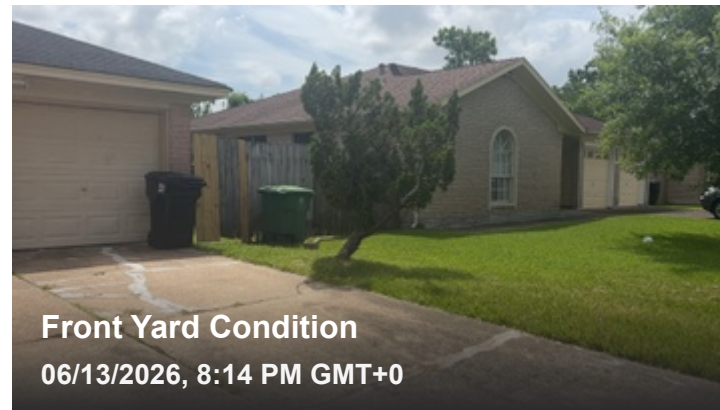
Roof photos / videos

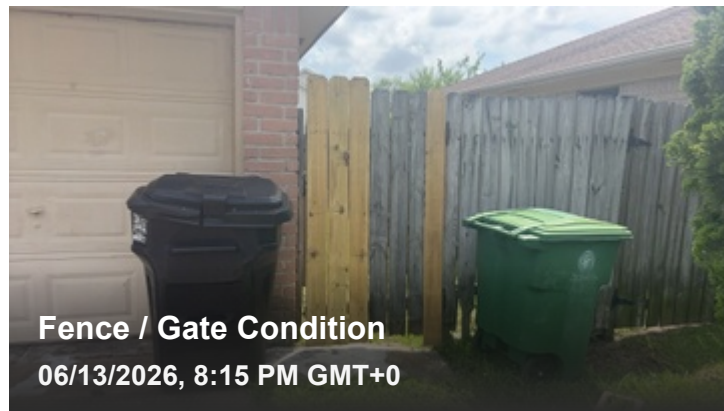
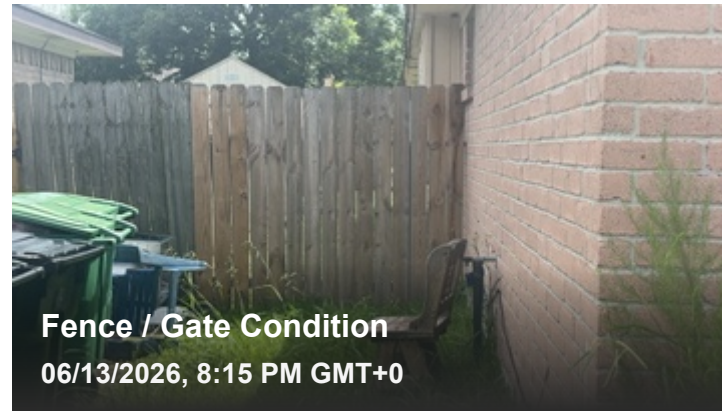


Landscaping ✓ No issues

- Front Yard Condition
Great (< 5 hours of work)
- Left Side Yard Condition
Great (< 5 hours of work)
- Back Yard Condition
Great (< 5 hours of work)
- Right Side Yard Condition
Great (< 5 hours of work)
- Fence / Gate Condition
Great - No Repairs Needed

Landscaping photos / videos





Common Areas 1 Issue

Common Room 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

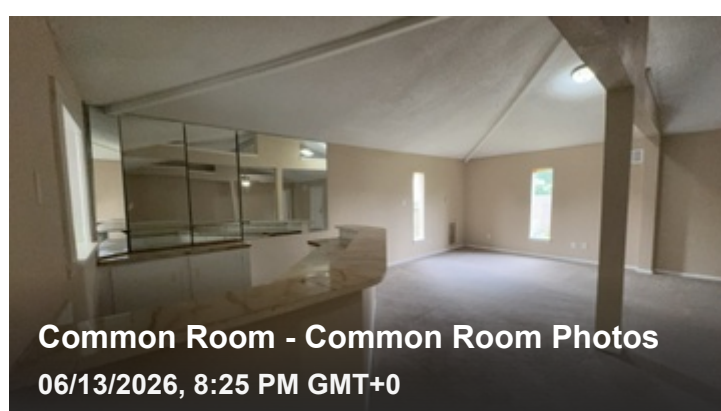
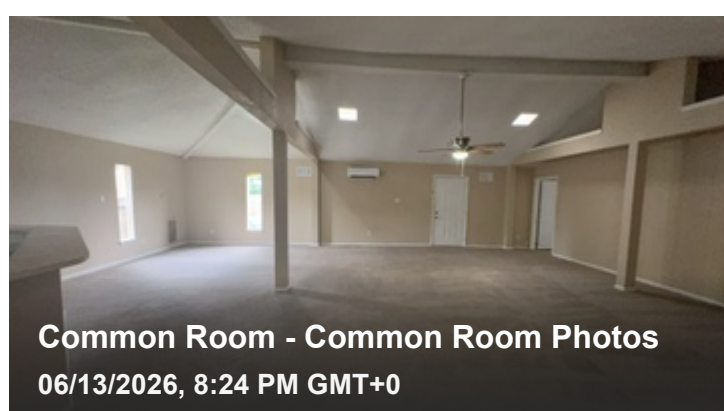
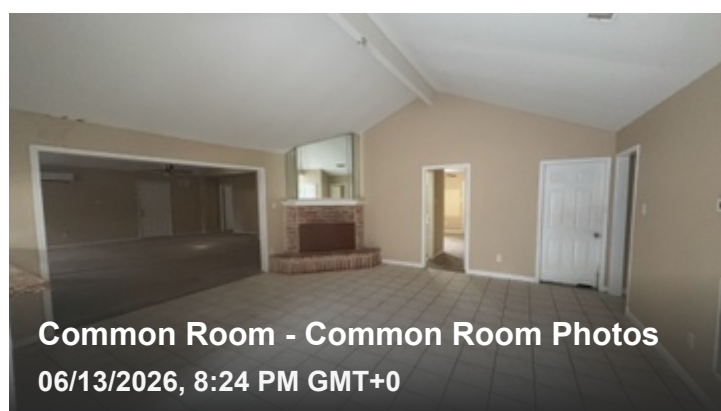
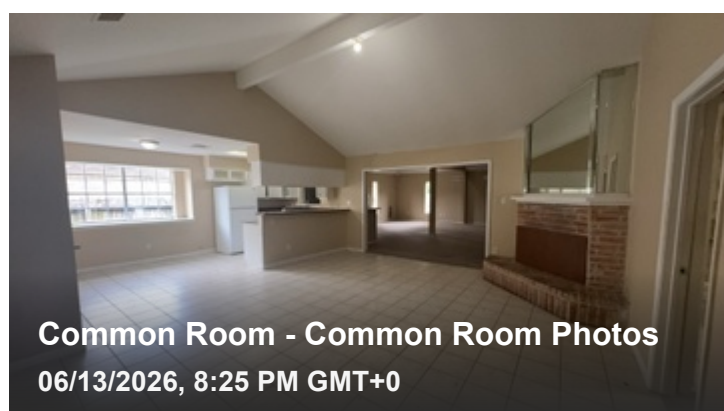
Electrical Condition

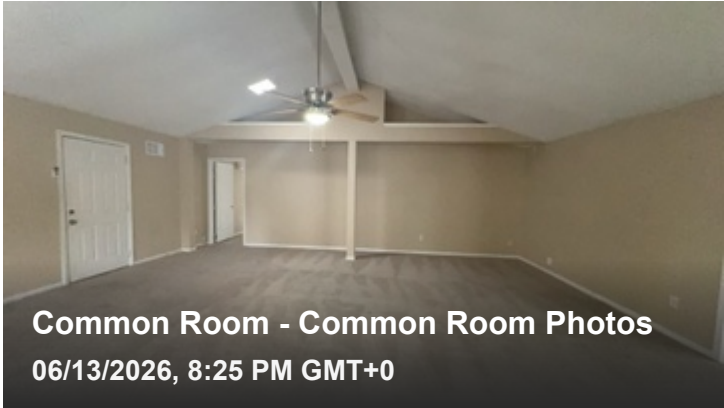
Great - No Repairs Needed

Windows / Blinds / Screens Condition

Great - No Repairs Needed

Common Room photos / videos





Common Room - Common Room Photos
06/13/2026, 8:25 PM GMT+0

 Repair deficiency

Crack(s) in Wall(s)

There are one or more cracks in the walls.

Common Room photos / videos



Hallway **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

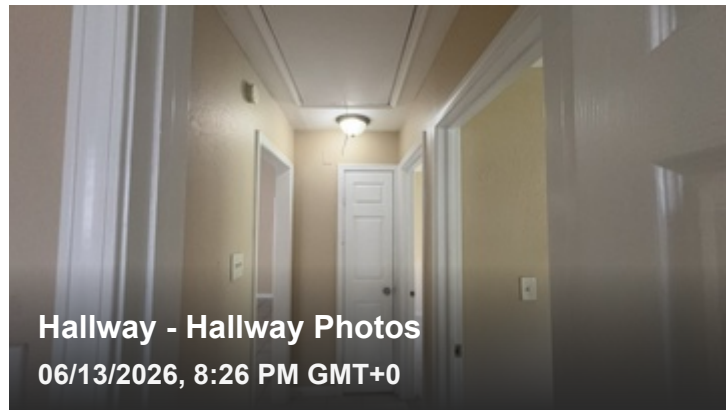
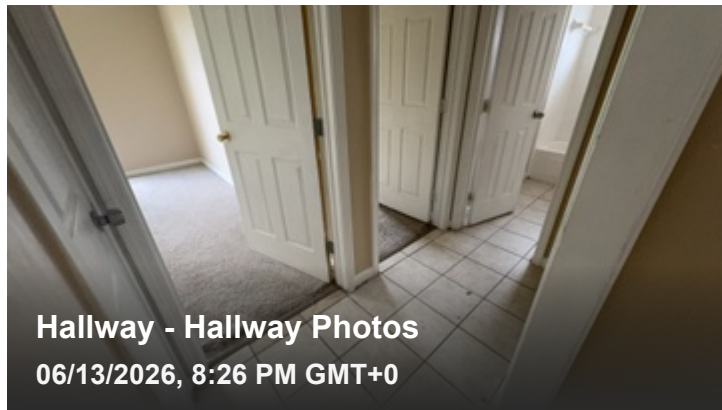
Flooring Condition

