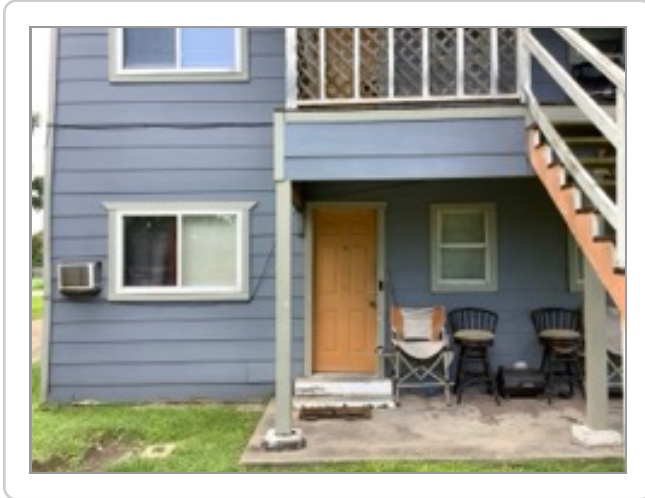


Prepared for Emerson Property Management

6/21/2024



711 Avenue A Unit 2

La Marque TX 77568

2 bed / 1 bath

Technician's comments:





No need for CO2 alarm because there is no attached garage and no gas appliances.
Tenant's oven does not work

Smell test performed:

No exceptions noted.

KEY ANCILLARY ITEMS

STATUS 

Item	Location	Details	Status
Air Filter	Living Room	Size unknown	INACCESSIBLE 
Smoke Alarm (Wireless)	Bedroom 1	Exp. May 2032	PASSED 
Smoke Alarm (Wireless)	Bedroom 2	Exp. Mar 2032	PASSED 
Smoke Alarm (Wireless)	Living Room	Exp. Mar 2032	PASSED 

ROOM	ITEM	COMMENTS
Bathroom 1	Floors	Gap in flooring.
	Ceiling	Cracks in ceiling.
	Ceiling	Cracks in ceiling.
	Ceiling	Cracks in ceiling.
	Commode	Seal around bottom of commode is cracking/ discolored.
	Commode	Bolt caps missing
	Tub/Fixture	Grout is discolored/cracking
	Tub/Fixture	Grout is discolored/cracking
Bedroom 1	Door Stop	Missing- no wall damage noted.
	Walls/Paint	Cracks in texture
Entry	Door Stop	Missing- wall damage noted.
	Patio/Porch	Cracks in concrete; damage ; discoloration
	Patio/Porch	Cracks in concrete; damage ; discoloration
	Front Door Exterior	Scratches; stains; discoloration or chipping of door casing
	Front Door Exterior	Scratches; stains; discoloration or chipping of door casing
Front Exterior	Front Door Interior	Hard to open front door
	Driveway	Spider cracks in driveway.
	Driveway	Spider cracks in driveway.
	Driveway	Driveway crack appears unlevel (see closeup).
	Driveway	Driveway crack appears unlevel (see closeup).
	Walls/Siding/Trim	Siding warping/pulling away
	Walls/Siding/Trim	Cracked/peeling paint
	Window Screens	Screen(s) are missing
Window Screens	Screen(s) are missing	



Bathroom 1
Floors
Gap in flooring.



Bathroom 1
Ceiling
Cracks in ceiling.



Bathroom 1
Ceiling
Cracks in ceiling.



Bathroom 1
Ceiling
Cracks in ceiling.



Bathroom 1
Commode
Seal around bottom
of commode is
cracking/
discolored.



Bathroom 1
Commode
Bolt caps missing



Bathroom 1
Tub/Fixture
Grout is
discolored/cracking



Bathroom 1
Tub/Fixture
Grout is
discolored/cracking



Bathroom 1
Door Stop
Missing- no wall damage noted.



Bedroom 1
Walls/Paint
Cracks in texture



Bedroom 1
Door Stop
Missing- wall
damage noted.



Entry
Patio/Porch
Cracks in concrete;
damage ;
discoloration



Entry
Patio/Porch
Cracks in concrete;
damage ;
discoloration



Entry
Front Door Exterior
Scratches; stains;
discoloration or
chipping of door
casing



Entry
Front Door Exterior
Scratches; stains;
discoloration or
chipping of door
casing



Entry
Front Door Interior
Hard to open front
door



Front Exterior
Driveway
Spider cracks in driveway.



Front Exterior
Driveway
Spider cracks in driveway.



Front Exterior Driveway
Driveway crack appears unlevel (see closeup).



Front Exterior Driveway
Driveway crack appears unlevel (see closeup).



Front Exterior
Walls/Siding/Trim
Siding
warping/pulling
away

















Front Exterior
Walls/Siding/Trim
Cracked/peeling
paint



**Front Exterior
Window Screens**
Screen(s) are
missing



**Front Exterior
Window Screens**
Screen(s) are
missing

ITEM	RESULT
1. Address	 1 PHOTO
2. Center View	 1 PHOTO
3. Driveway	 ATTENTION
4. Electric Meter	 1 PHOTO
5. Front Left View	 1 PHOTO
6. Front Right View	 1 PHOTO
7. Left Side Yard	 1 PHOTO
8. Light Fixtures	 OBSERVED
9. Right Side Yard	 1 PHOTO
10. Roof/Trim/Gutter	 1 PHOTO
11. Satellite Dish	 1 PHOTO
12. Walls/Siding/Trim	 ATTENTION
13. Window Screens	 ATTENTION
14. Yard	 1 PHOTO
Smell test performed, no exceptions noted.	PASS

Front Exterior Photos

711 Avenue A Unit 2



Address



Center View



Driveway



Driveway | Spider cracks in driveway.



Driveway | Spider cracks in driveway.



