

Prepared for ELDA Management Services, Inc

2/8/2021



2722 Skyview Ridge

Houston TX 77047

3 bed / 3 bath

Technician's comments:








None

Smell test performed:

No exceptions noted.

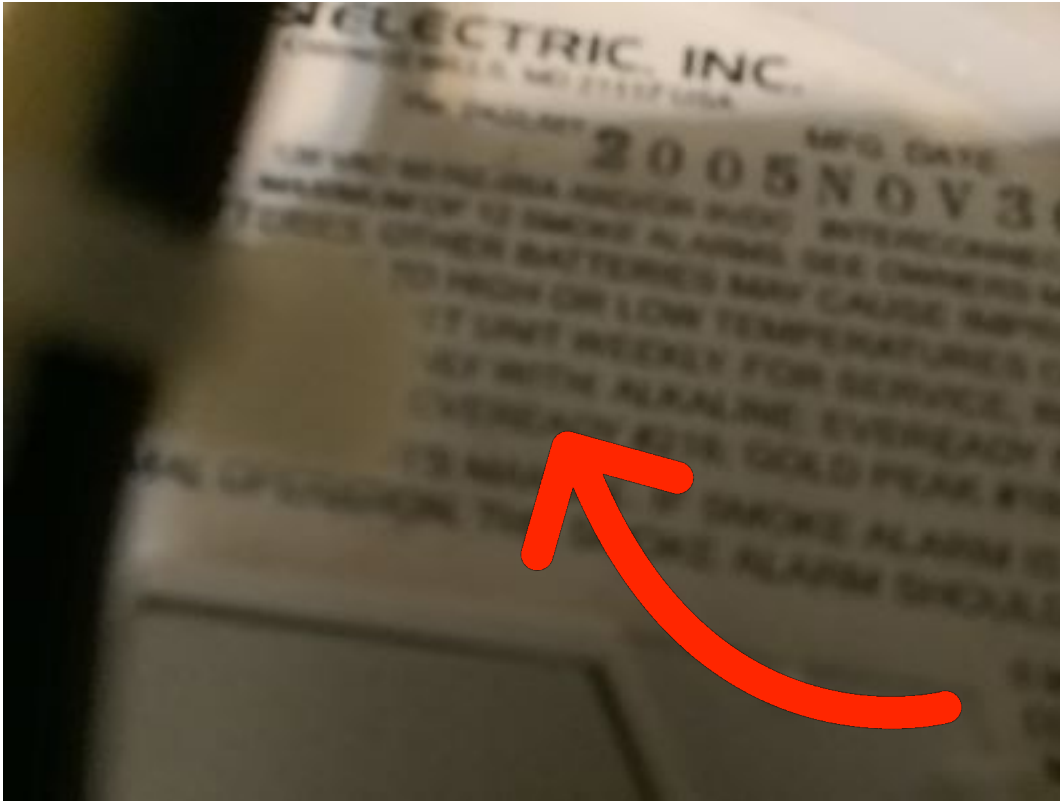
KEY ANCILLARY ITEMS

STATUS 

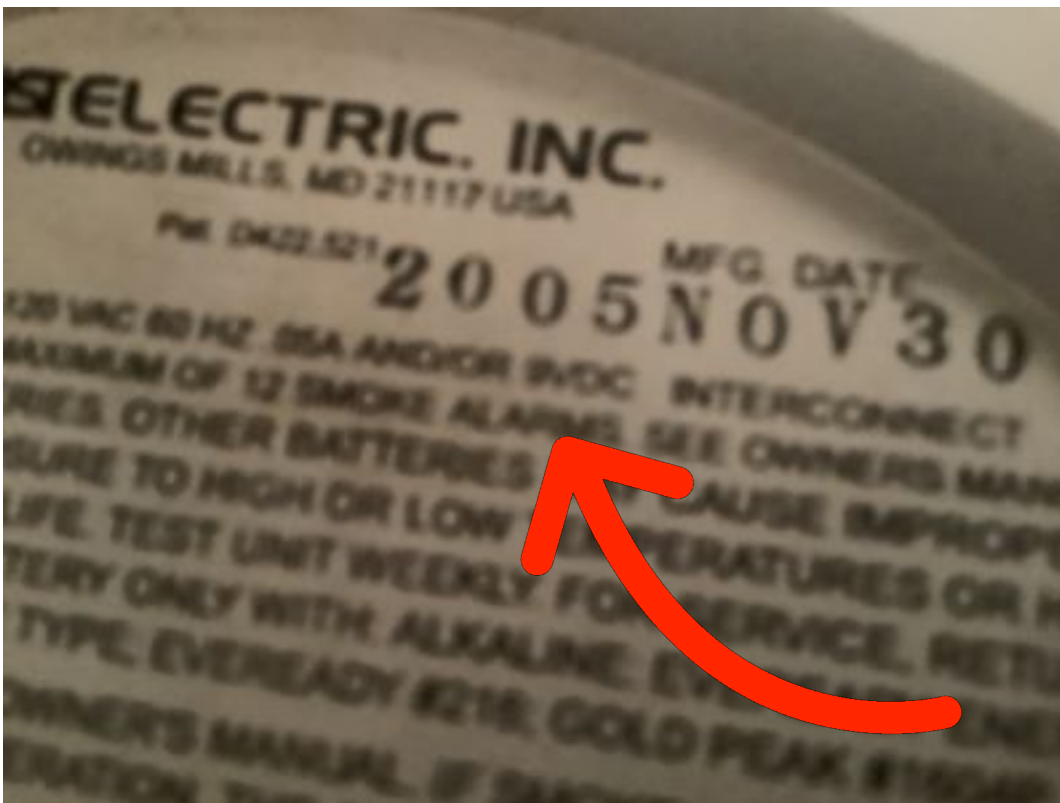
Item	Location	Quantity	Status
Air Filter	Miscellaneous	12 x 12 x 1	DIRTY 
Air Filter 2	Miscellaneous	20 x 25 x 1	DIRTY 
Air Filter 3	Miscellaneous	12 x 24 x 1	CLEAN 
Smoke Alarm (Wired)	Bedroom 1	Exp. Nov 2015	PASSED 
Smoke Alarm (Wired)	Bedroom 2	Exp. Nov 2016	PASSED 
Smoke Alarm (Wired)	Bedroom 3	Exp. Nov 2015	PASSED 
Smoke Alarm (Wired)	Hallway/Stairway	Exp. Apr 2015	PASSED 

ROOM	ITEM	COMMENTS
Bedroom 1	Smoke Alarm (Wired)	Alarm in place (on ceiling or wall)
Bedroom 2	Smoke Alarm (Wired)	Close-up of printed manufacture date (typically on back of alarm)
Bedroom 3	Smoke Alarm (Wired)	Close-up of printed manufacture date (typically on back of alarm)
Hallway/Stairway	Smoke Alarm (Wired)	Close-up of printed manufacture date (typically on back of alarm)
Miscellaneous	Air Filter 2 (20 x 25 x 1)	Close-up of size/initials/date
Rear Exterior	Fence	Damaged, rotten, or chipping fence materials; holes/gaps in fence; damaged clasps; gates that don't close securely
	Fence	Damaged, rotten, or chipping fence materials; holes/gaps in fence; damaged clasps; gates that don't close securely

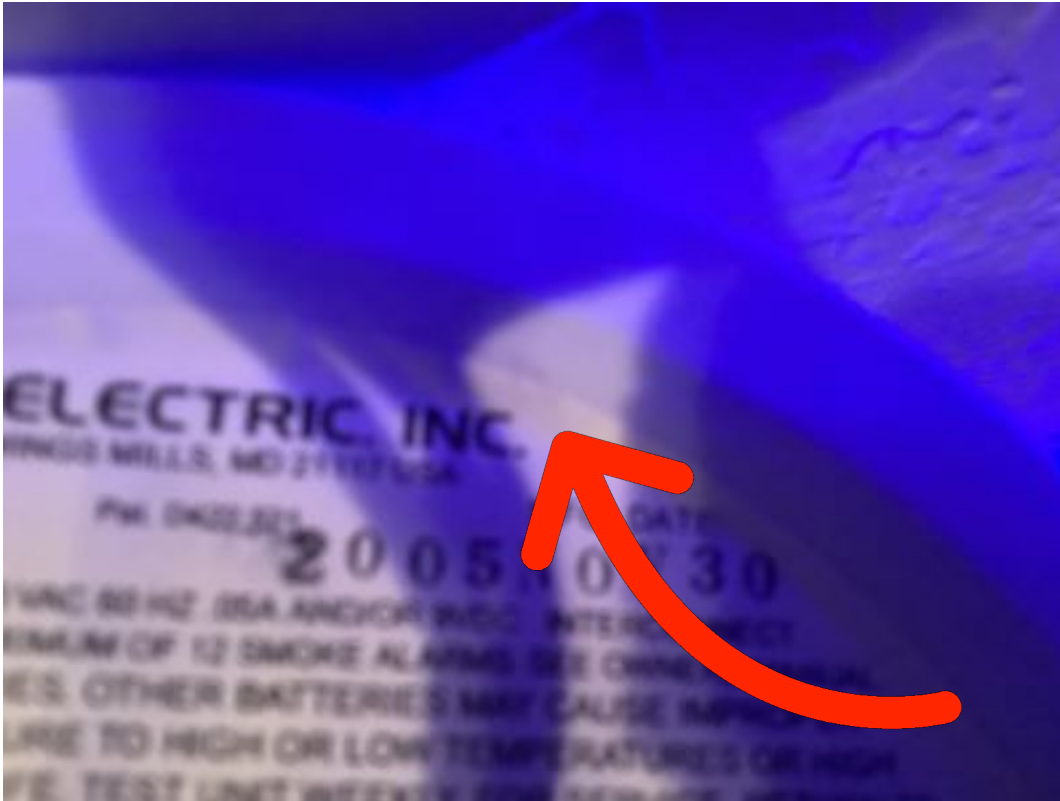
There are no functioning carbon monoxide alarms at this property.