Great - No Repairs Needed

Electrical Condition

Great - No Repairs Needed

Hallway photos / videos



Fireplace No issues

Fireplace Condition

Great - No Repairs Needed

Fireplace photos / videos



Kitchen

 **4 Issues**

 2 Issues

Sink Condition

Great - No Repairs Needed

Countertop Condition

Great - No Repairs Needed

Exterior Cabinet / Drawers Condition

Good - Cosmetic Issues Only

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

Great - No Repairs Needed

Electrical Condition

Great - No Repairs Needed

Plumbing Condition

Great - No Repairs Needed

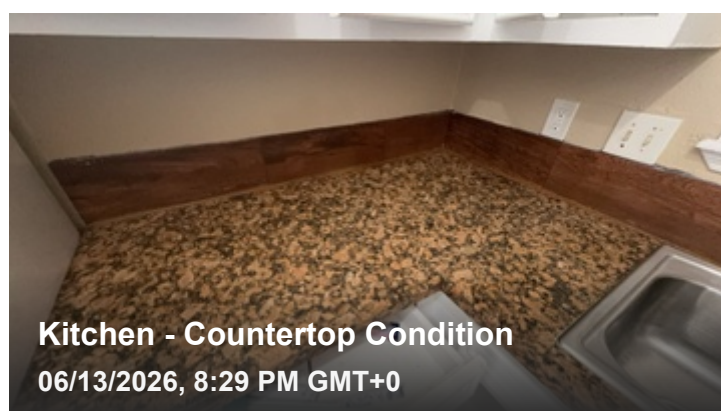
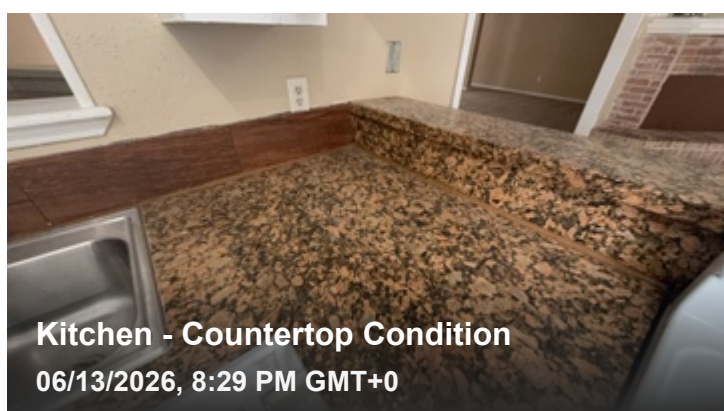
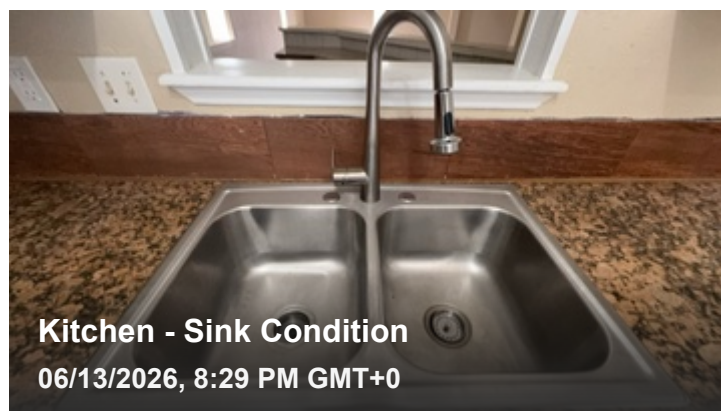
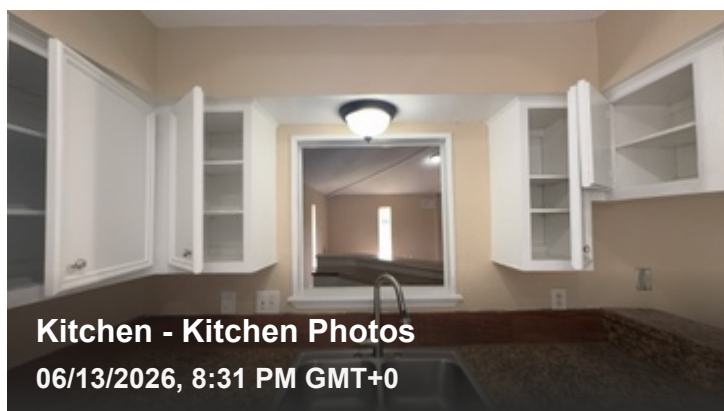
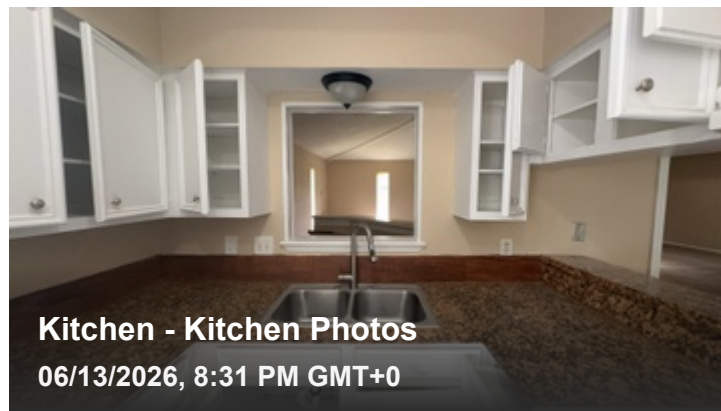
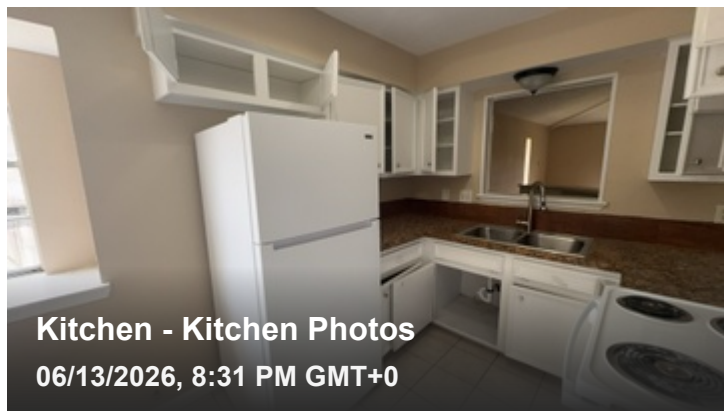
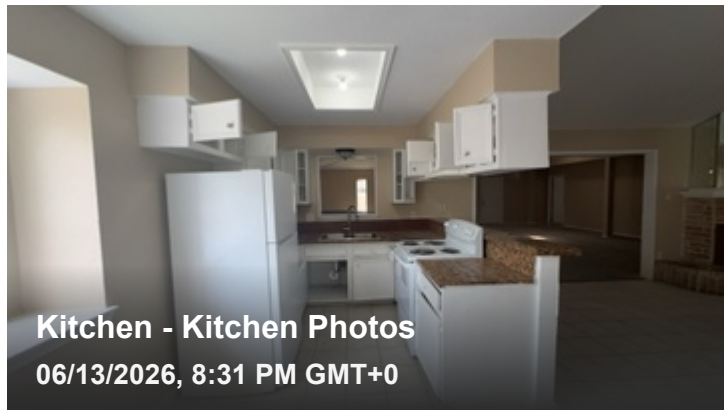
Windows / Blinds / Screens Condition

Not Present

Caulking Condition

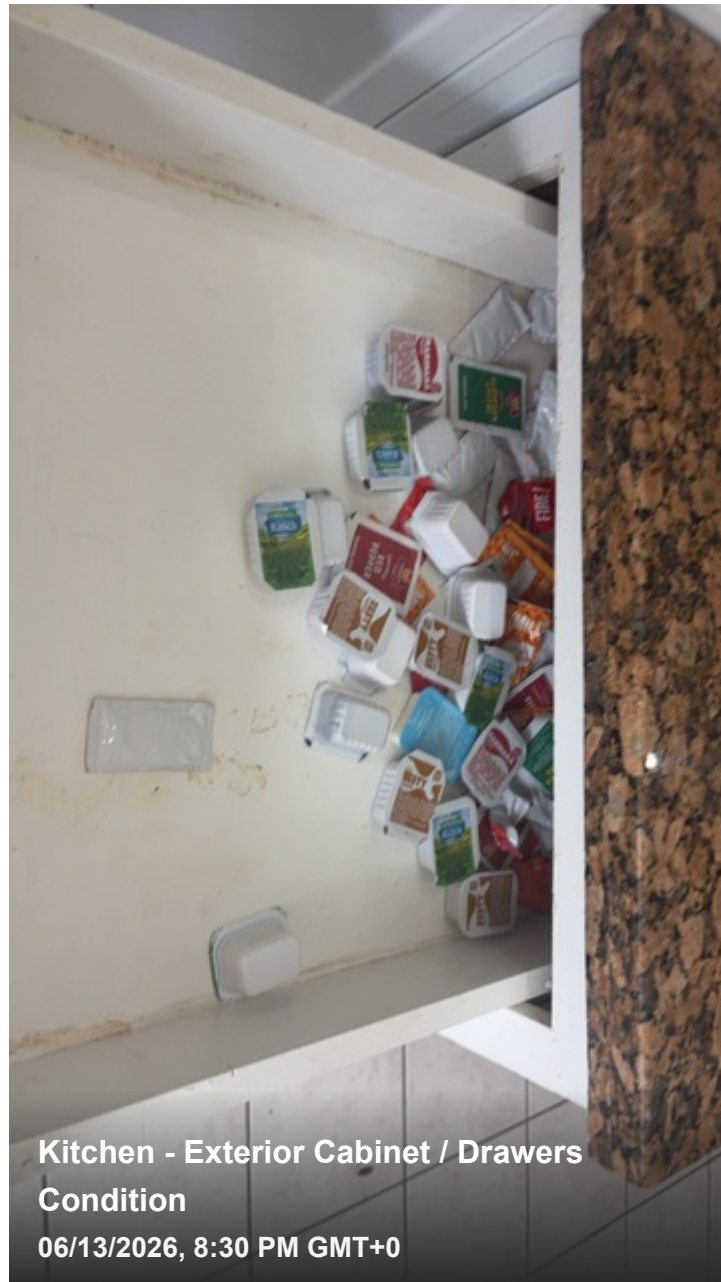
Great - No Repairs Needed

Kitchen photos / videos





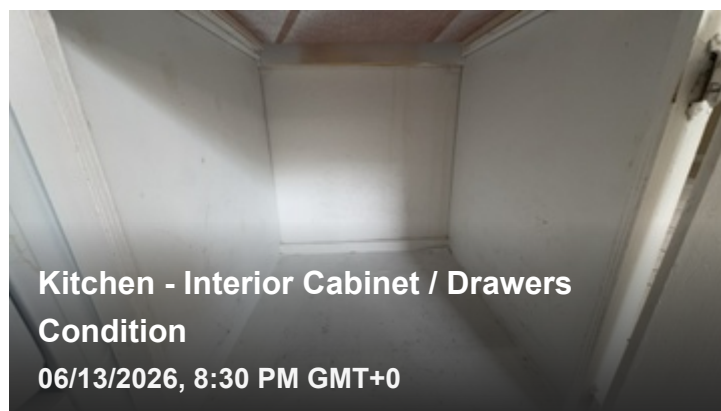
Kitchen - Countertop Condition
06/13/2026, 8:30 PM GMT+0



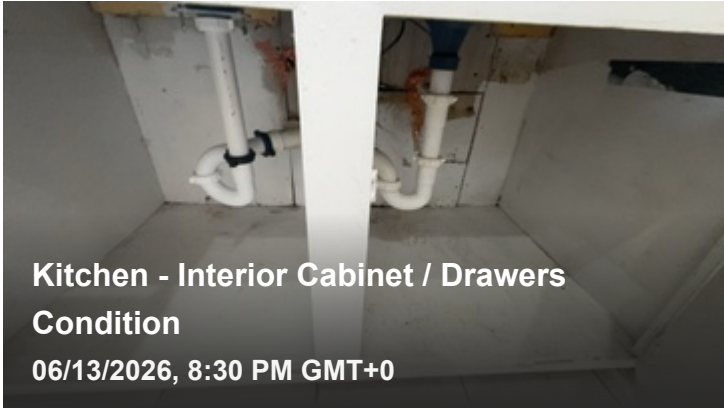
Kitchen - Exterior Cabinet / Drawers Condition
06/13/2026, 8:30 PM GMT+0



Kitchen - Exterior Cabinet / Drawers Condition
06/13/2026, 8:30 PM GMT+0



Kitchen - Interior Cabinet / Drawers Condition
06/13/2026, 8:30 PM GMT+0



 Limitation



Windows / Blinds / Screens Condition: Not Present

The object / room is not present.

Limitation photos / videos

 Inspectify flag

Exterior Cabinet / Drawers Condition

Good - Cosmetic Issues Only

Refrigerator

✓ No issues

Refrigerator Condition

Functional

Refrigerator Water Filter Observed

No

Refrigerator Appliance Tag Photo

Refrigerator

Recall status

No

Expected life

12 years

Brand

Vissani

Estimated remaining life

9.64 years

Manufacture date

February 2024

Model number

MDTF18WHR

Age

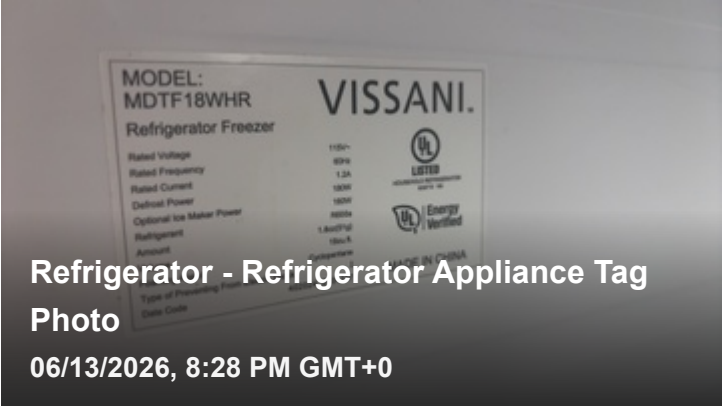
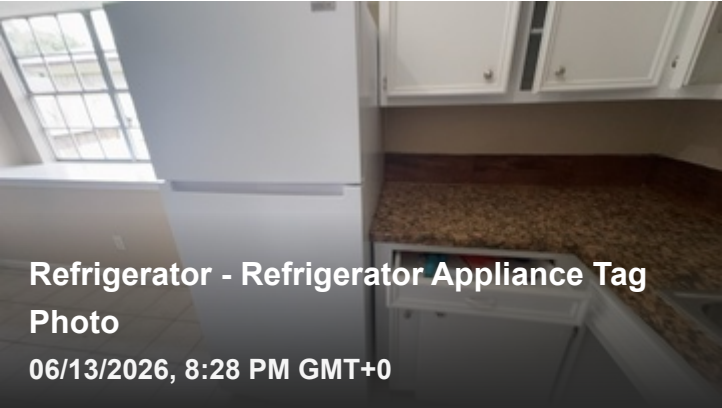
2.36 years

