

2405 Pomona Drive

Pasadena, Texas 77506



✉ hello@inspectify.com

Client	--
Type	Rent Ready Inspection Report - 2405 Pomona Drive
Inspected by	Paul Wilder - Surveyor
Scheduled	June 13, 2026, 5:00 PM CDT
Completed	June 12, 2026, 5:41 PM CDT

 8 limitation

 4 Inspectify flag

System	Subsystem	Issues identified
Exterior	Exterior	 <u>Porch / Patio / Deck Condition</u>
Common Areas	Common Room	 <u>Paint / Wallpaper Condition</u>
Kitchen	Range	 <u>Range Appliance Tag Photo: Not Present</u>
Bathrooms	Primary Bathroom	 <u>Caulking Condition</u>
Laundry Area	Laundry Area	 <u>Doors / Casing / Door Stops Condition: Not Present</u>
		 <u>Windows / Blinds / Screens Condition: Not Present</u>
Utilities	Smoke / CO Detectors	 <u>CO Detectors Observed: Not Present</u>
		 <u>CO Detectors Functional: Not Present</u>
		 <u>CO Detector Power Type(s): Not Present</u>
HVAC	Heating	 <u>Could Not See Everything in Attic</u>
	Cooling	 <u>Could Not See Everything in Attic</u>
	Temperature Splits	 <u>Differential Less Than 10 Degrees</u>

Home Inspection Details

Occupancy Status

Vacant

Address Numbers Visible

Yes

Home Inspection Details photos / videos



Exterior 1 Issue

1 Issue

Exterior / Siding Condition

Great - No Repairs Needed

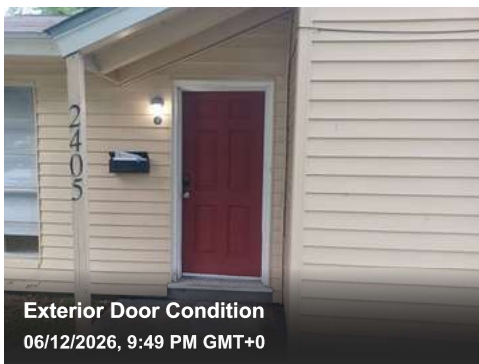
Exterior Door Condition

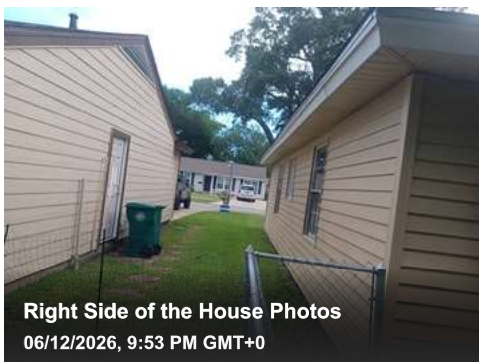
Great - No Repairs Needed

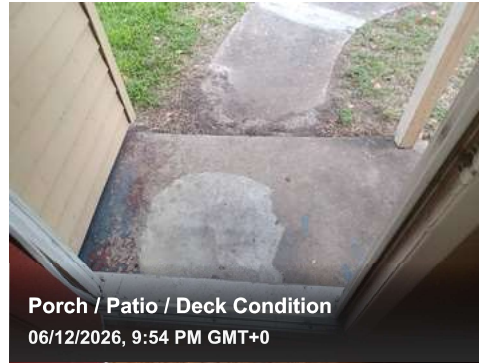
Porch / Patio / Deck Condition

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 ✓ 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