Bedroom 1
Smoke Alarm
Alarm in place (on ceiling or wall)



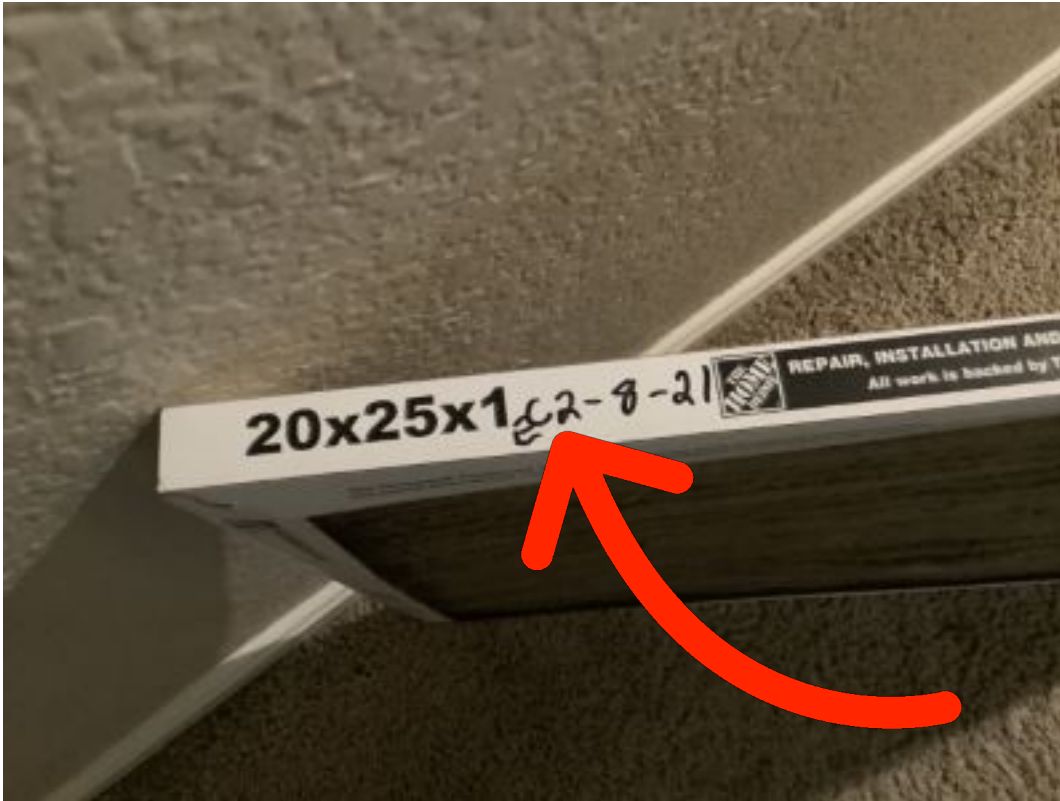
Bedroom 2
Smoke Alarm
Close-up of printed manufacture date (typically on back of alarm)



Bedroom 3
Smoke Alarm
Close-up of printed manufacture date (typically on back of alarm)



Hallway/Stairway
Smoke Alarm
Close-up of printed manufacture date (typically on back of alarm)



Miscellaneous
Air Filter 2
Close-up of
size/initials/date




















Rear Exterior
Fence
Damaged, rotten,
or chipping fence
materials;
holes/gaps in
fence; damaged
clasps; gates that
don't close securely



**Rear Exterior
Fence**

Damaged, rotten, or chipping fence materials; holes/gaps in fence; damaged clasps; gates that don't close securely

ITEM	RESULT
1. Street Overview	 1 PHOTO
2. Front Left View	 1 PHOTO
3. Center View	 1 PHOTO
4. Front Right View	 1 PHOTO
5. Address	 1 PHOTO
6. Driveway	 1 PHOTO
7. Roof/Trim/Gutter	 1 PHOTO
8. Walls/Siding/Trim	 2 PHOTOS
9. Downspout/Splash Blocks	 1 PHOTO
10. Light Fixtures	 OBSERVED
11. Yard	 1 PHOTO
12. Left Side Yard	 1 PHOTO
13. Right Side Yard	 1 PHOTO
14. Window Screens	 1 PHOTO
15. Garage Door	 1 PHOTO
16. Walkways	 1 PHOTO
17. Trees/Shrubs/Landscaping	 1 PHOTO

Front Exterior Photos

2722 Skyview Ridge



Street Overview



Front Left View



Center View



Front Right View



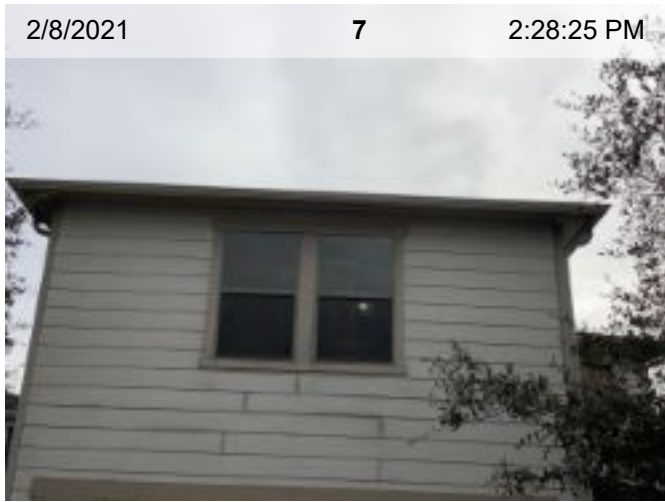
Address



Driveway

Front Exterior Photos

2722 Skyview Ridge



Roof/Trim/Gutter



Walls/Siding/Trim | Left, Front, and Right Sides



Walls/Siding/Trim



Downspout/Splash Blocks



Yard



Left Side Yard

Front Exterior Photos

2722 Skyview Ridge



Right Side Yard



Window Screens
















Garage Door



Walkways



Trees/Shrubs/Landscaping

ITEM	RESULT
1. Overview	 1 PHOTO
2. Rear Gate	 1 PHOTO
3. Porch/Patio/Deck	 1 PHOTO
4. BBQ Grill	 1 PHOTO
5. Walls/Siding/Trim	 2 PHOTOS
6. Window Screens	 1 PHOTO
7. Rear Door	 3 PHOTOS
8. Keyless Deadbolt/Pin Lock	 1 PHOTO
9. Yard	 1 PHOTO
10. Roof/Trim/Gutter	 1 PHOTO
11. Trees/Shrubs/Landscaping	 2 PHOTOS
12. Fence	 ATTENTION
13. Light Fixtures	 OBSERVED