Serial number

402024_2004167

Beta Feature

Refrigerator photos / videos



Range

 2 Issues

Range Condition

Non-Functional

Range Appliance Tag Photo

Not Present

Range photos / videos



 Repair deficiency

Inoperable Range

The range is 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

Vent Hood photos / videos



Dishwasher  Not present

Microwave  Not present

Garbage Disposal  Not present

General  **No issues**

Missing Kitchen Appliances

All Are Present

General photos / videos

Bedrooms

 8 Issues

Primary Bedroom

 2 Issues

Ceiling / Walls / Trim Condition

Great - No Repairs Needed

Paint / Wallpaper Condition

Good - Cosmetic Issues Only

Doors / Casing / Door Stops Condition

Great - No Repairs Needed

Flooring Condition

Good - Cosmetic Issues Only

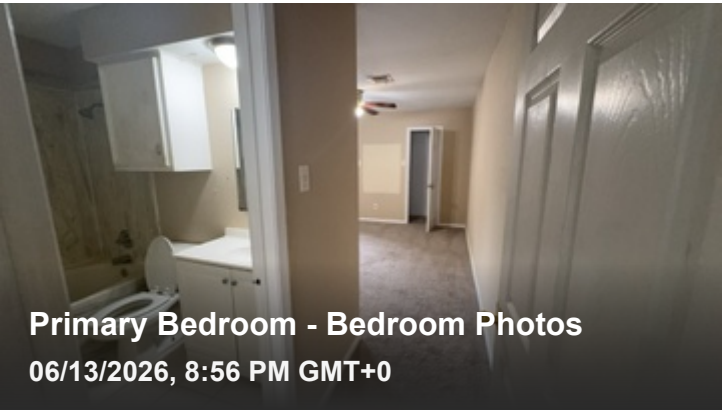
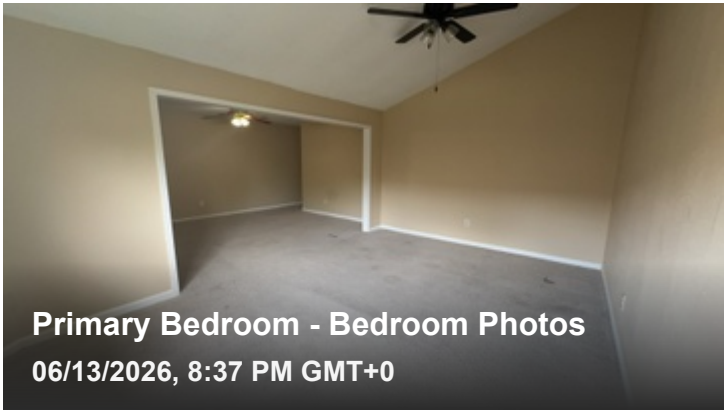
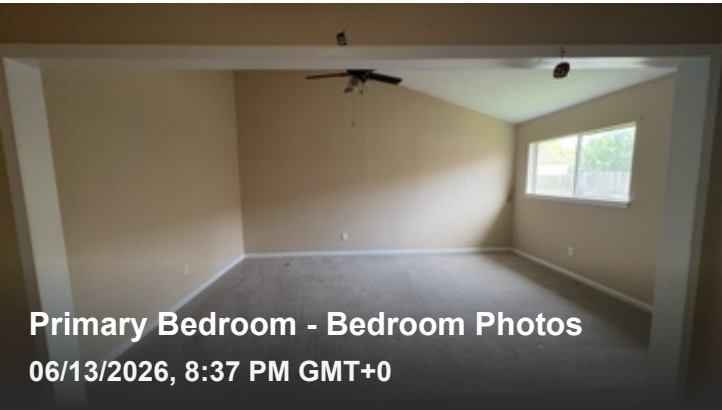
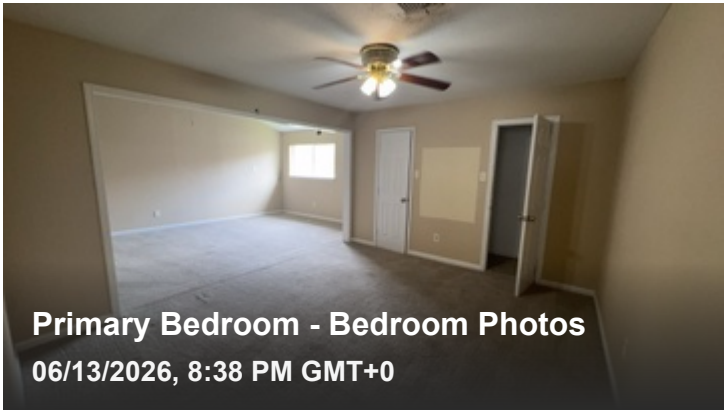
Electrical Condition

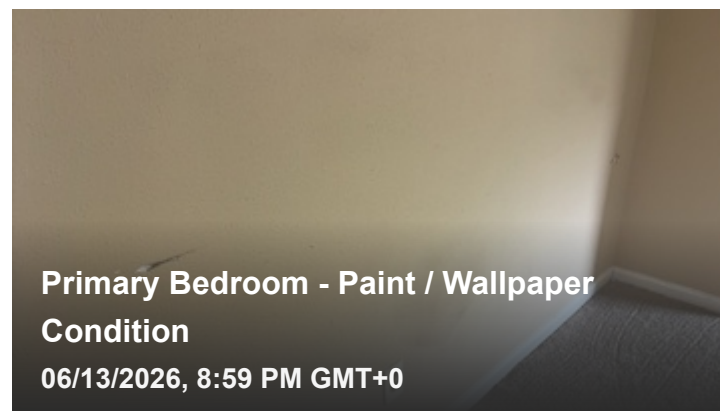
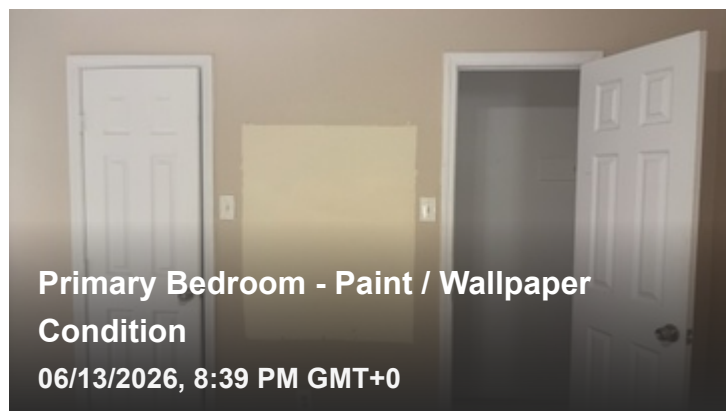
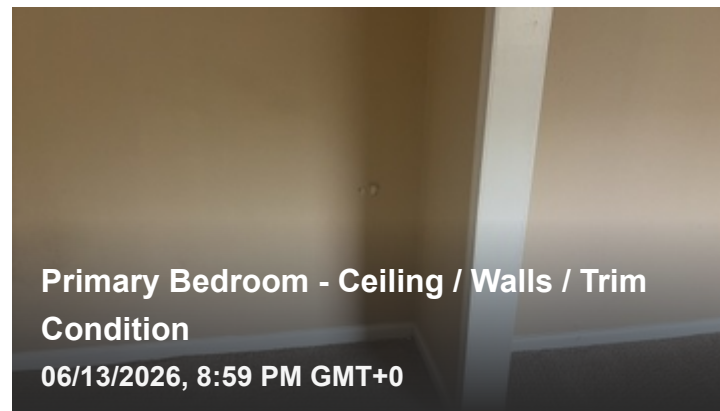
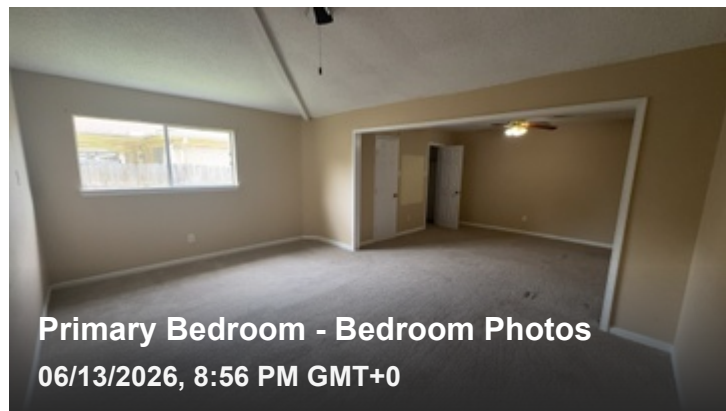
Great - No Repairs Needed

Windows / Blinds / Screens Condition

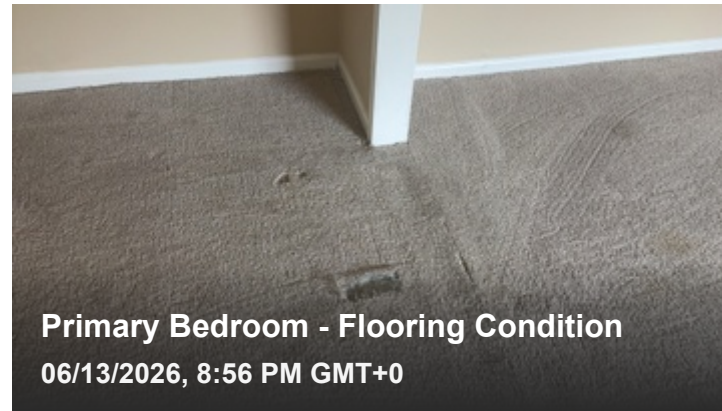
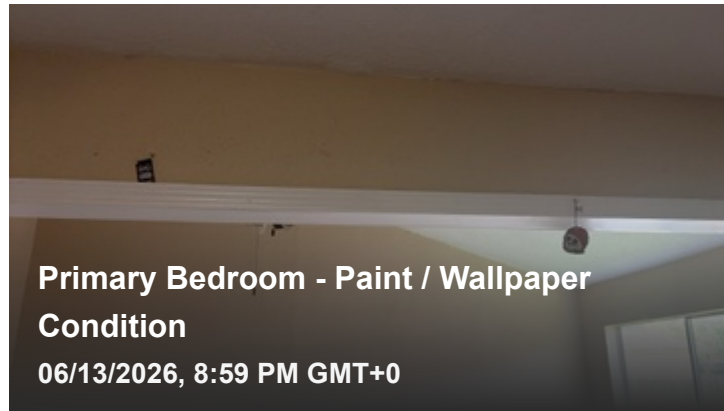
Great - No Repairs Needed

Primary Bedroom photos / videos





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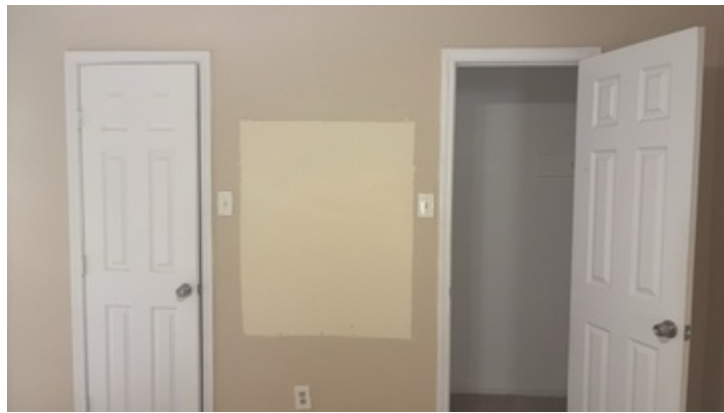