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

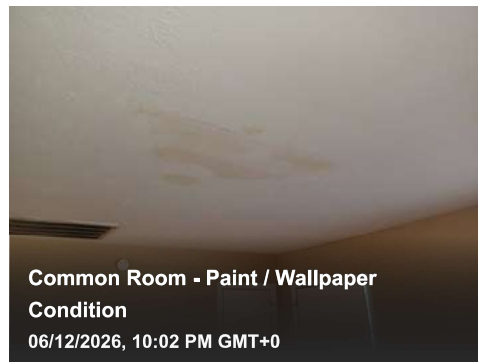
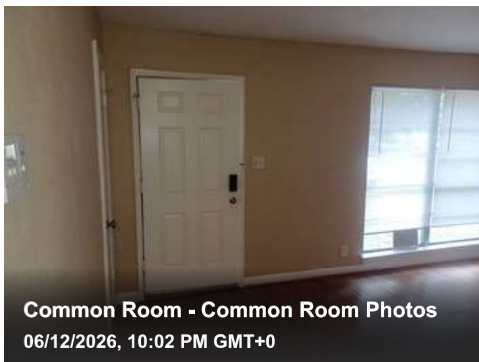
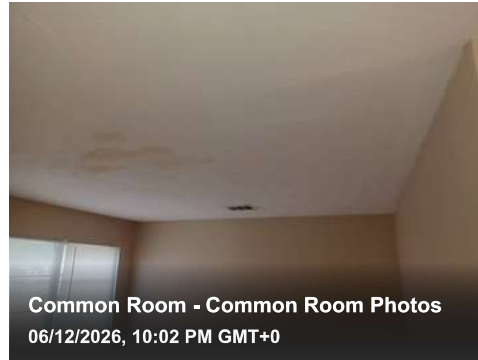
Electrical Condition

Great - No Repairs Needed

Windows / Blinds / Screens Condition

Great - No Repairs Needed

Common Room photos / videos



Inspectify flag

Paint / Wallpaper Condition

Good - Cosmetic Issues Only

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

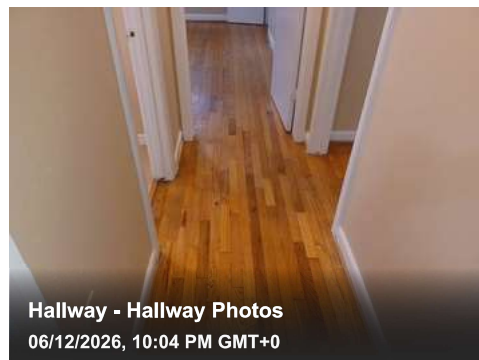
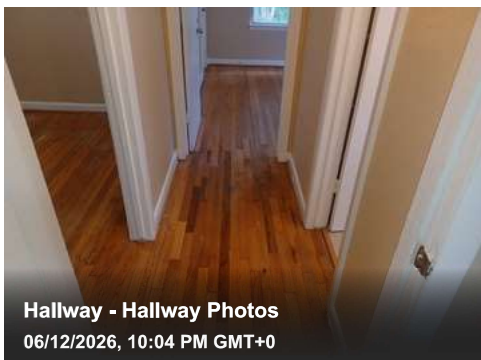
Flooring Condition