Rear Exterior Photos

2722 Skyview Ridge



Overview



Rear Gate



Porch/Patio/Deck



BBQ Grill



Walls/Siding/Trim | Left, Front, and Right Sides



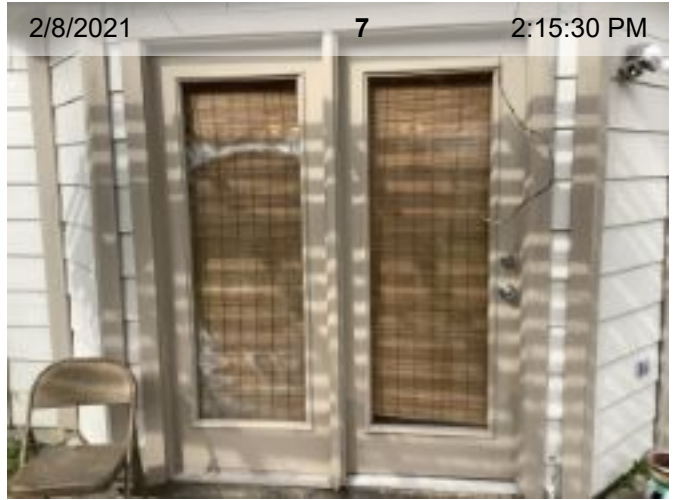
Walls/Siding/Trim

Rear Exterior Photos

2722 Skyview Ridge



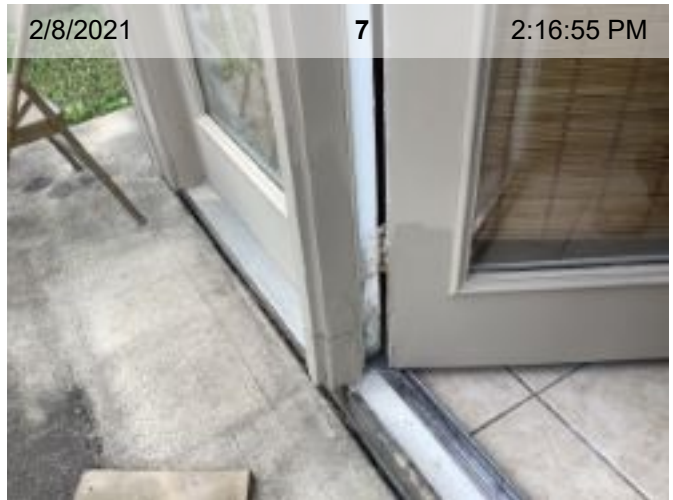
2/8/2021 6 2:15:15 PM
Window Screens



2/8/2021 7 2:15:30 PM
Rear Door



2/8/2021 7 2:16:20 PM
Rear Door



2/8/2021 7 2:16:55 PM
Rear Door



2/8/2021 8 2:15:53 PM
Keyless Deadbolt/Pin Lock



2/8/2021 9 2:19:08 PM
Yard

Rear Exterior Photos

2722 Skyview Ridge



Roof/Trim/Gutter



Trees/Shrubs/Landscaping



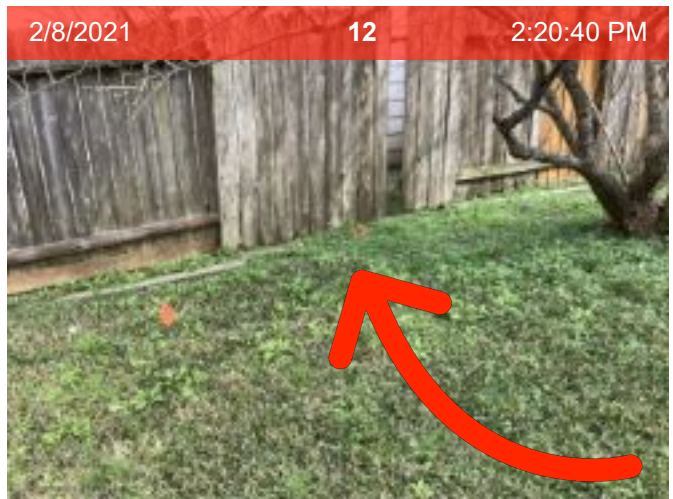
Trees/Shrubs/Landscaping



Fence



Fence



Fence | Damaged, rotten, or chipping fence materials; holes/gaps in fence; damaged clasps; gates that don't

Rear Exterior Photos

2722 Skyview Ridge



Fence | Damaged, rotten, or chipping fence materials; holes/gaps in fence; damaged clasps; gates that don't



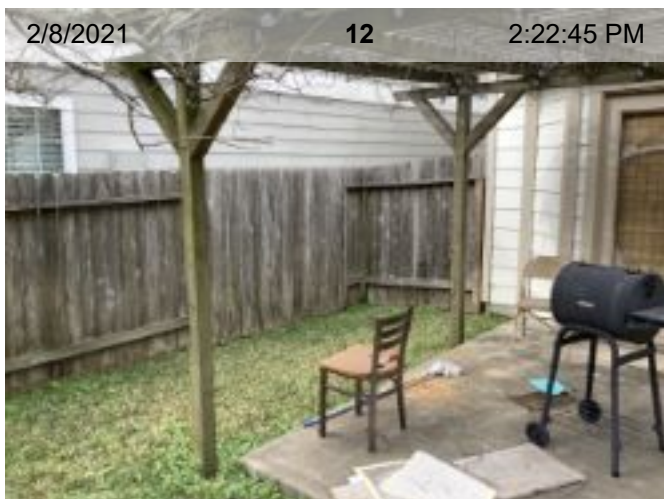
Fence














Fence



Fence



Fence

ITEM	RESULT
1. Patio/Porch	 1 PHOTO
2. Front Door Exterior	 1 PHOTO
3. Keyless Deadbolt/Pin Lock	 1 PHOTO
4. Front Door Interior	 1 PHOTO
5. Floors	 1 PHOTO
6. Ceiling	 1 PHOTO
7. Light Fixtures	 OBSERVED
8. Walls/Paint	 OBSERVED
9. Outlet/Switch Covers	 OBSERVED
10. Closets	 OBSERVED
11. Overview	 1 PHOTO

Entry Photos

2722 Skyview Ridge



Patio/Porch



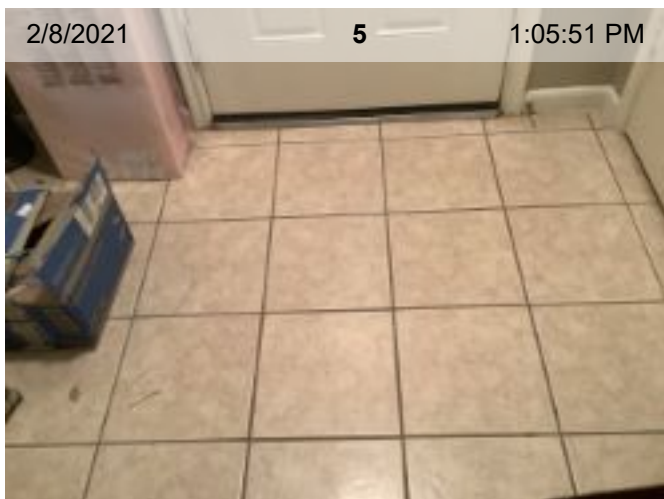
Front Door Exterior



Keyless Deadbolt/Pin Lock



Front Door Interior



Floors












Ceiling

Entry Photos

2722 Skyview Ridge



Overview

ITEM	RESULT
1. Floors	 1 PHOTO
2. Ceiling	 1 PHOTO
3. Ceiling Fan	 OBSERVED
4. Light Fixtures	 OBSERVED
5. Walls/Paint	 OBSERVED
6. Outlet/Switch Covers	 OBSERVED
7. Windows	 OBSERVED
8. Blinds/Drapes	 OBSERVED
9. Overview	 1 PHOTO

Living Room Photos

2722 Skyview Ridge











Floors



Ceiling



Overview

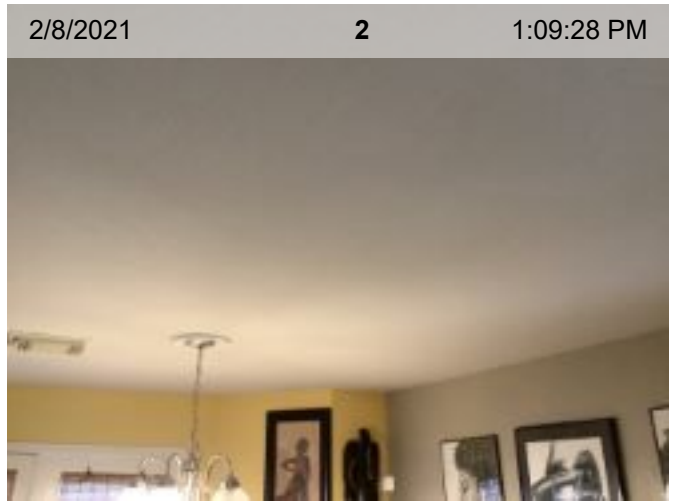
ITEM	RESULT
1. Floors	 1 PHOTO
2. Ceiling	 1 PHOTO
3. Light Fixtures	 OBSERVED
4. Walls/Paint	 OBSERVED
5. Outlet/Switch Covers	 OBSERVED
6. Door	 OBSERVED
7. Door Stop	 OBSERVED
8. Overview	 1 PHOTO

Dining Room Photos

2722 Skyview Ridge
























Floors



Ceiling



Overview

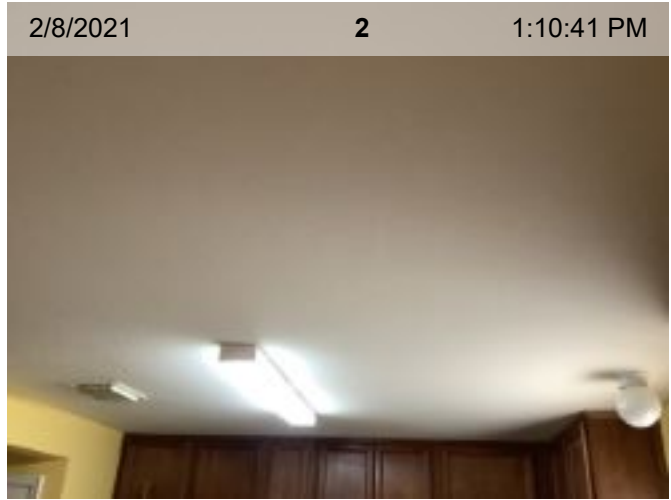
ITEM	RESULT
1. Floors	 1 PHOTO
2. Ceiling	 1 PHOTO
3. Light Fixtures	 OBSERVED
4. Walls/Paint	 OBSERVED
5. Outlet/Switch Covers	 OBSERVED
6. Sink/Faucet	 1 PHOTO
7. Faucet Spray Hose	 OBSERVED
8. Cabinet Under Sink	 1 PHOTO
9. Garbage Disposal	 OBSERVED
10. Refrigerator	 OBSERVED
11. Range/Cooktop/Oven	 1 PHOTO
12. Exhaust Fan	 1 PHOTO
13. Dishwasher	 2 PHOTOS
14. Microwave Oven	 1 PHOTO
15. Counter Top/Back Splash	 OBSERVED
16. Upper Cabinets	 1 PHOTO
17. Lower Cabinets	 2 PHOTOS
18. Pantry	 OBSERVED
19. Windows	 OBSERVED
20. Blinds/Drapes	 OBSERVED
21. Overview	 1 PHOTO