 Inspectify flag

Paint / Wallpaper Condition

Good - Cosmetic Issues Only

Primary Bedroom photos / videos



 **Inspectify flag**

Flooring Condition

Good - Cosmetic Issues Only

Primary Bedroom photos / videos



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

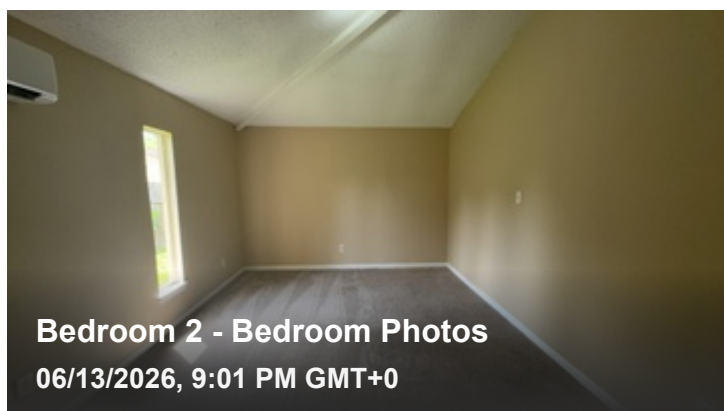
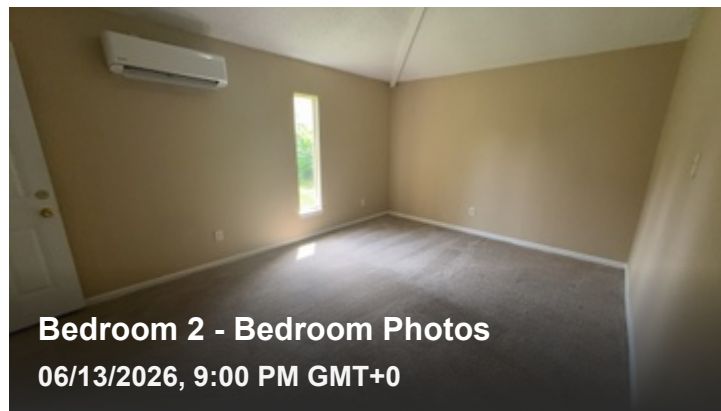
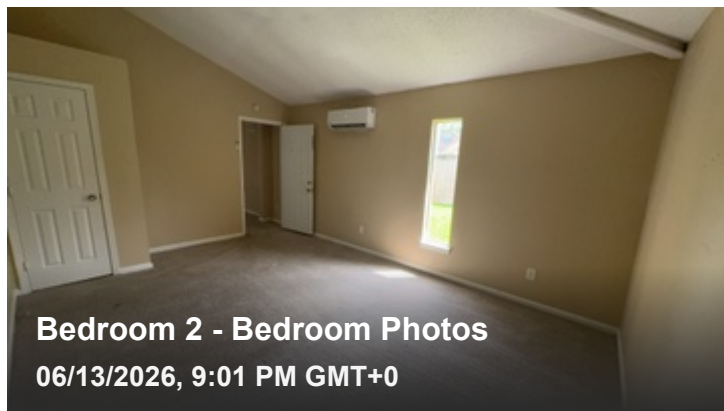
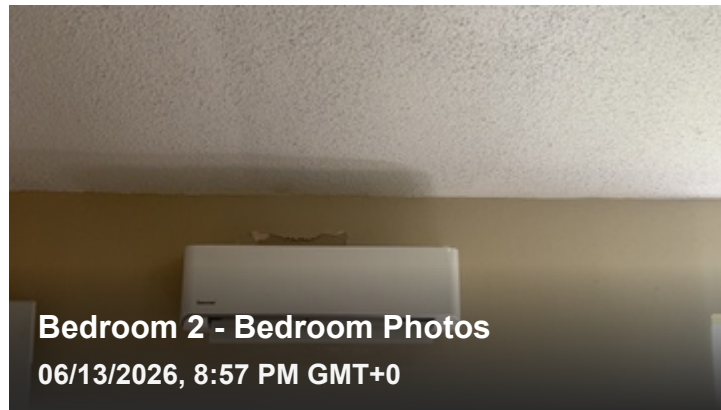
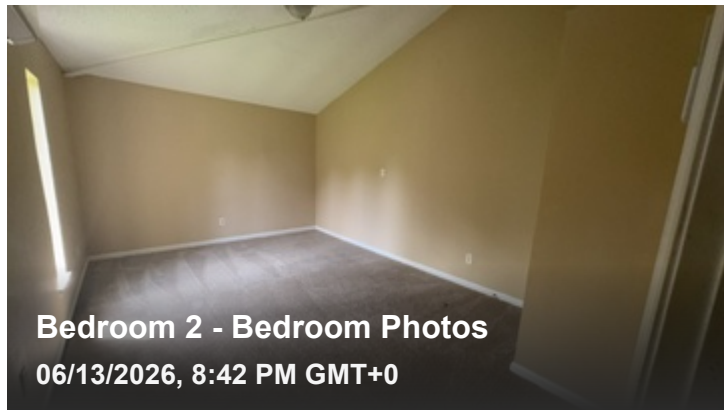
Electrical Condition

Great - No Repairs Needed

Windows / Blinds / Screens Condition

Great - No Repairs Needed

Bedroom 2 photos / videos



Bedroom 3

 3 Issues

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

Good - Cosmetic Issues Only

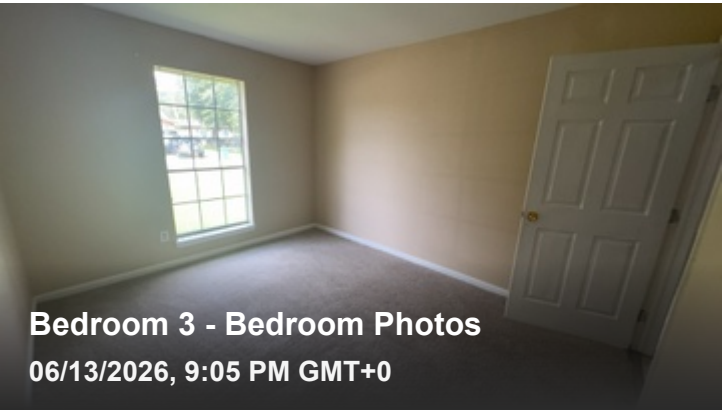
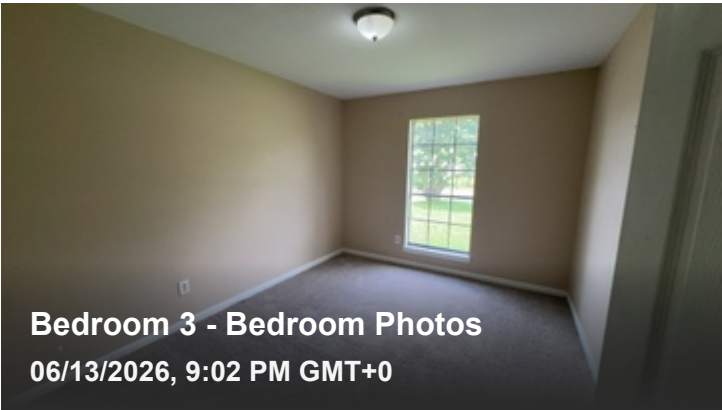
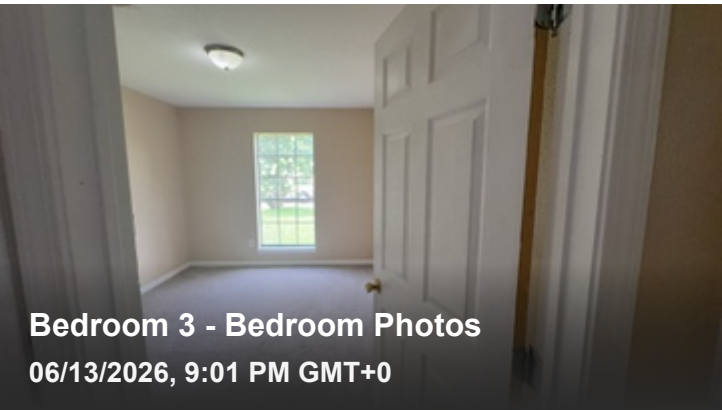
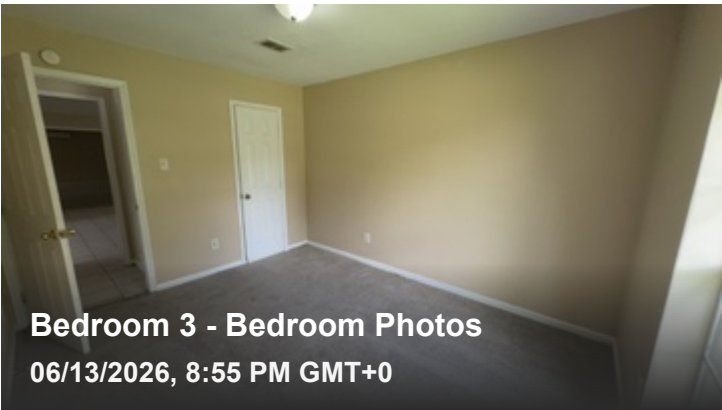
Electrical Condition

Great - No Repairs Needed

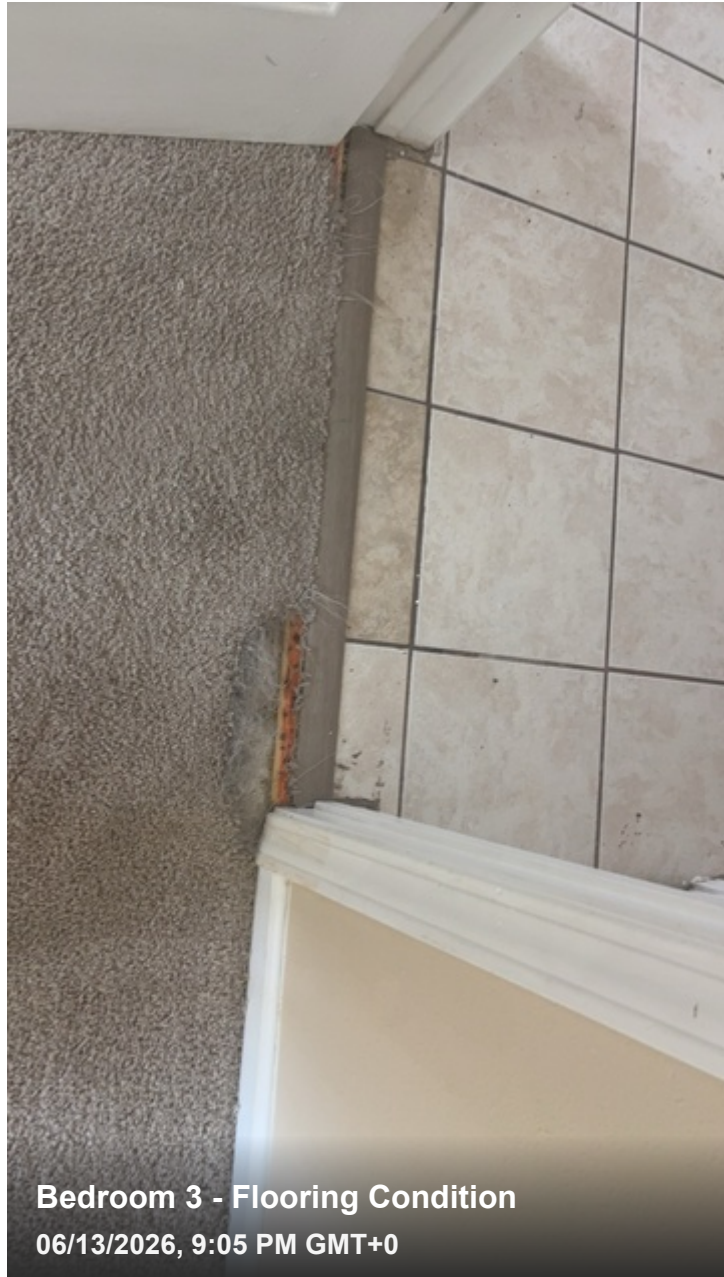
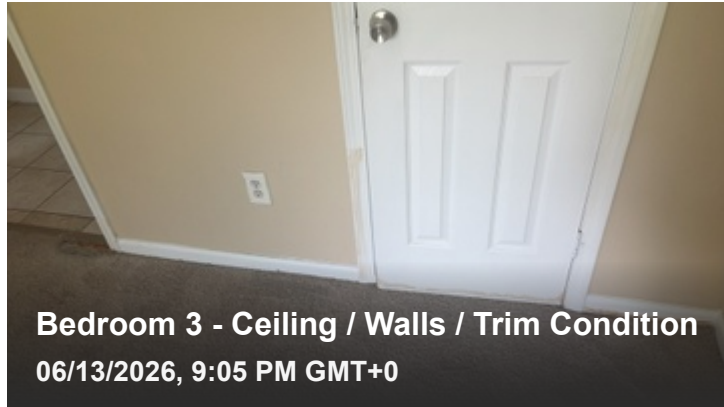
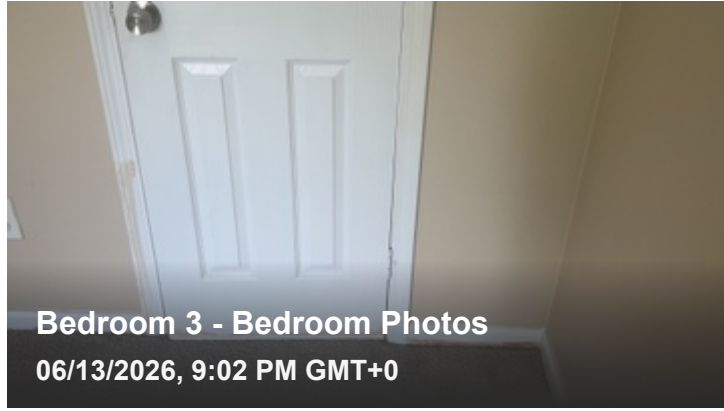
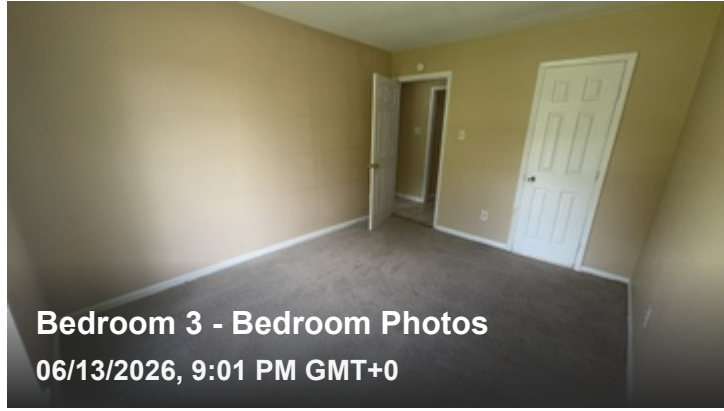
Windows / Blinds / Screens Condition

Poor - Significant Repairs Needed

Bedroom 3 photos / videos



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 Repair deficiency

Missing Blinds

The blinds are not installed.