Great - No Repairs Needed

Electrical Condition

Great - No Repairs Needed

Hallway photos / videos



Fireplace  Not present

Kitchen



1 Issue



No issues

Sink Condition

Great - No Repairs Needed

Countertop Condition

Great - No Repairs Needed

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

Great - No Repairs Needed

Electrical Condition

Great - No Repairs Needed

Plumbing Condition

Great - No Repairs Needed

Windows / Blinds / Screens Condition

Great - No Repairs Needed

Caulking Condition

Great - No Repairs Needed

Kitchen photos / videos



Kitchen - Kitchen Photos
06/12/2026, 10:05 PM GMT+0



Kitchen - Kitchen Photos
06/12/2026, 10:05 PM GMT+0



Kitchen - Kitchen Photos
06/12/2026, 10:05 PM GMT+0



Kitchen - Kitchen Photos
06/12/2026, 10:05 PM GMT+0



Kitchen - Kitchen Photos
06/12/2026, 10:06 PM GMT+0



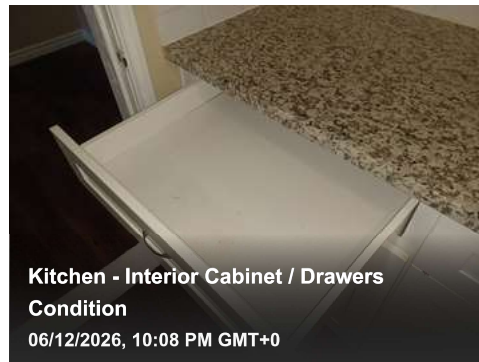
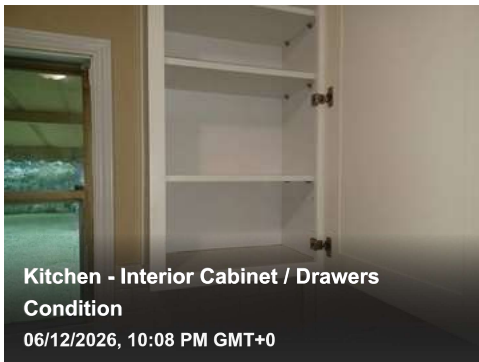
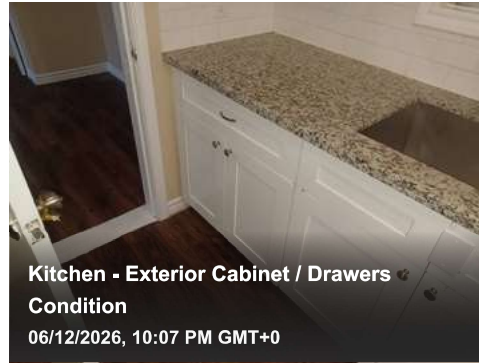
Kitchen - Sink Condition
06/12/2026, 10:06 PM GMT+0



Kitchen - Countertop Condition
06/12/2026, 10:06 PM GMT+0



Kitchen - Countertop Condition
06/12/2026, 10:06 PM GMT+0



Refrigerator ✓ No issues

Refrigerator Condition

Functional

Refrigerator Water Filter Observed

No

Refrigerator Appliance Tag Photo

Refrigerator

 Beta Feature

Recall status

No

Manufacture date

August 2024

Expected life

14 years

Model number

MDTF18WHR

Brand

Vissani

Age

1.86 years

Estimated remaining life

12.14 years

Serial number

352024_2004167

Refrigerator photos / videos



Range 🕒 1 Issue

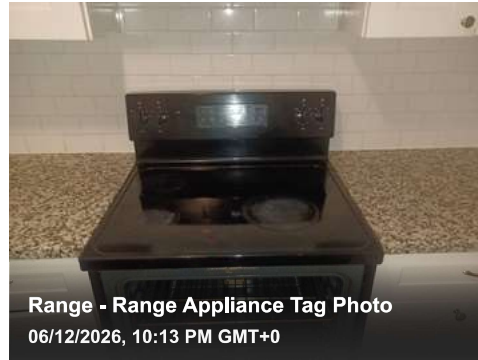
Range Condition

Functional

Range Appliance Tag Photo

Not Present

Range photos / videos



Limitation

Range Appliance Tag Photo: Not Present

The object / room is not present.

Limitation photos / videos

Wall Oven Not present

Cooktop Not present

Vent Hood No issues

Vent Hood Condition

Functional

Vent Hood photos / videos



Dishwasher ✓ No issues

Dishwasher Condition

Functional

Dishwasher Appliance Tag Photo

Dishwasher

 Beta Feature

Recall status

No

Manufacture date

April 2019

Expected life

10 years

Model number

GSD3300K55BB

Brand

GE

Age

7.2 years

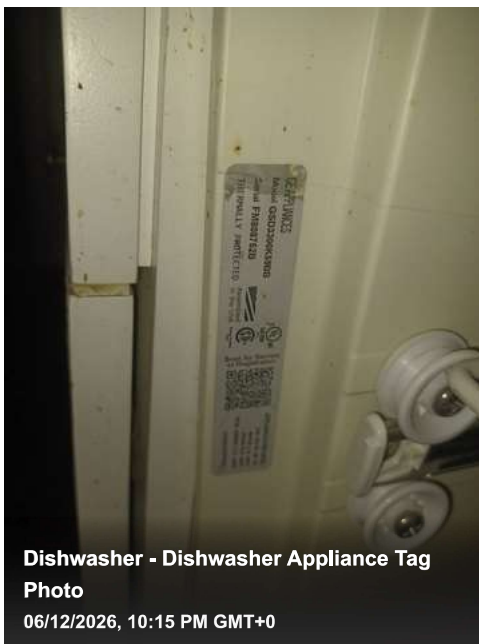
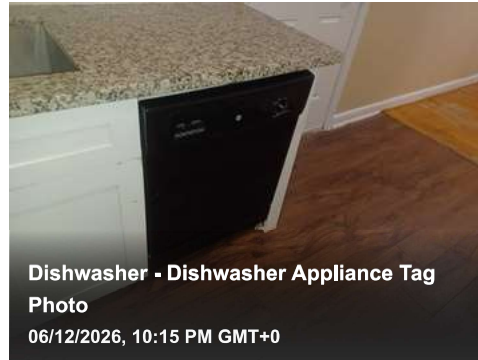
Estimated remaining life