Kitchen Photos

2722 Skyview Ridge



Floors



Ceiling



Sink/Faucet



Cabinet Under Sink



Range/Cooktop/Oven | GE



Exhaust Fan

Kitchen Photos

2722 Skyview Ridge



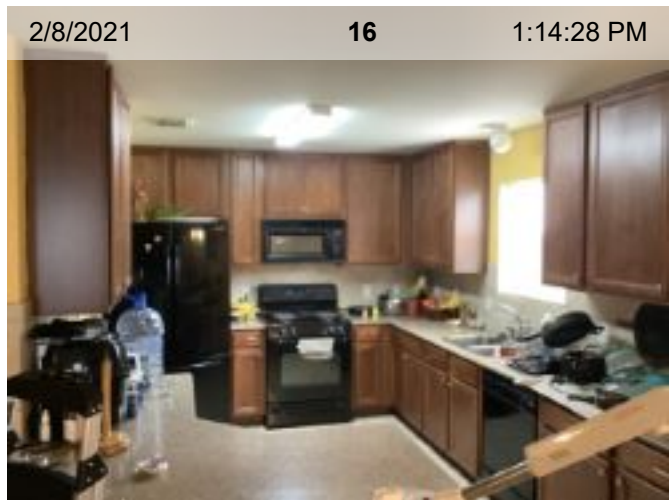
Dishwasher | Whirlpool



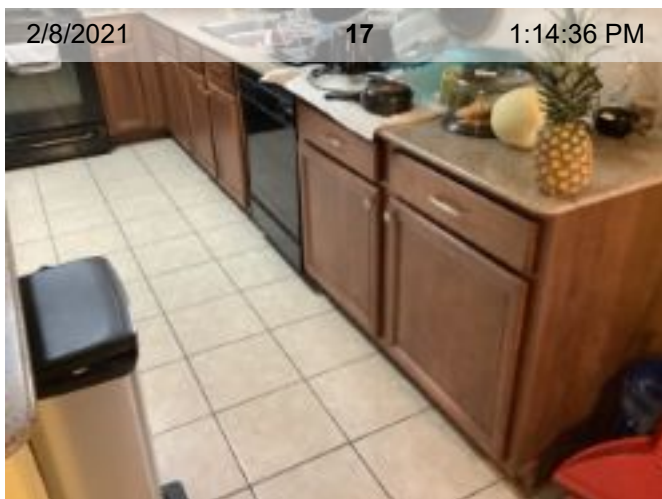
Dishwasher | Whirlpool | Interior



Microwave Oven | Whirlpool



Upper Cabinets



Lower Cabinets













Lower Cabinets

Kitchen Photos

2722 Skyview Ridge



Overview

ITEM	RESULT
1. Passage Door	 1 PHOTO
2. Passage Door Keyless Locks/Deadbolt	 1 PHOTO
3. Passage Door Peephole	 1 PHOTO
4. Floors	 1 PHOTO
5. Ceiling	 1 PHOTO
6. Walls/Paint	 OBSERVED
7. Outlet/Switch Covers	 OBSERVED
8. Garage Door Interior	 1 PHOTO
9. Light Fixtures	 OBSERVED
10. Overview	 1 PHOTO

Garage Photos

2722 Skyview Ridge



Passage Door



Passage Door Keyless Locks/Deadbolt



Passage Door Peephole



Floors



Ceiling










Garage Door Interior

Garage Photos

2722 Skyview Ridge



Overview

ITEM	RESULT
1. Floors	 1 PHOTO
2. Ceiling	 1 PHOTO
3. Light Fixtures	 OBSERVED
4. Walls/Paint	 OBSERVED
5. Outlet/Switch Covers	 OBSERVED
6. Wired Smoke Alarm (>10 yrs old)	 ATTENTION
7. Overview	 1 PHOTO

Hallway/Stairway Photos

2722 Skyview Ridge



Floors



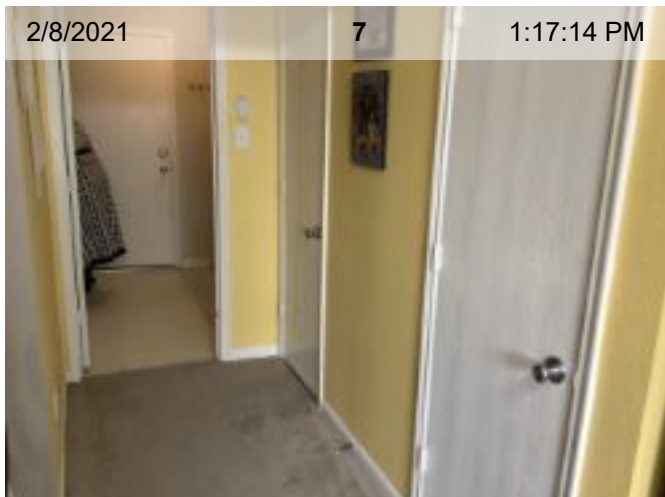
Ceiling













Wired Smoke Alarm (mfd 4/2005) | Smoke test: Passed | >10 yrs old | Alarm in place (on ceiling or wall)



Wired Smoke Alarm (mfd 4/2005) | Smoke test: Passed | >10 yrs old | Close-up of printed manufacture



Overview

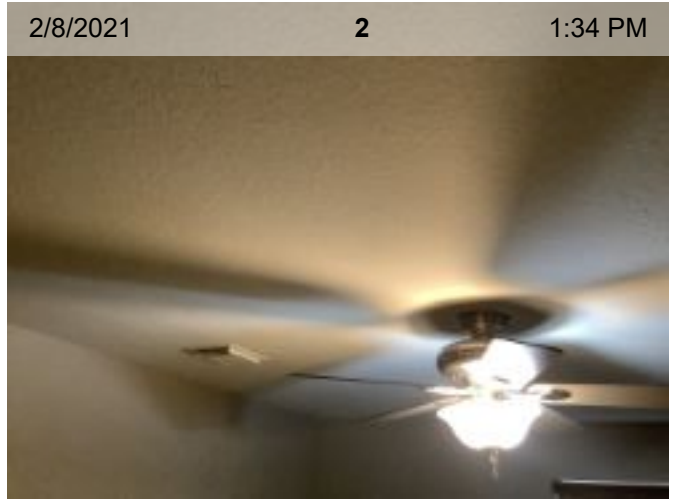
ITEM	RESULT
1. Floors	 1 PHOTO
2. Ceiling	 1 PHOTO
3. Light Fixtures	 OBSERVED
4. Walls/Paint	 OBSERVED
5. Outlet/Switch Covers	 OBSERVED
6. Windows	 OBSERVED
7. Blinds/Drapes	 OBSERVED
8. Door	 OBSERVED
9. Wired Smoke Alarm (>10 yrs old)	 ATTENTION
10. Overview	 1 PHOTO

Bedroom 1 Photos

2722 Skyview Ridge



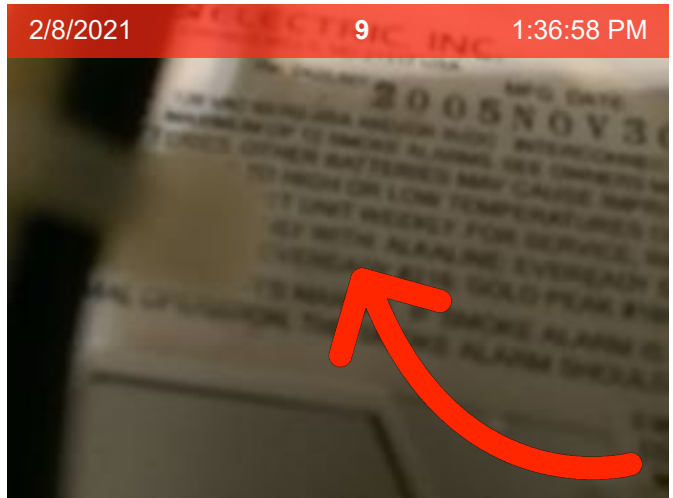
Floors



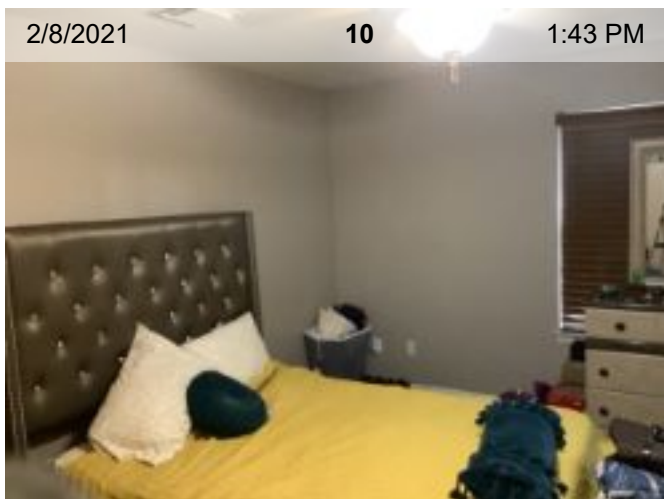
Ceiling















Wired Smoke Alarm (mfd 11/2005) | Smoke test: Passed | >10 yrs old



Wired Smoke Alarm (mfd 11/2005) | Smoke test: Passed | >10 yrs old | Alarm in place (on ceiling or wall)