Bedroom 3 photos / videos

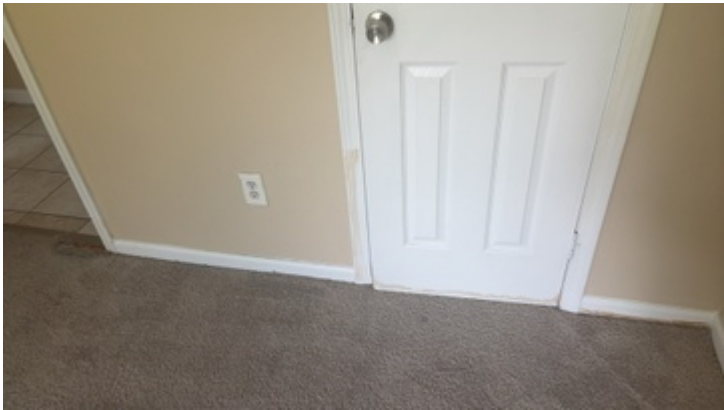


Inspectify flag

Ceiling / Walls / Trim Condition

Good - Cosmetic Issues Only

Bedroom 3 photos / videos

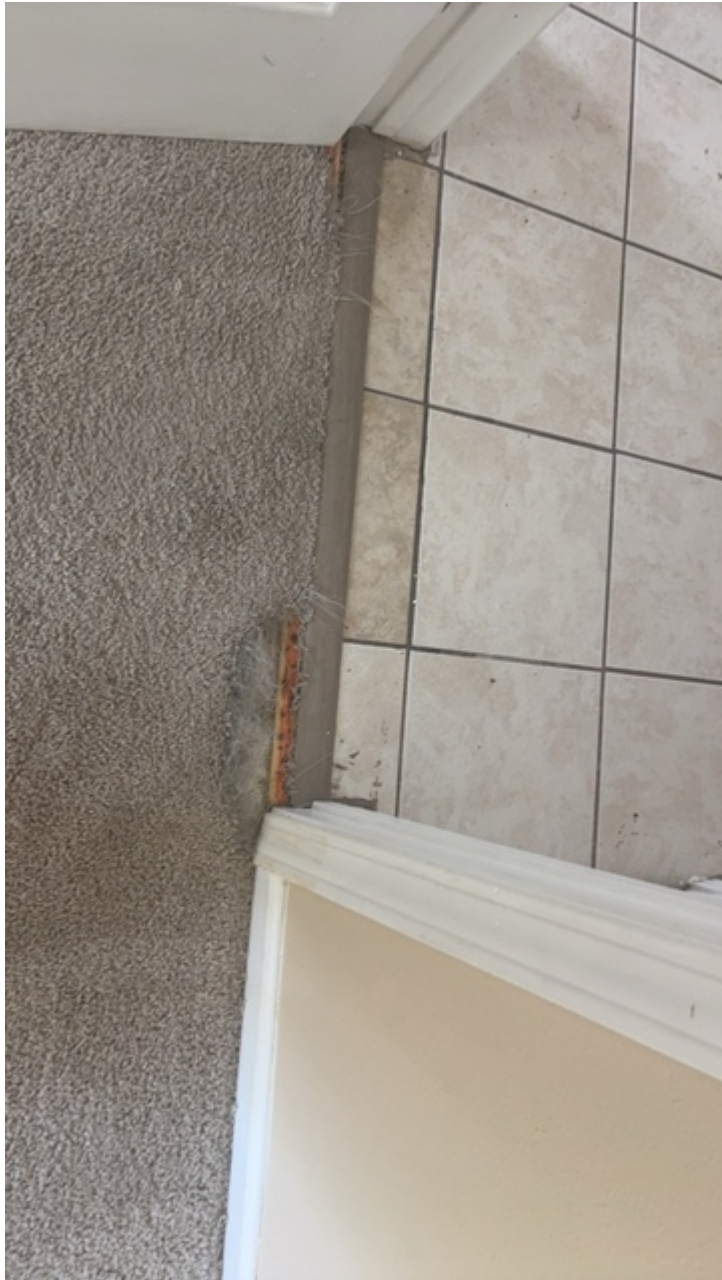


Inspectify flag

Flooring Condition

Good - Cosmetic Issues Only

Bedroom 3 photos / videos



Bedroom 4

 3 Issues

Ceiling / Walls / Trim Condition

Great - No Repairs Needed

Paint / Wallpaper Condition

Great - No Repairs Needed

Doors / Casing / Door Stops Condition

Good - Cosmetic Issues Only

Flooring Condition

Good - Cosmetic Issues Only

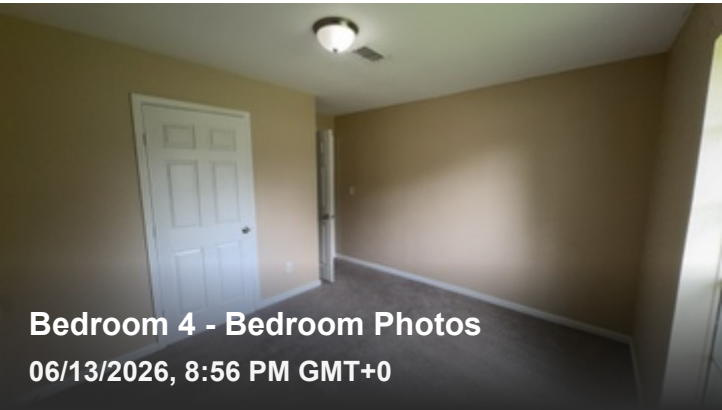
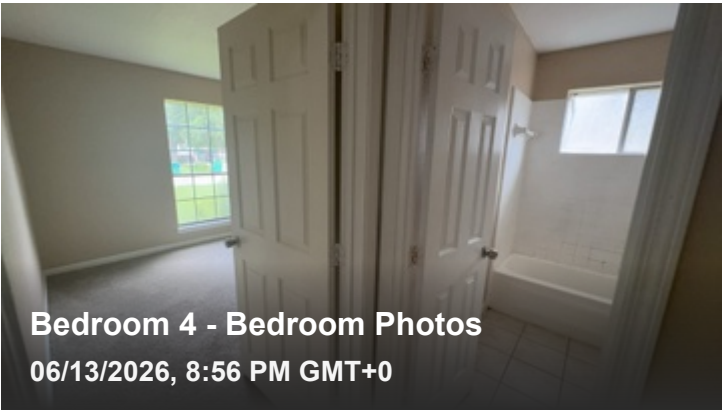
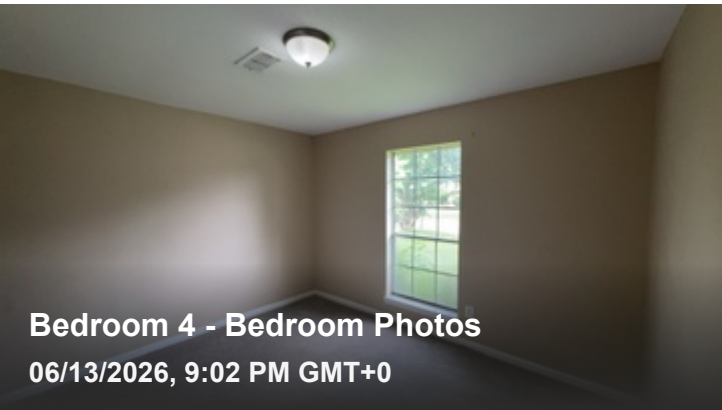
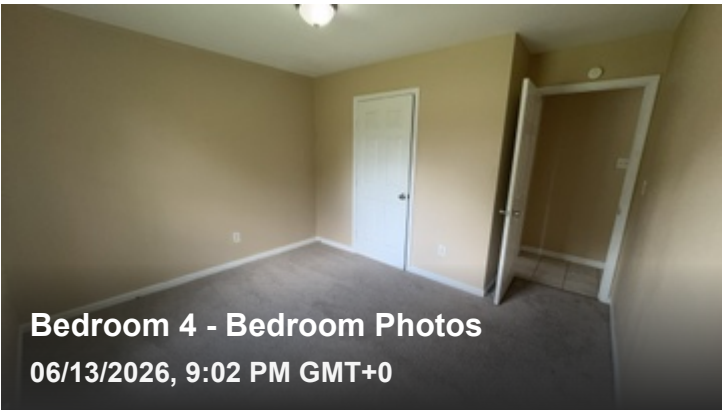
Electrical Condition

Great - No Repairs Needed

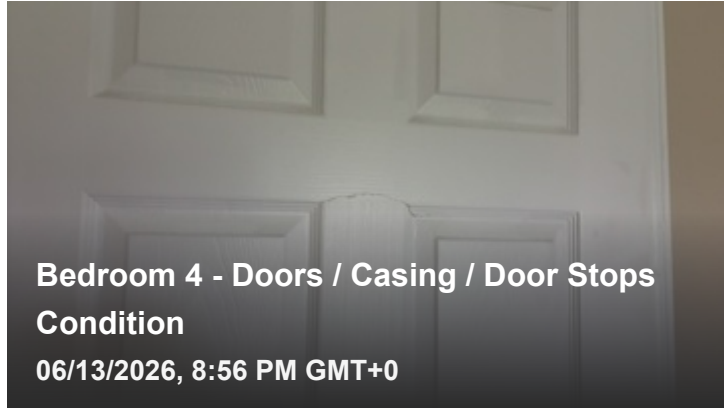
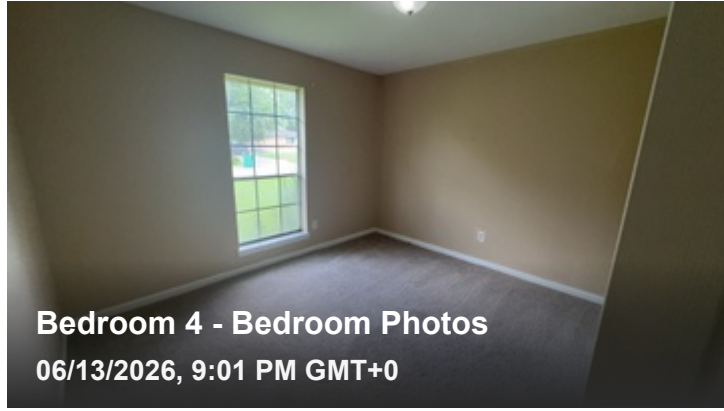
Windows / Blinds / Screens Condition

Fair - Some Repairs Needed

Bedroom 4 photos / videos



[View web report](#)

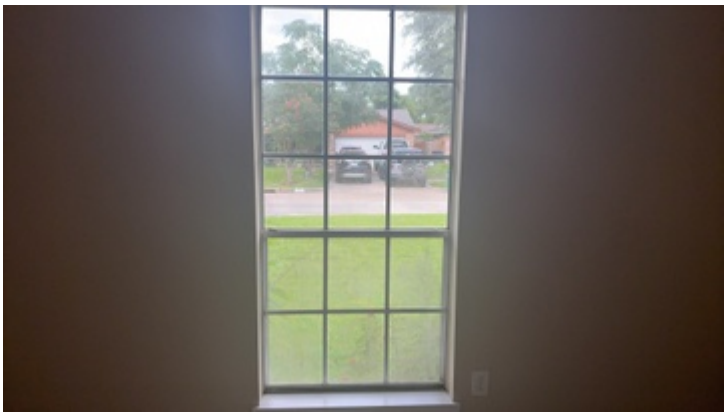


Repair deficiency

Missing Blinds

The blinds are not installed.