2.8 years

Serial number

FM808752B

Dishwasher photos / videos



Microwave  Not present

Garbage Disposal  Not present

General **No issues**

Missing Kitchen Appliances

Wall Oven, Cooktop, Microwave

General photos / videos

Bedrooms

Primary Bedroom ✓ No issues

Ceiling / Walls / Trim Condition

Great - No Repairs Needed

Paint / Wallpaper Condition

Great - No Repairs Needed

Doors / Casing / Door Stops Condition

Great - No Repairs Needed

Flooring Condition

Great - No Repairs Needed

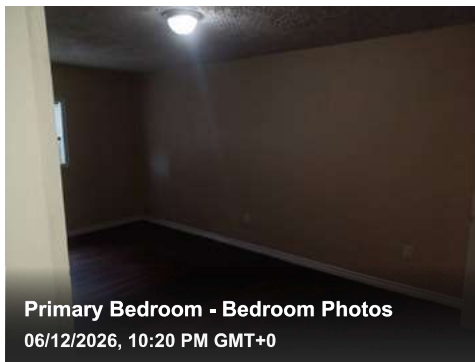
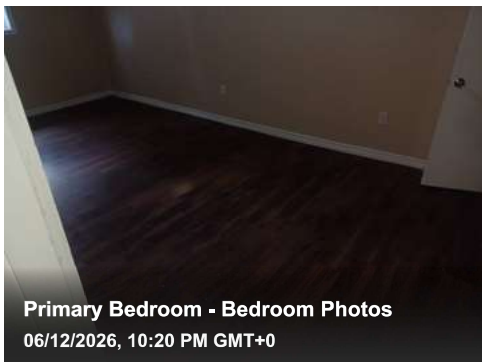
Electrical Condition

Great - No Repairs Needed

Windows / Blinds / Screens Condition

Great - No Repairs Needed

Primary Bedroom photos / videos



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

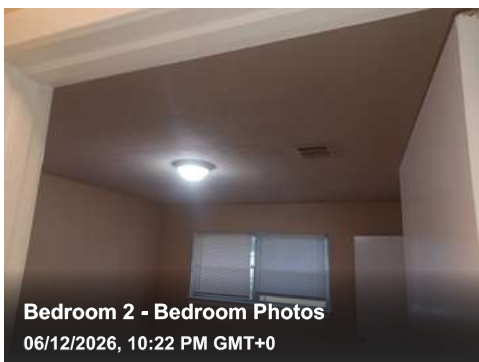
Electrical Condition

Great - No Repairs Needed

Windows / Blinds / Screens Condition

Great - No Repairs Needed

Bedroom 2 photos / videos



[View web report](#)



Bedroom 3 No issues

Ceiling / Walls / Trim Condition

Great - No Repairs Needed

Paint / Wallpaper Condition

Great - No Repairs Needed

Doors / Casing / Door Stops Condition

Great - No Repairs Needed

Flooring Condition

Great - No Repairs Needed

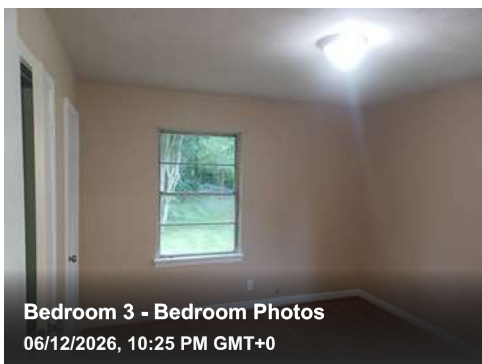
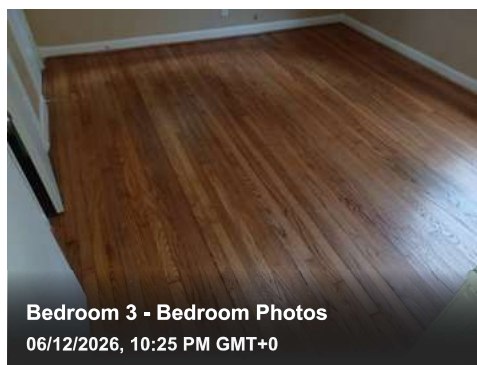
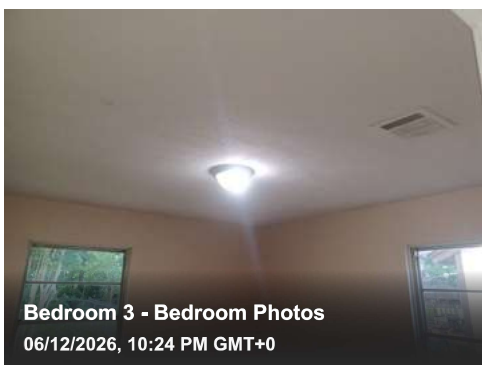
Electrical Condition