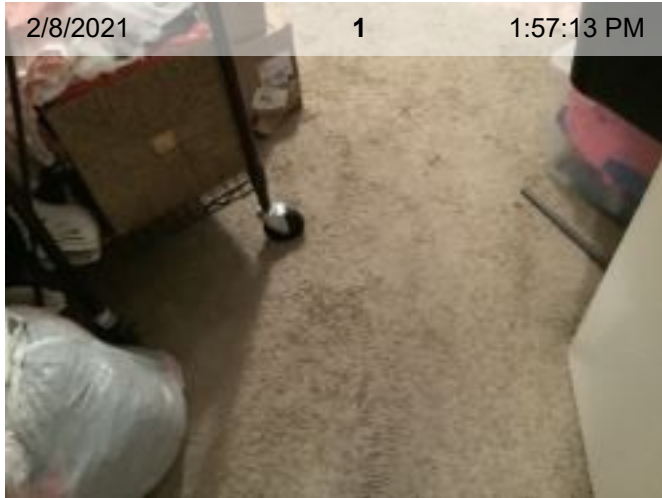


Overview

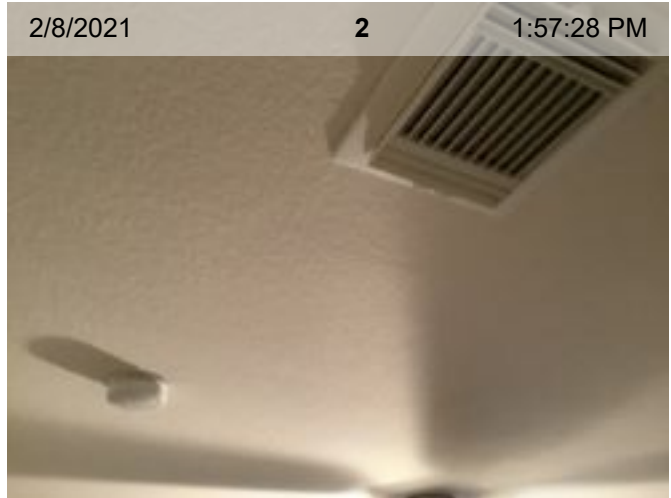
ITEM	RESULT
1. Floors	 1 PHOTO
2. Ceiling	 1 PHOTO
3. Ceiling Fan	 OBSERVED
4. Light Fixtures	 OBSERVED
5. Walls/Paint	 OBSERVED
6. Outlet/Switch Covers	 OBSERVED
7. Closets	 OBSERVED
8. Windows	 OBSERVED
9. Blinds/Drapes	 OBSERVED
10. Door	 OBSERVED
11. Wired Smoke Alarm (>10 yrs old)	 ATTENTION
12. Overview	 1 PHOTO

Bedroom 2 Photos

2722 Skyview Ridge



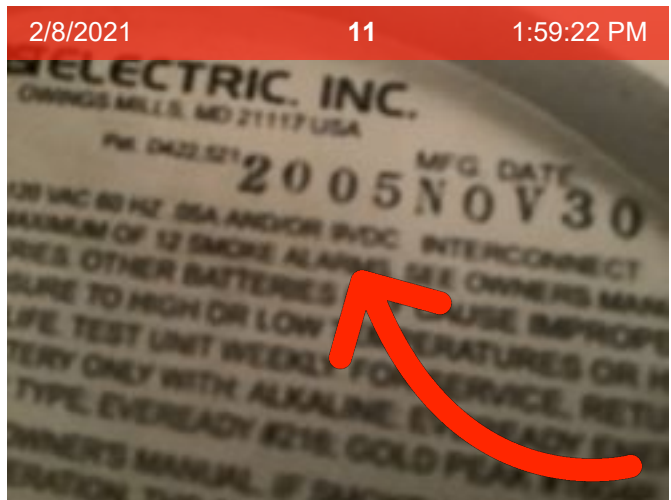
Floors



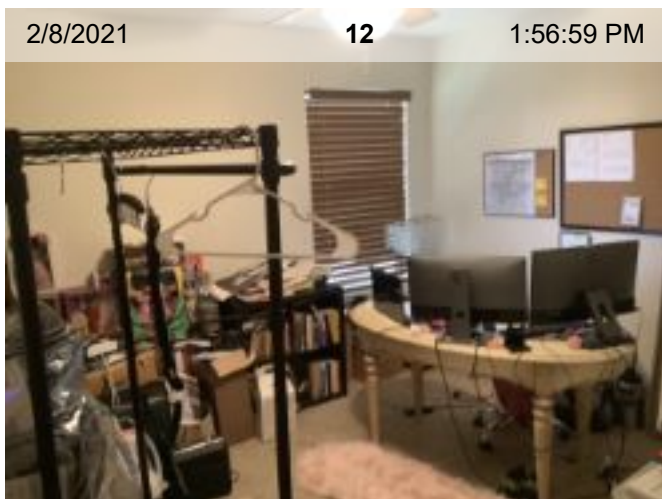
Ceiling
















Wired Smoke Alarm (mfd 11/2006) | Smoke test: Passed | >10 yrs old



Wired Smoke Alarm (mfd 11/2006) | Smoke test: Passed | >10 yrs old | Close-up of printed manufacture

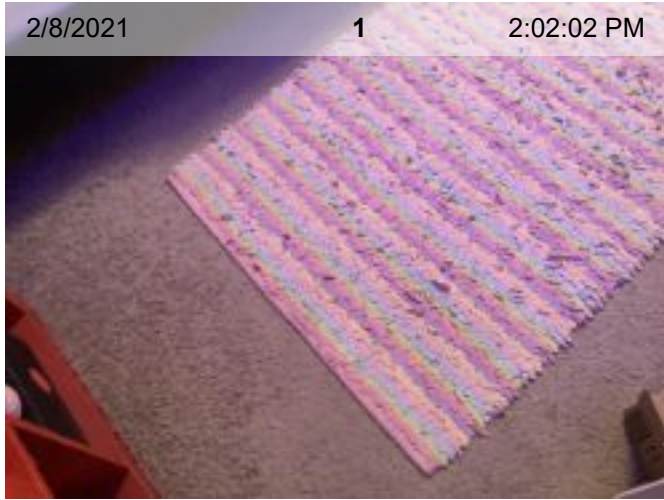


Overview

ITEM	RESULT
1. Floors	 1 PHOTO
2. Ceiling	 1 PHOTO
3. Ceiling Fan	 OBSERVED
4. Light Fixtures	 OBSERVED
5. Walls/Paint	 OBSERVED
6. Outlet/Switch Covers	 OBSERVED
7. Closets	 OBSERVED
8. Windows	 OBSERVED
9. Blinds/Drapes	 OBSERVED
10. Door	 OBSERVED
11. Door Stop	 OBSERVED
12. Wired Smoke Alarm (>10 yrs old)	 ATTENTION
13. Overview	 1 PHOTO

Bedroom 3 Photos

2722 Skyview Ridge



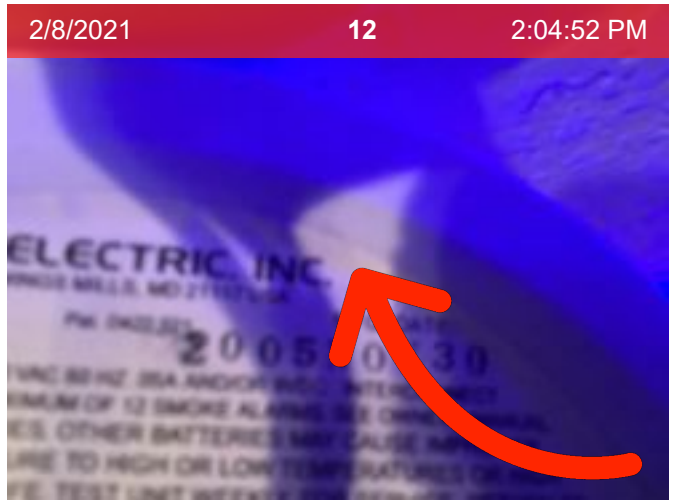
Floors



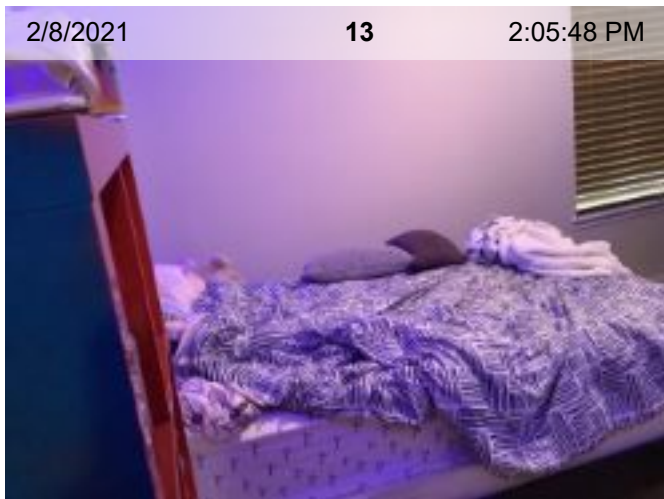
Ceiling















Wired Smoke Alarm (mfd 11/2005) | Smoke test: Passed | >10 yrs old



Wired Smoke Alarm (mfd 11/2005) | Smoke test: Passed | >10 yrs old | Close-up of printed manufacture