Bedroom 4 photos / videos

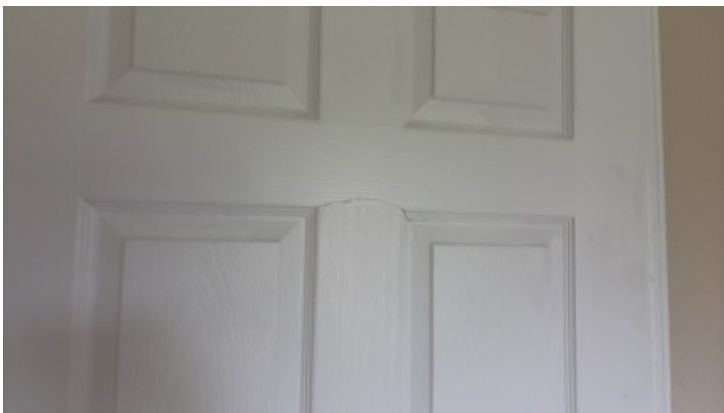


 **Inspectify flag**

Doors / Casing / Door Stops Condition

Good - Cosmetic Issues Only

Bedroom 4 photos / videos



 **Inspectify flag**

Flooring Condition

Good - Cosmetic Issues Only

Bedroom 4 photos / videos



Bathrooms

 6 Issues

Primary Bathroom

 4 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

Great - No Repairs Needed

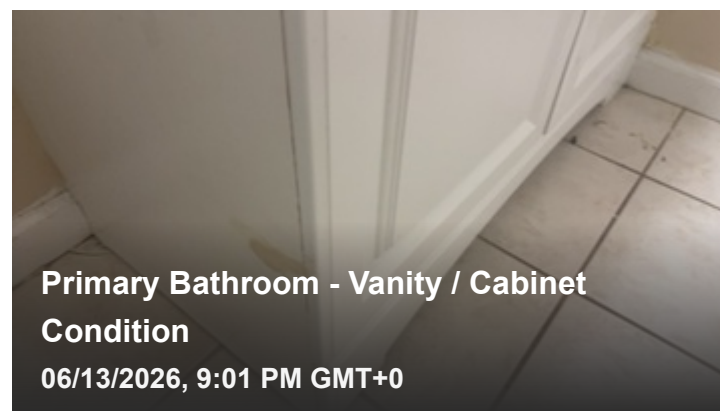
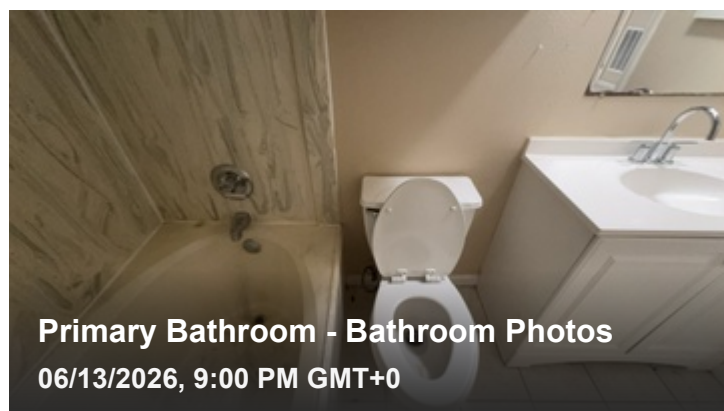
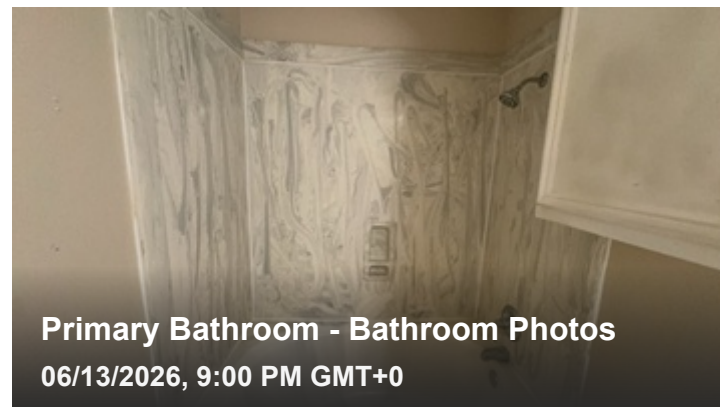
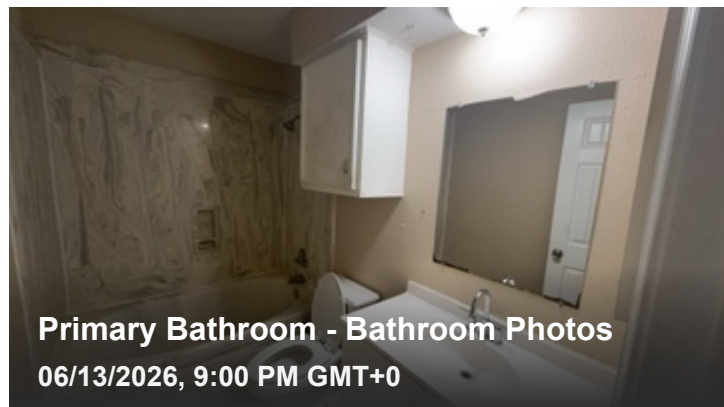
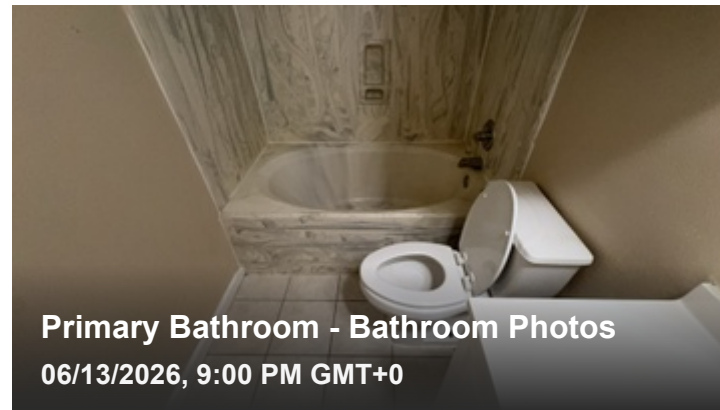
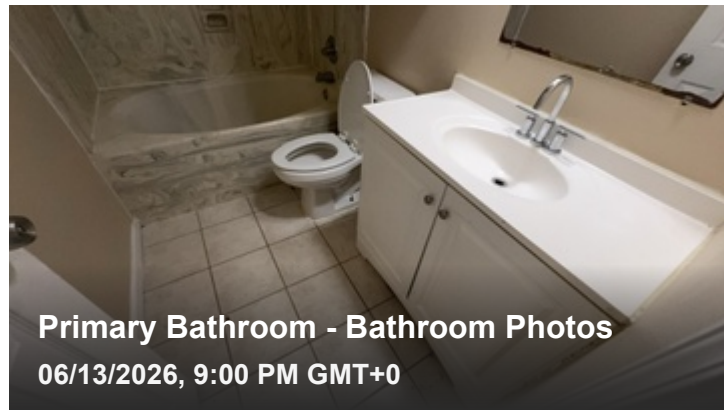
Plumbing Condition

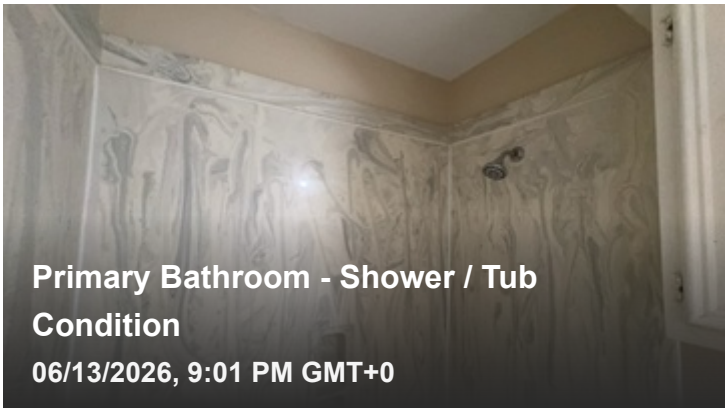
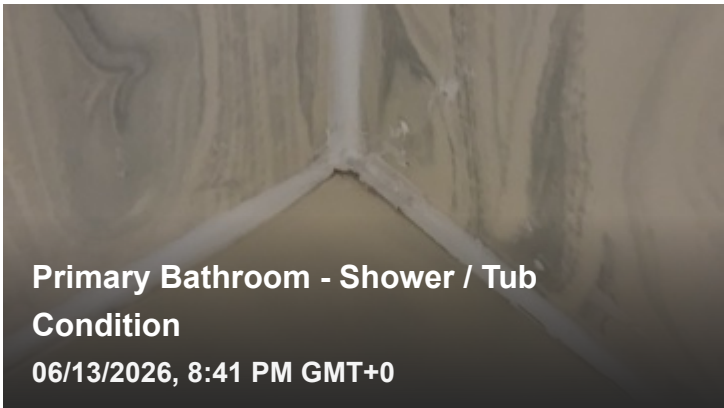
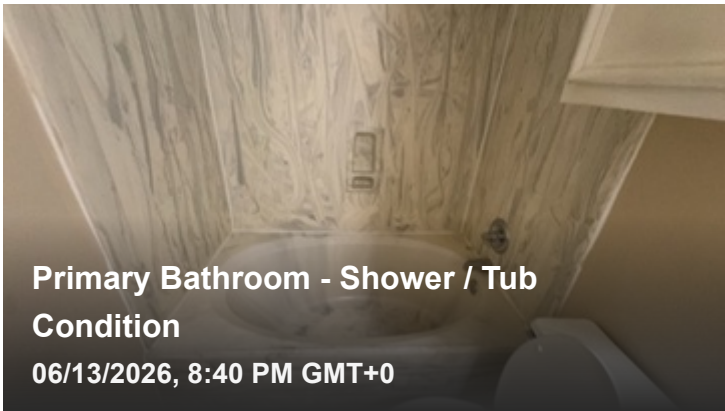
Great - No Repairs Needed

Windows / Blinds / Screens Condition

Not Present

Primary Bathroom photos / videos





 Limitation

Windows / Blinds / Screens Condition: Not Present

The object / room is not present.