Great - No Repairs Needed

Windows / Blinds / Screens Condition

Great - No Repairs Needed

Bedroom 3 photos / videos



Bathrooms 1 Issue

Primary Bathroom 1 Issue

Sink Condition

Great - No Repairs Needed

Vanity / Cabinet Condition

Great - No Repairs Needed

Toilet Condition

Great - No Repairs Needed

Shower / Tub Condition

Great - No Repairs Needed

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

Great - No Repairs Needed

Flooring Condition

Great - No Repairs Needed

Electrical Condition

Great - No Repairs Needed

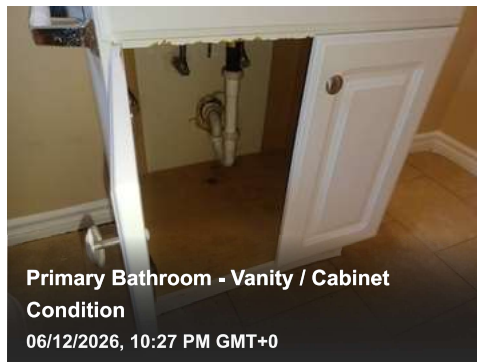
Plumbing Condition

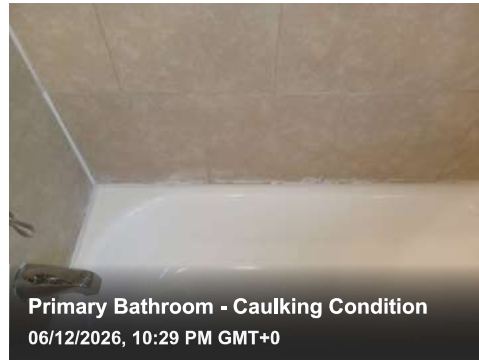
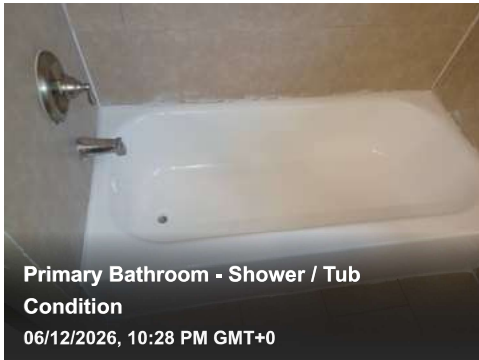
Great - No Repairs Needed