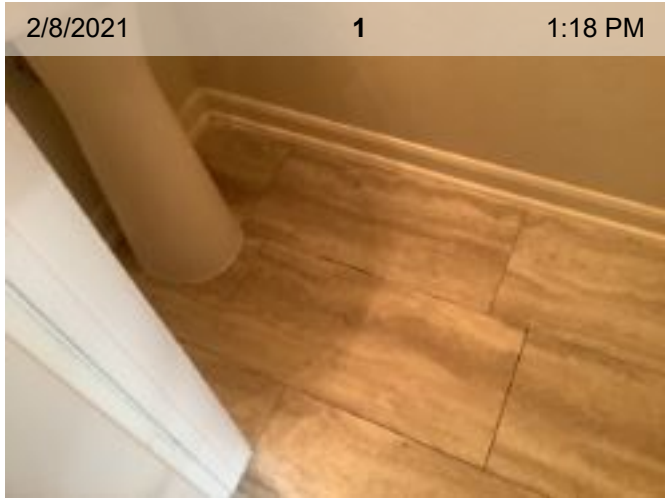


Overview

ITEM	RESULT
1. Floors	 1 PHOTO
2. Ceiling	 1 PHOTO
3. Exhaust Fan	 1 PHOTO
4. Walls/Paint	 OBSERVED
5. Outlet/Switch Covers	 OBSERVED
6. Light Fixtures	 OBSERVED
7. Sink/Faucet	 1 PHOTO
8. Cabinet Under Sink	 1 PHOTO
9. Commode	 1 PHOTO
10. Towel Bars	 OBSERVED
11. Door	 OBSERVED
12. Overview	 1 PHOTO

Bathroom 1 Photos

2722 Skyview Ridge



Floors



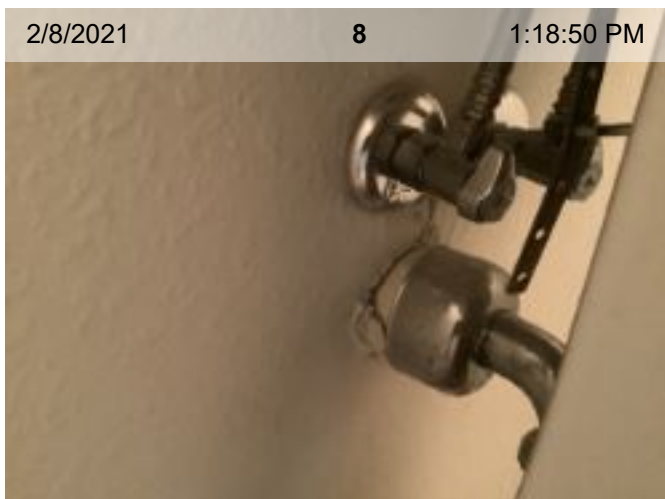
Ceiling



Exhaust Fan



Sink/Faucet



Cabinet Under Sink

















Commode

Bathroom 1 Photos

2722 Skyview Ridge



Overview

ITEM	RESULT
1. Floors	 1 PHOTO
2. Ceiling	 1 PHOTO
3. Exhaust Fan	 1 PHOTO
4. Walls/Paint	 OBSERVED
5. Outlet/Switch Covers	 OBSERVED
6. Light Fixtures	 OBSERVED
7. Sink/Faucet	 1 PHOTO
8. Cabinet Under Sink	 1 PHOTO
9. Commode	 1 PHOTO
10. Tub/Fixture	 1 PHOTO
11. Shower/Fixture	 1 PHOTO
12. Towel Bars	 OBSERVED
13. Door	 OBSERVED
14. Door Stop	 OBSERVED
15. Overview	 1 PHOTO