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

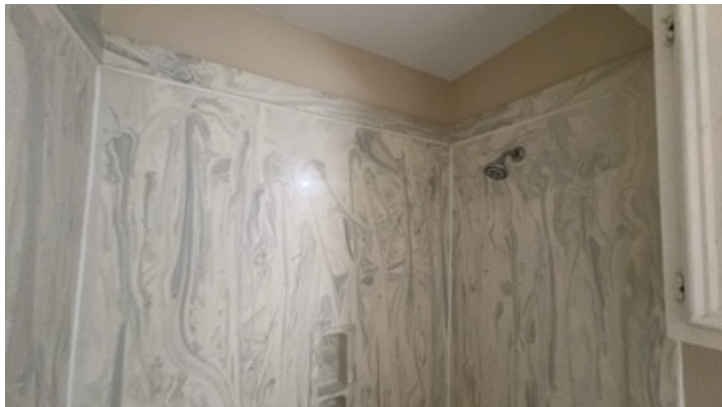


**Inspectify flag**

Shower / Tub Condition

Good - Cosmetic Issues Only

Primary Bathroom photos / videos



Bathroom 2

 2 Issues

Sink Condition

Great - No Repairs Needed

Vanity / Cabinet Condition

Great - No Repairs Needed

Toilet Condition

Great - No Repairs Needed

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

Great - No Repairs Needed

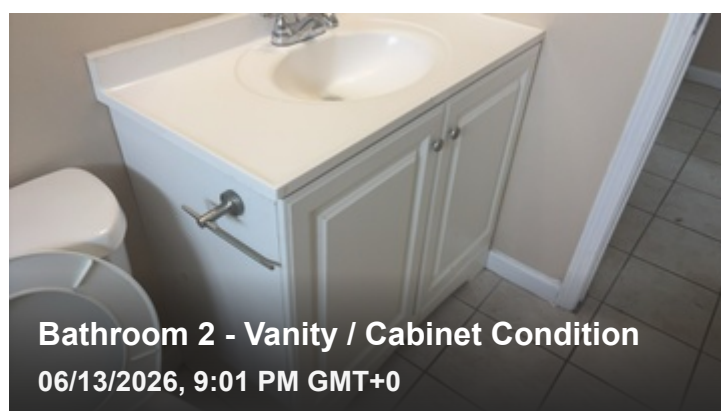
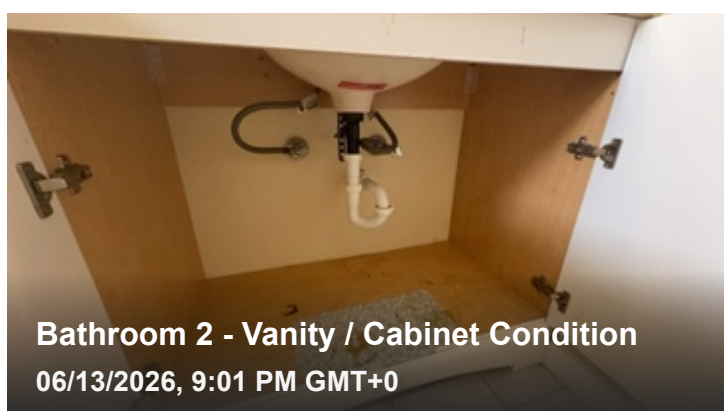
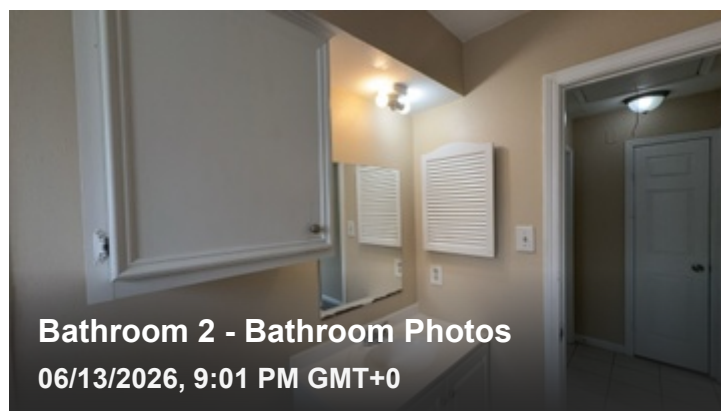
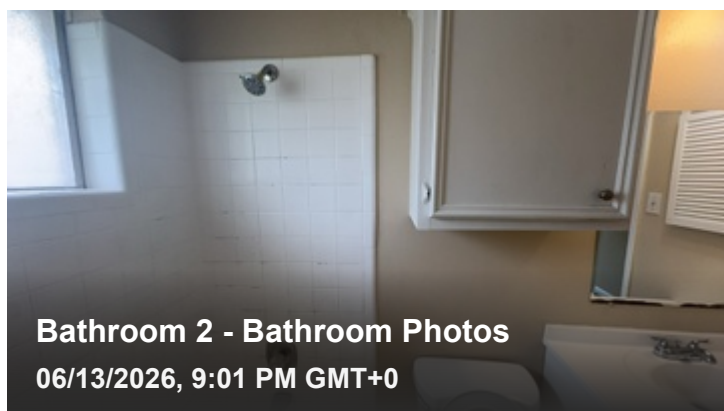
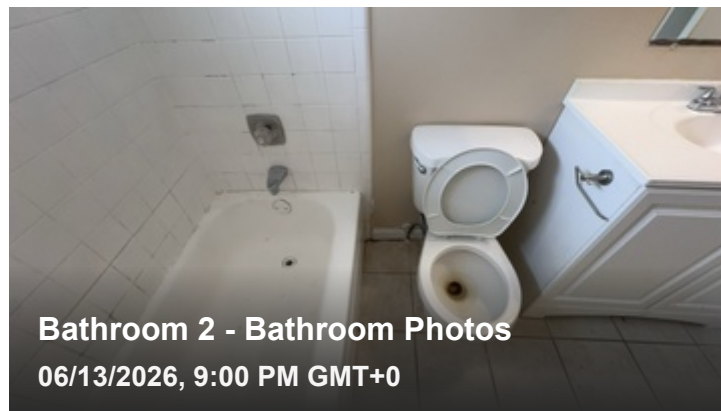
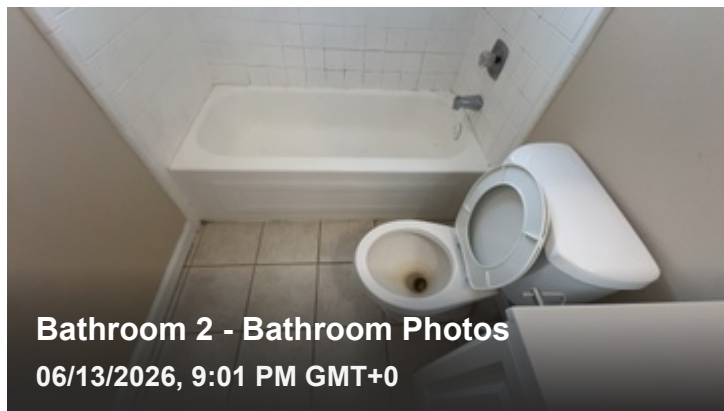
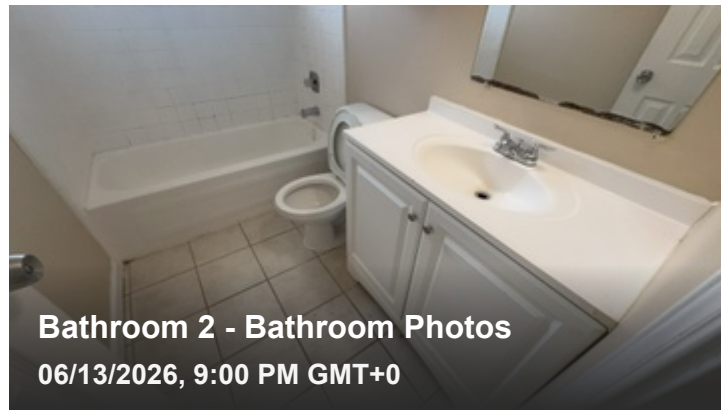
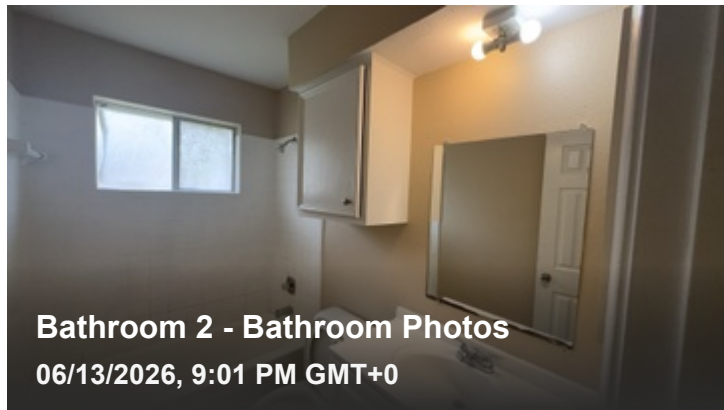
Plumbing Condition

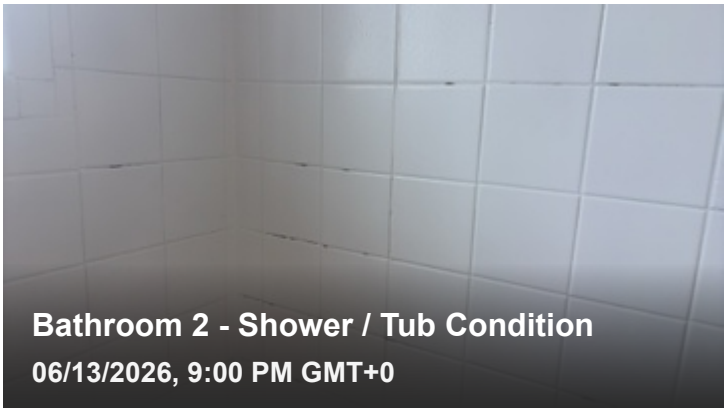
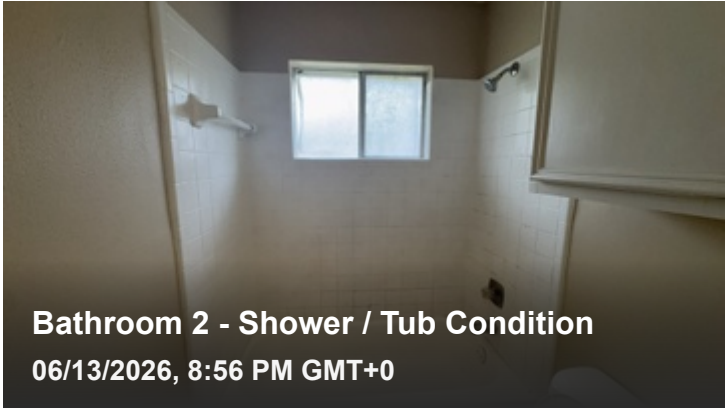
Great - No Repairs Needed

Windows / Blinds / Screens Condition

Not Present

Bathroom 2 photos / videos





Limitation

Windows / Blinds / Screens Condition: Not Present

The object / room is not present.

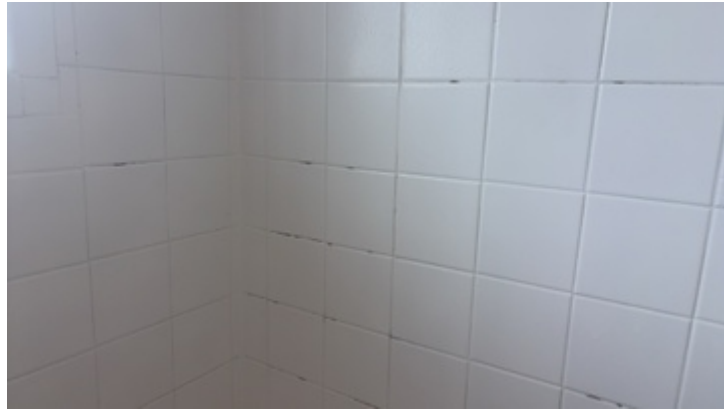
Limitation photos / videos

Inspectify flag

Shower / Tub Condition

Good - Cosmetic Issues Only

Bathroom 2 photos / videos



Structural

Attic

✓

No issues

Attic Access Accessible

Yes

Attic photos / videos

Basement

🚫

Not present

Garage

 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

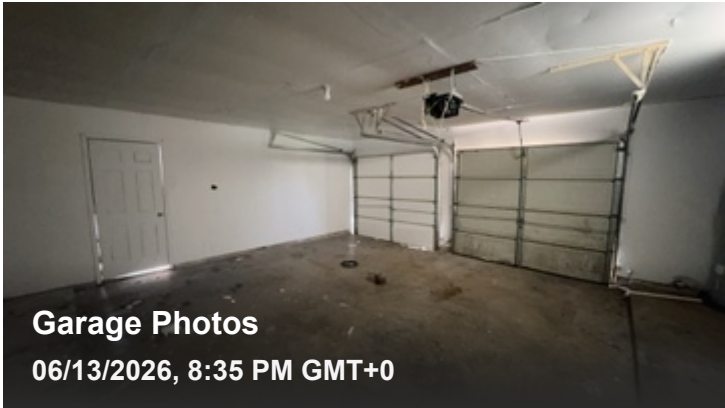
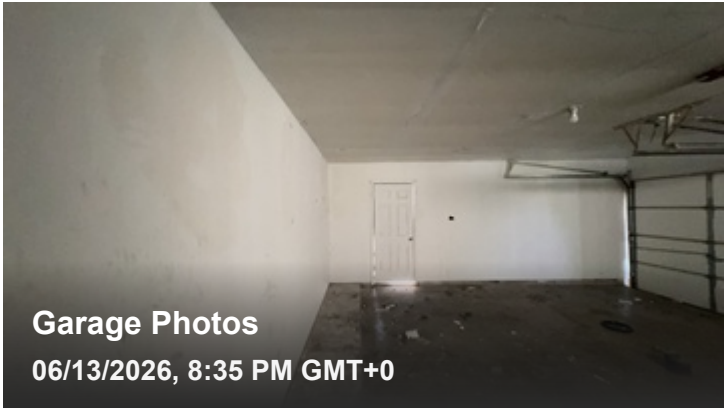
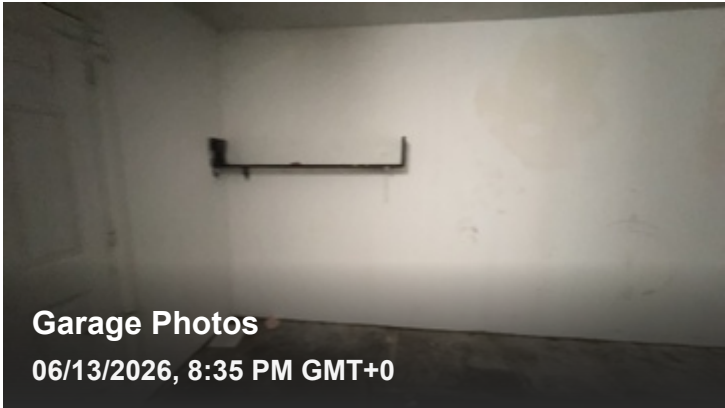
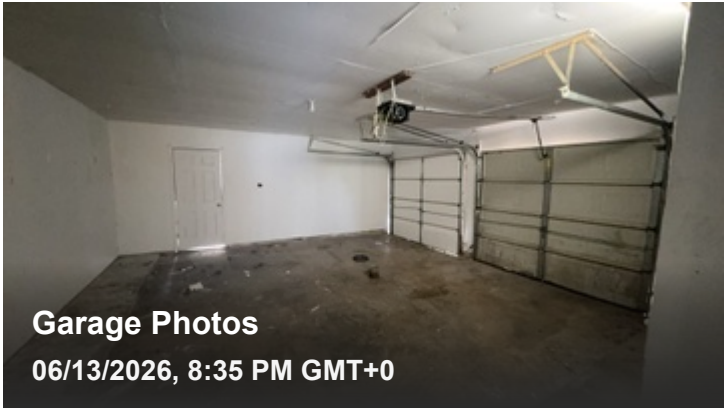
Electrical Condition

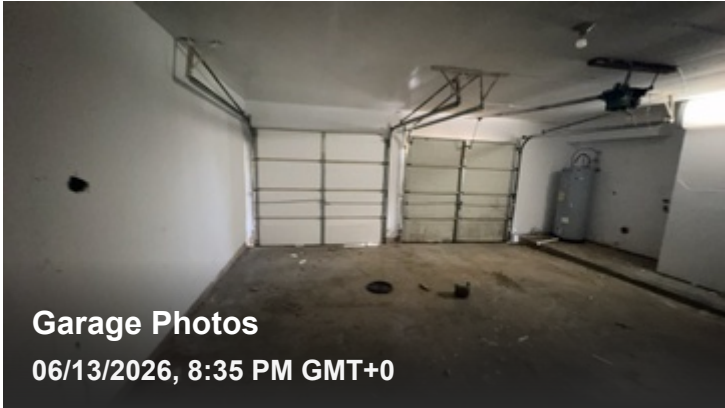
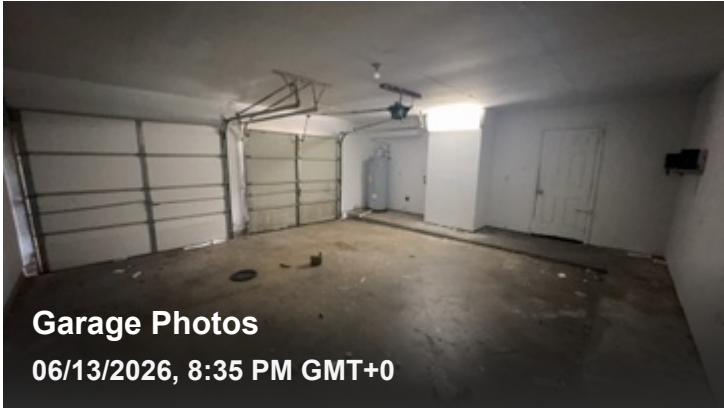
Great - No Repairs Needed