Windows / Blinds / Screens Condition

Great - No Repairs Needed

Primary Bathroom photos / videos





Inspectify flag

Caulking Condition

Good - Cosmetic Issues Only

Primary Bathroom photos / videos



Structural

Attic ✓ No issues

Attic Access Accessible

No

Attic photos / videos

Basement  Not present

Garage

 Not present

Laundry Area 2 Issues

2 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

Great - No Repairs Needed

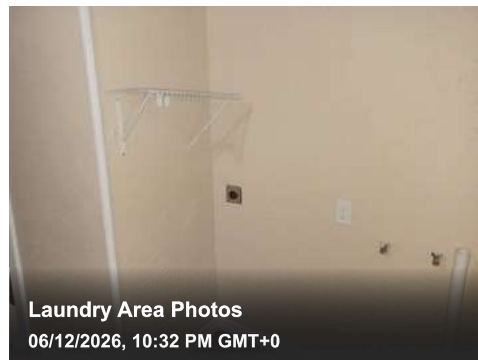
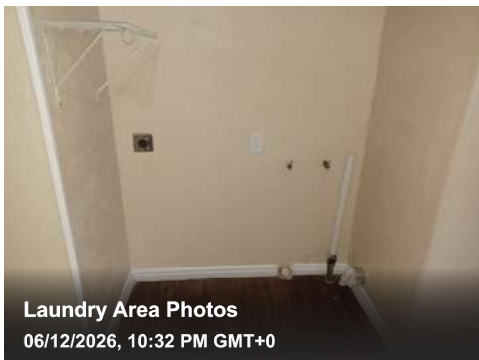
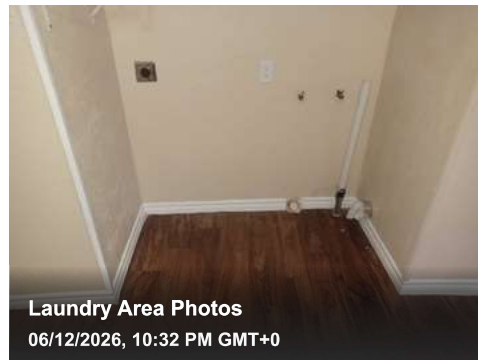
Electrical Condition

Great - No Repairs Needed

Windows / Blinds / Screens Condition

Not Present

Laundry Area photos / videos



⚠ Limitation

Doors / Casing / Door Stops Condition: Not Present

The object / room is not present.

Limitation 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 3 Issues

✓ No issues

Active Utilities

Water, Electric

Utilities photos / videos

Smoke / CO Detectors 3 Issues

Required Smoke Detectors Observed

Yes

Smoke Detectors Functional

Yes

Smoke Detector Power Type(s)

Battery Operated

CO Detectors Observed

Not Present

CO Detectors Functional

Not Present

CO Detector Power Type(s)

Not Present

Smoke / CO Detectors photos / videos

 Limitation

CO Detectors Observed: Not Present

The object / room is not present.

Limitation 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

Water Heater ✓ No issues

Water Heater Condition

Functional

Water Heater Appliance Tag Photo

Water Heater - Electric

 Beta Feature

Recall status

No

Manufacture date

October 2012

Expected life

10 years

Model number

GE40M06AAG

Brand

GE

Age

13.7 years

Estimated remaining life

0 years

Serial number

GEQ431201230

Water Heater photos / videos



Water Heater - Water Heater Appliance Tag Photo

06/12/2026, 10:35 PM GMT+0



Water Heater - Water Heater Appliance Tag Photo

06/12/2026, 10:35 PM GMT+0

HVAC



3 Issues

General



No issues

Air Filter Condition

Clean

Air Filter Size

16 by 20 by 25

General photos / videos

Heating



Cannot inspect

Limitation

Could Not See Everything in Attic

I could not see and inspect everything in the attic space. The access is restricted and my inspection is limited.

Limitation photos / videos

Cooling



Cannot inspect

Limitation

Could Not See Everything in Attic

I could not see and inspect everything in the attic space. The access is restricted and my inspection is limited.

Limitation photos / videos

Temperature Splits 1 Issue

Supply Temperature (Cooling)

64

Return Temperature (Cooling)

80

Supply Temperature (Heating)

81

Return Temperature (Heating)

80

Differential Less Than 10 Degrees

Yes

Temperature Splits photos / videos



Inspectify flag

Differential Less Than 10 Degrees

Yes

Deficiency photos / videos

Miscellaneous Property Information

✓ No issues

Personal Belongings or Furniture Observed

No

General Interior Condition

No Concerns Present

Miscellaneous Property Information photos / videos



Unless a system, component, fixture, appliance, or other item is specifically included in the scope of work or report, it is deemed excluded at the client's request, and the contractor makes no representations or warranties whatsoever regarding such items.

Without limiting the foregoing, unless expressly included in the scope of work or accompanying report, the contractor has not evaluated, tested, or performed services related to household appliances, heating, ventilation, and air conditioning systems, roofing, foundations, swimming pools or hot tubs, sewer or septic systems, gas or water lines, electrical systems, or other similar items.

By accepting the services and/or report, the client acknowledges and agrees that any items not specifically included in the scope of work or report are excluded at the client's request.