Bathroom 2 Photos

2722 Skyview Ridge



Floors



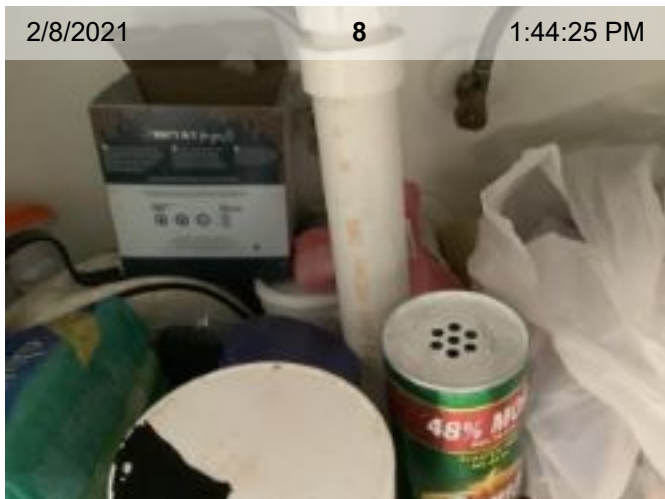
Ceiling



Exhaust Fan



Sink/Faucet



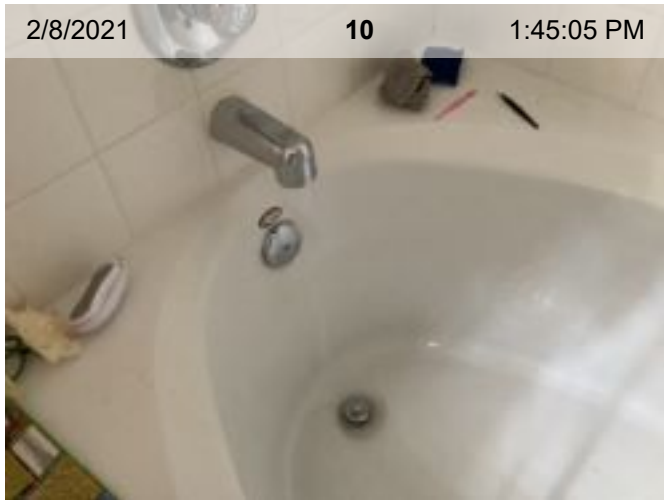
Cabinet Under Sink



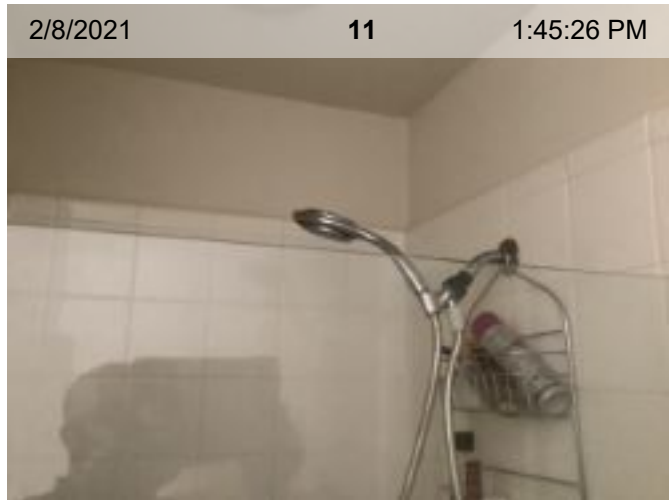
Commode

Bathroom 2 Photos

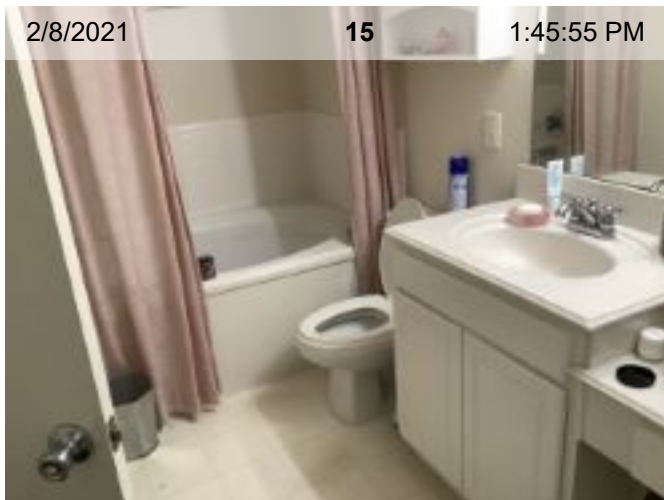
2722 Skyview Ridge


















Tub/Fixture



Shower/Fixture

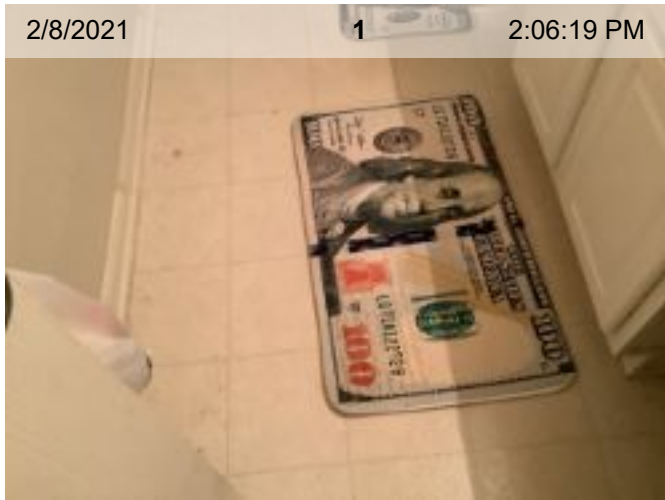


Overview

ITEM	RESULT
1. Floors	 1 PHOTO
2. Ceiling	 1 PHOTO
3. Exhaust Fan	 1 PHOTO
4. Walls/Paint	 OBSERVED
5. Outlet/Switch Covers	 OBSERVED
6. Light Fixtures	 OBSERVED
7. Sink/Faucet	 1 PHOTO
8. Cabinet Under Sink	 1 PHOTO
9. Commode	 1 PHOTO
10. Tub/Fixture	 1 PHOTO
11. Shower/Fixture	 1 PHOTO
12. Towel Bars	 OBSERVED
13. Door	 OBSERVED
14. Door Stop	 OBSERVED
15. Overview	 1 PHOTO

Bathroom 3 Photos

2722 Skyview Ridge



Floors



Ceiling



Exhaust Fan



Sink/Faucet



Cabinet Under Sink



Commode

Bathroom 3 Photos

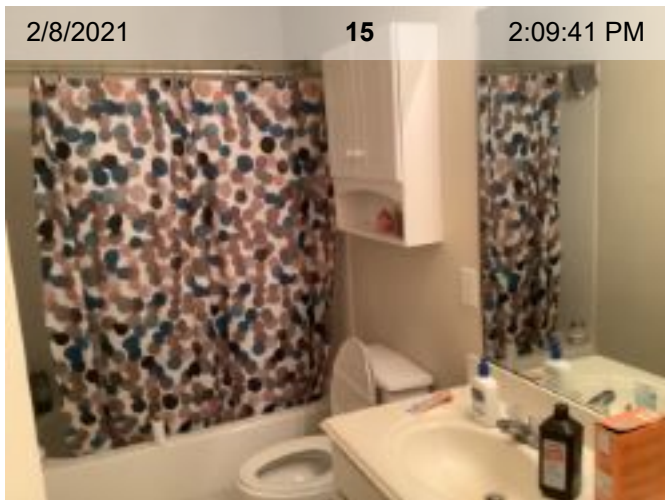
2722 Skyview Ridge







Tub/Fixture



Shower/Fixture



Overview

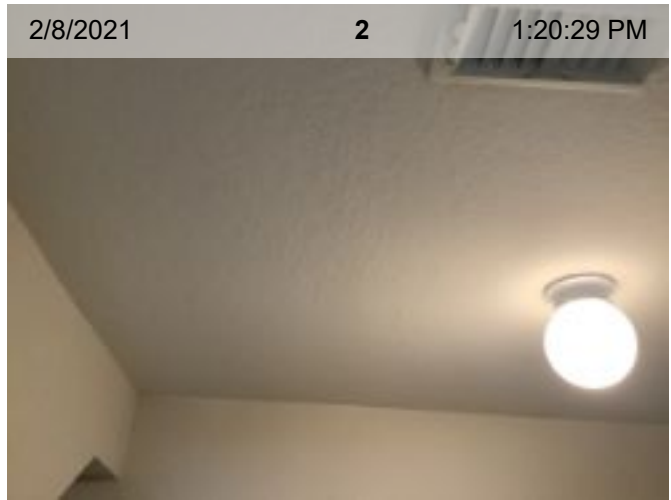
ITEM	RESULT
1. Floors	 1 PHOTO
2. Ceiling	 1 PHOTO
3. Walls/Paint	 OBSERVED
4. Outlet/Switch Covers	 OBSERVED
5. Washing Machine	 OBSERVED
6. Dryer	 OBSERVED
7. Washer Connection	 1 PHOTO
8. Door	 OBSERVED
9. Door Stop	 1 PHOTO
10. Light Fixtures	 OBSERVED
11. Overview	 1 PHOTO

Laundry Room Photos

2722 Skyview Ridge



Floors



Ceiling










Washer Connection



Door Stop | Door stop missing

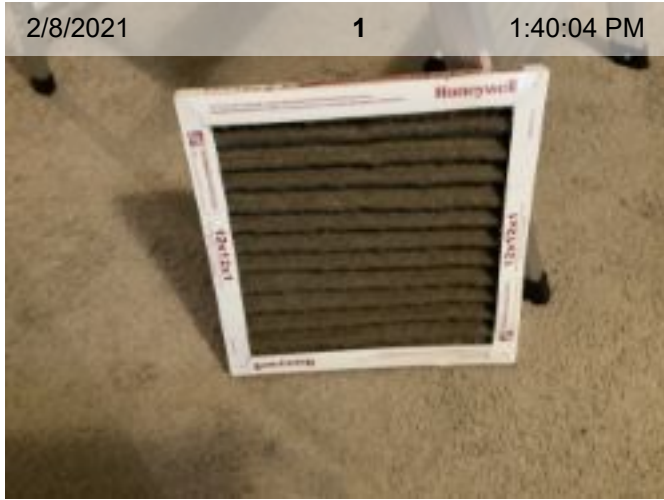


Overview

ITEM	RESULT
1. 12 x 12 x 1 Air Filter	 3 PHOTOS
2. 20 x 25 x 1 Air Filter 2	 ATTENTION
3. 12 x 24 x 1 Air Filter 3	 3 PHOTOS
4. Air Conditioner	 1 PHOTO
5. Thermostat	 1 PHOTO
6. Security System	 1 PHOTO
7. Gas Water Heater (>10 yrs old)	 2 PHOTOS

Miscellaneous Photos

2722 Skyview Ridge



12 x 12 x 1 Air Filter | Front



12 x 12 x 1 Air Filter | Back



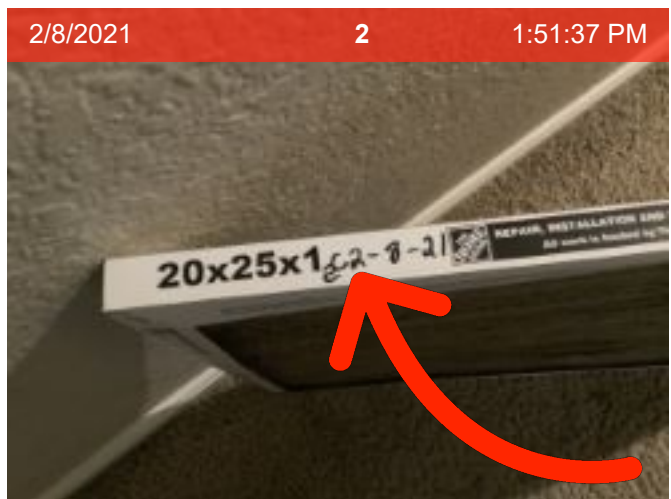
12 x 12 x 1 Air Filter | Close-up of size/initials/date



20 x 25 x 1 Air Filter 2 | Front



20 x 25 x 1 Air Filter 2 | Back



20 x 25 x 1 Air Filter 2 | Close-up of size/initials/date

Miscellaneous Photos

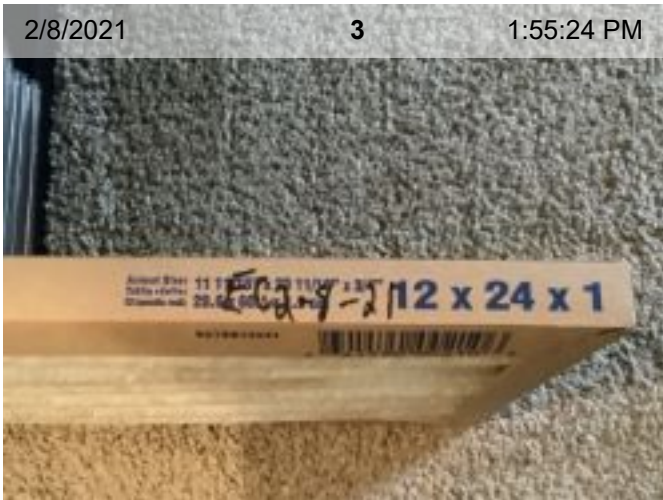
2722 Skyview Ridge



12 x 24 x 1 Air Filter 3 | Front



12 x 24 x 1 Air Filter 3 | Back



12 x 24 x 1 Air Filter 3 | Close-up of size/initials/date



Air Conditioner



Thermostat



Security System

Miscellaneous Photos









2722 Skyview Ridge



Gas Water Heater | >10 yrs old | Raheem | Water heater (with expansion tank if present)