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 2 Issues

2 Issues

Ceiling / Walls / Trim Condition

Great - No Repairs Needed

Paint / Wallpaper Condition

Good - Cosmetic Issues Only

Doors / Casing / Door Stops Condition

Great - No Repairs Needed

Flooring Condition

Great - No Repairs Needed

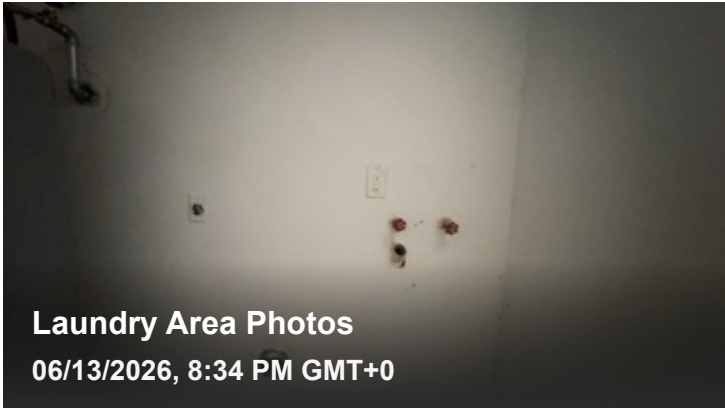
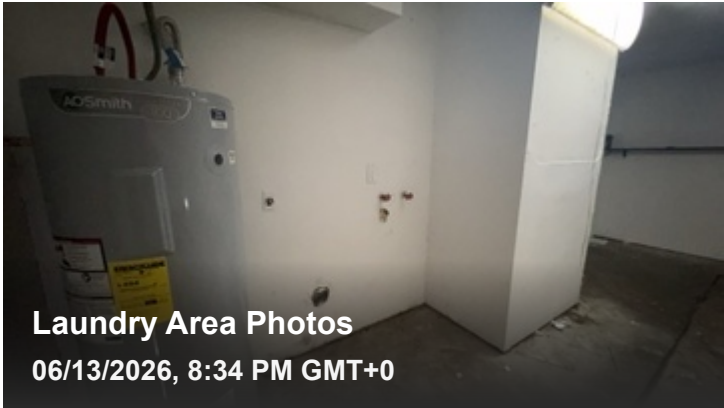
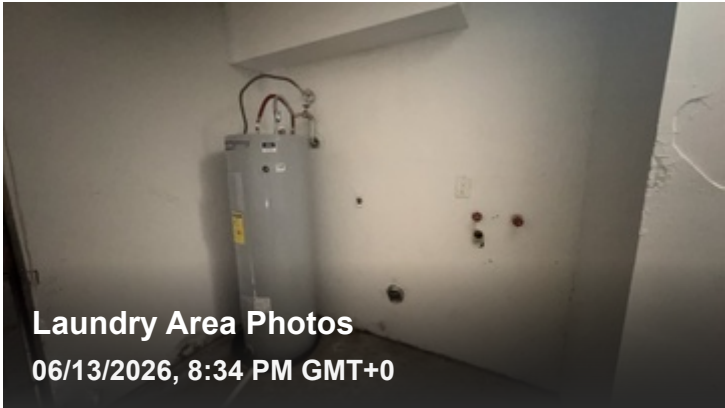
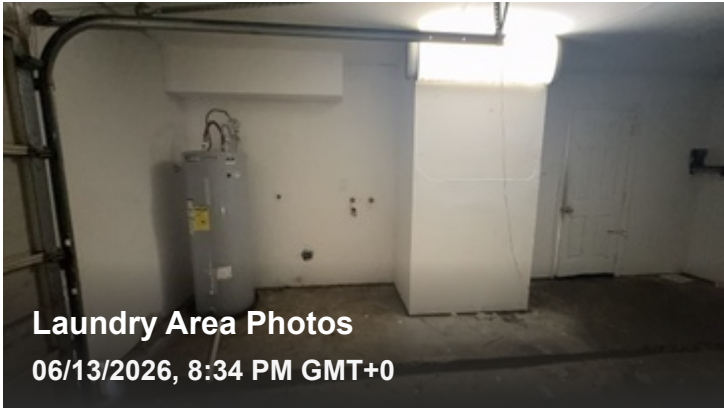
Electrical Condition

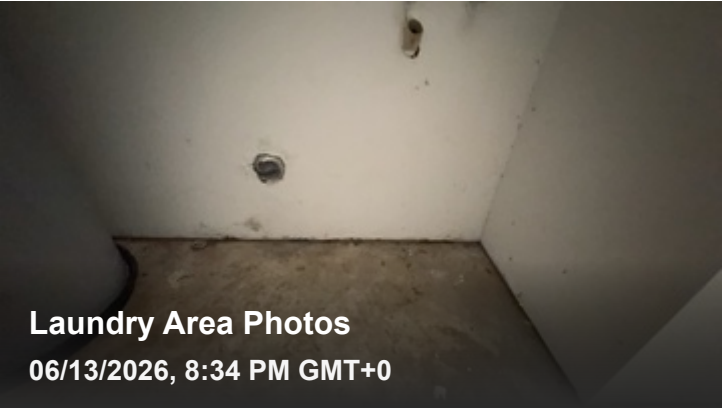
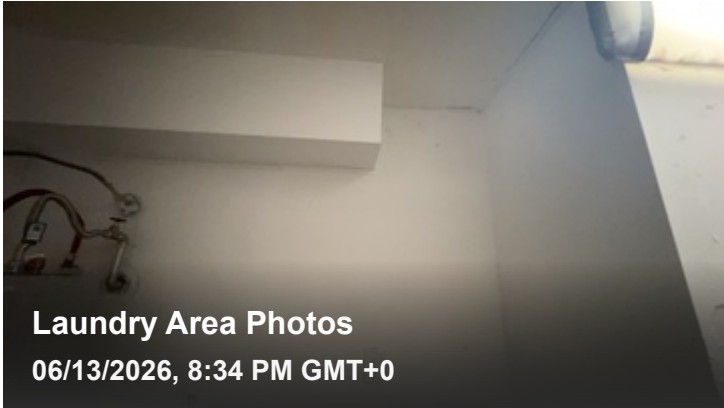
Great - No Repairs Needed

Windows / Blinds / Screens Condition

Not Present

Laundry Area photos / videos





Limitation



Windows / Blinds / Screens Condition: Not Present

The object / room is not present.

Limitation photos / videos

Inspectify flag

Paint / Wallpaper Condition

Good - Cosmetic Issues Only

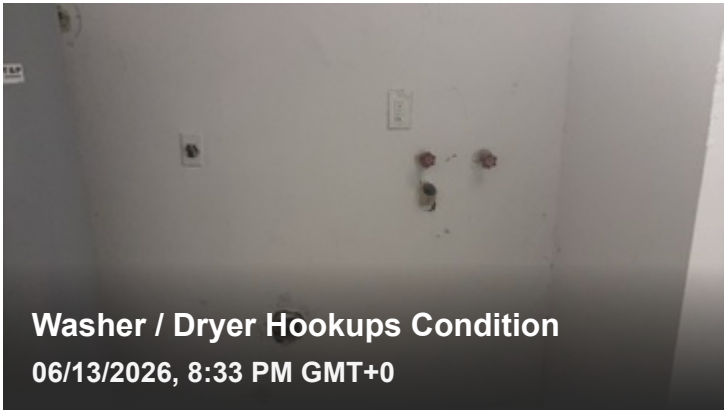
Laundry Area photos / videos



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

Water, Electric

Utilities photos / videos

Smoke / CO Detectors

✓ No issues

Required Smoke Detectors Observed

Yes

Smoke Detectors Functional

Yes

Smoke Detector Power Type(s)

Hardwired

CO Detectors Observed

Yes

CO Detectors Functional

Yes

CO Detector Power Type(s)

Hardwired

Smoke / CO Detectors photos / videos

Plumbing

Water Heater ✓ No issues

Water Heater Condition

Functional

Water Heater Appliance Tag Photo

Water Heater - Electric

Beta Feature

Recall status

No

Manufacture date

March 2026

Expected life

10 years

Model number

E6-50H45D 130

Brand

A. O. Smith

Age

0.28 years

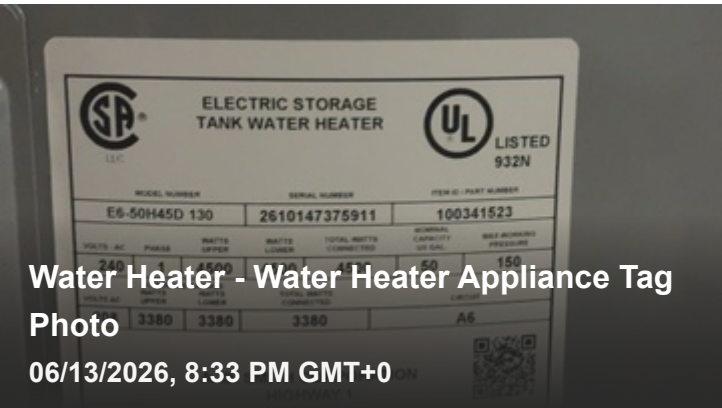
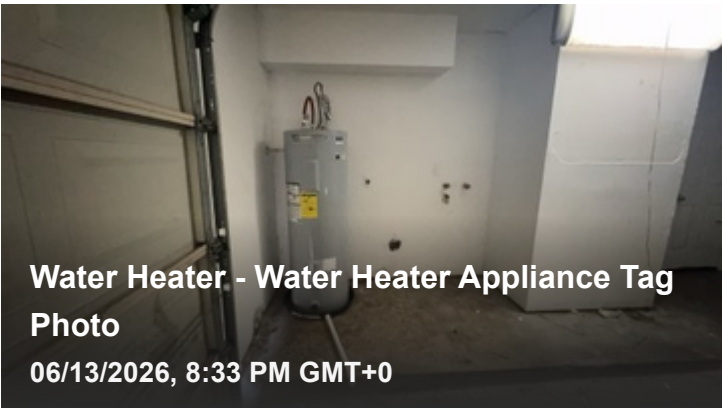
Estimated remaining life

9.72 years

Serial number

2610147375911

Water Heater photos / videos



HVAC

2 Issues

General

1 Issue

Air Filter Condition

Dirty

Air Filter Size

25x12

General photos / videos

Inspectify flag

Air Filter Condition

The air filter is "Dirty".

Deficiency photos / videos

Heating

Not present

Cooling

1 Issue

Cooling System Condition

Non-Functional

Cooling System Appliance Tag Photo

Air Conditioner

Recall status

No

Expected life

15 years

Brand

Rheem

Estimated remaining life

10.22 years

Manufacture date

September 2021

Model number

RA1436AJ1NA

Age

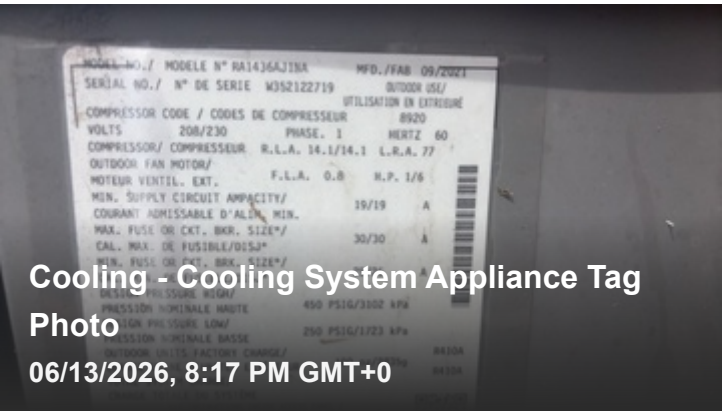
4.78 years

Serial number

W352122719

Beta Feature

Cooling photos / videos

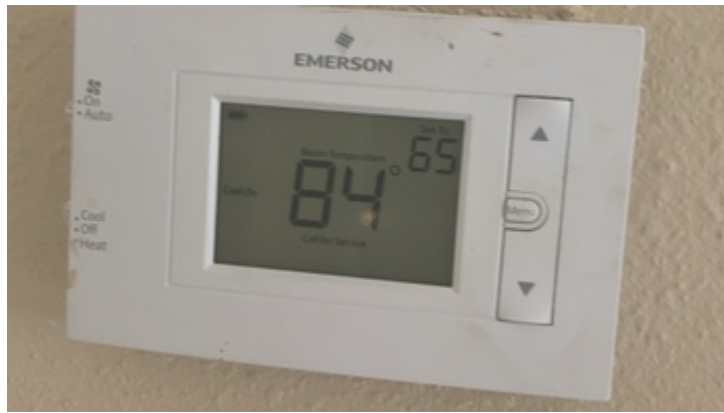


Repair deficiency

Inoperable Cooling System

The cooling system is working insufficiently.

Cooling photos / videos



Temperature Splits  Not present

Miscellaneous Property Information

🔍 2 Issues

🔍 2 Issues

Personal Belongings or Furniture Observed

Yes

General Interior Condition

Carpets Need Professional Cleaning, Entire Home Needs Cleaning

Miscellaneous Property Information photos / videos

🚩 Inspectify flag

Personal Belongings or Furniture Observed

Yes

Deficiency photos / videos

🚩 Inspectify flag

General Interior Condition

Carpets Need Professional Cleaning 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.