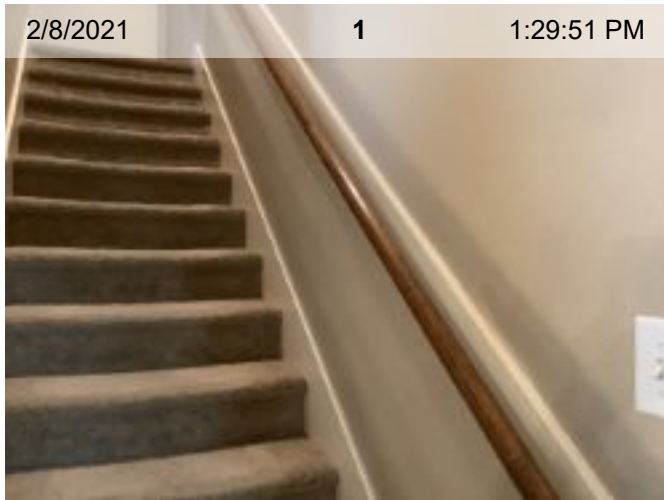


Gas Water Heater | >10 yrs old | Raheem | Water heater (with expansion tank if present)

ITEM	RESULT
1. Railings	 1 PHOTO
2. Floors	 1 PHOTO
3. Ceiling	 1 PHOTO
4. Light Fixtures	 OBSERVED
5. Walls/Paint	 OBSERVED
6. Outlet/Switch Covers	 OBSERVED
7. Stairs	 1 PHOTO
8. Overview	 1 PHOTO

Hallway/Stairway 2 Photos

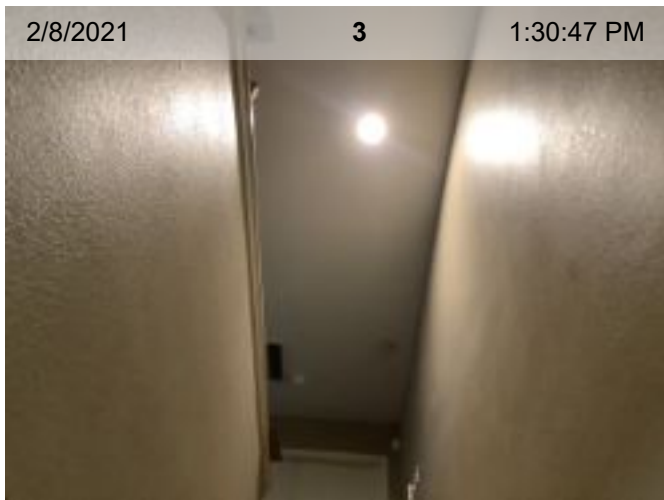
2722 Skyview Ridge



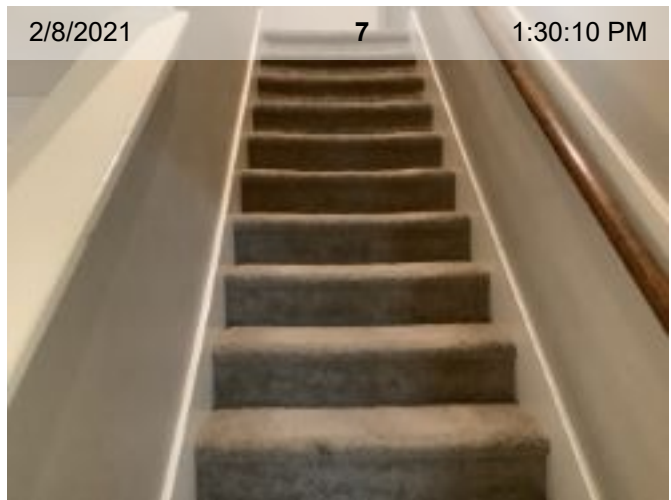
Railings



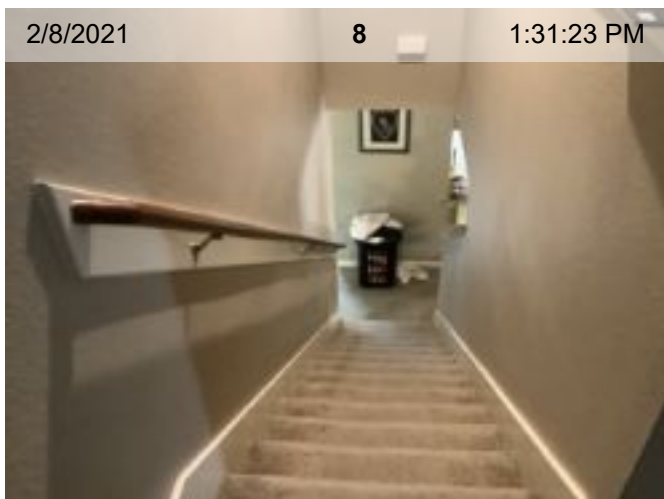
Floors












Ceiling



Stairs

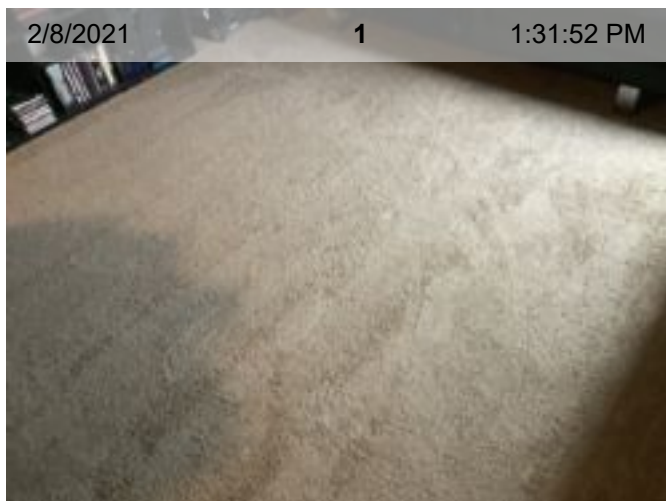


Overview

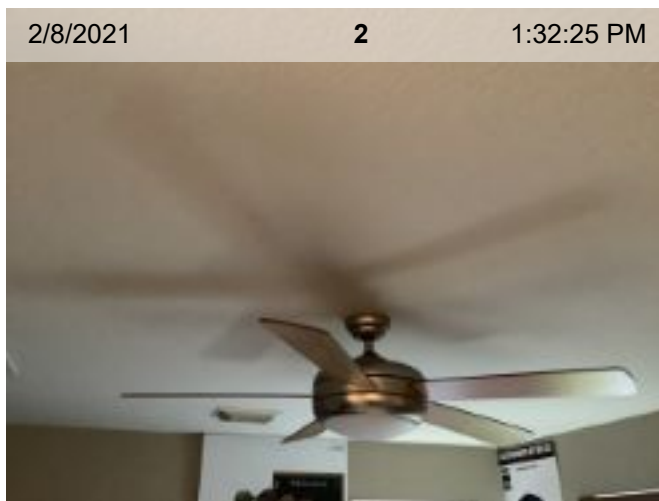
ITEM	RESULT
1. Floors	 1 PHOTO
2. Ceiling	 1 PHOTO
3. Ceiling Fan	 OBSERVED
4. Light Fixtures	 OBSERVED
5. Walls/Paint	 OBSERVED
6. Outlet/Switch Covers	 OBSERVED
7. Windows	 OBSERVED
8. Blinds/Drapes	 OBSERVED
9. Overview	 1 PHOTO

Family Room Photos

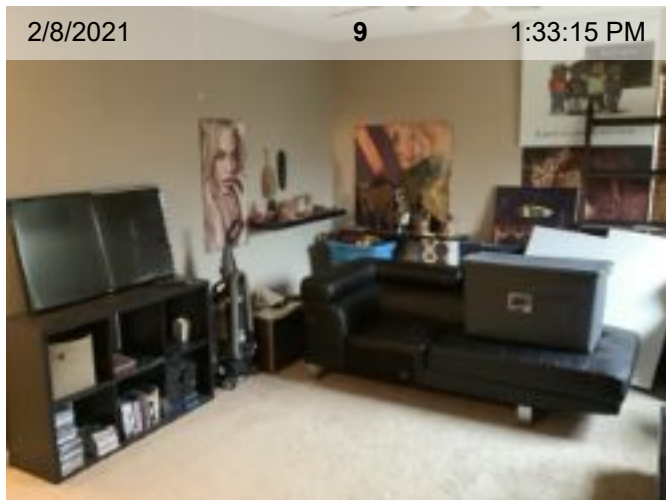
2722 Skyview Ridge



Floors



Ceiling



Overview