Driveway | Driveway crack appears uneven (see closeup).

Front Exterior Photos

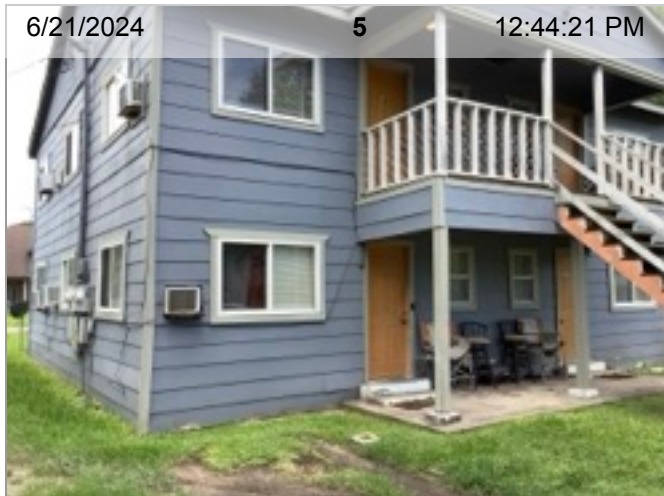
711 Avenue A Unit 2



Driveway | Driveway crack appears unlevel (see closeup).



Electric Meter



Front Left View



Front Right View



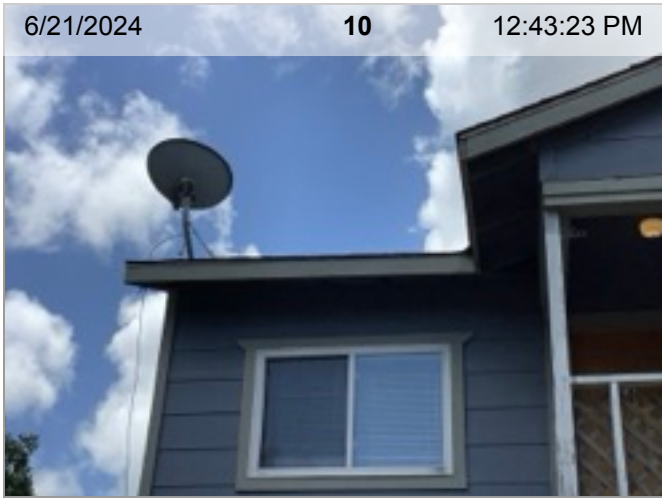
Left Side Yard



Right Side Yard

Front Exterior Photos

711 Avenue A Unit 2



Roof/Trim/Gutter



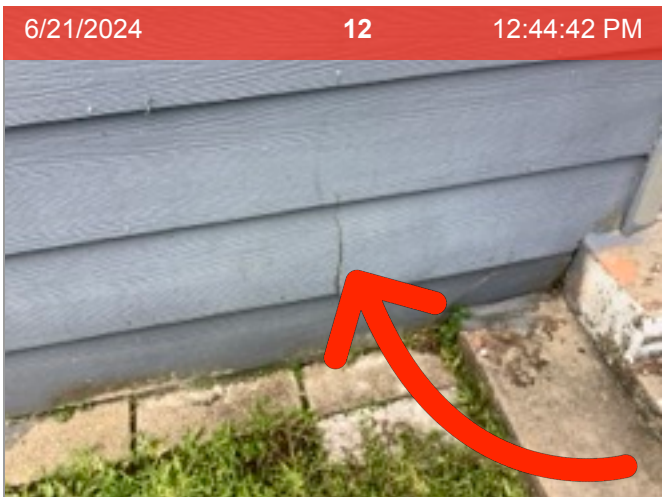
Satellite Dish



Walls/Siding/Trim



Walls/Siding/Trim



Walls/Siding/Trim | Siding warping/pulling away |



Walls/Siding/Trim | Cracked/peeling paint

Front Exterior Photos

711 Avenue A Unit 2



Window Screens



Window Screens | Screen(s) are missing



Window Screens















Window Screens | Screen(s) are missing



Window Screens



Yard

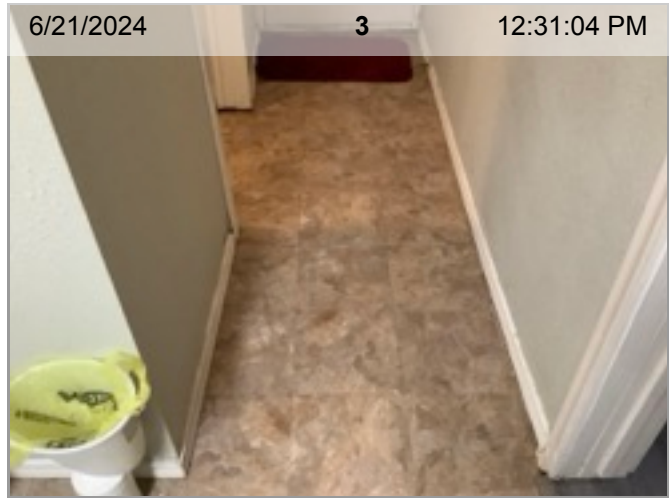
ITEM	RESULT	
1. Ceiling		1 PHOTO
2. Door Stop		OBSERVED
3. Floors		1 PHOTO
4. Front Door Exterior		ATTENTION
5. Front Door Interior		ATTENTION
6. Keyless Deadbolt/Pin Lock		1 PHOTO
7. Light Fixtures		OBSERVED
8. Outlet/Switch Covers		OBSERVED
9. Overview (Interior)		1 PHOTO
10. Patio/Porch		ATTENTION
11. Peephole		1 PHOTO
12. Walls/Paint		OBSERVED
Smell test performed, no exceptions noted.		PASS

Entry Photos

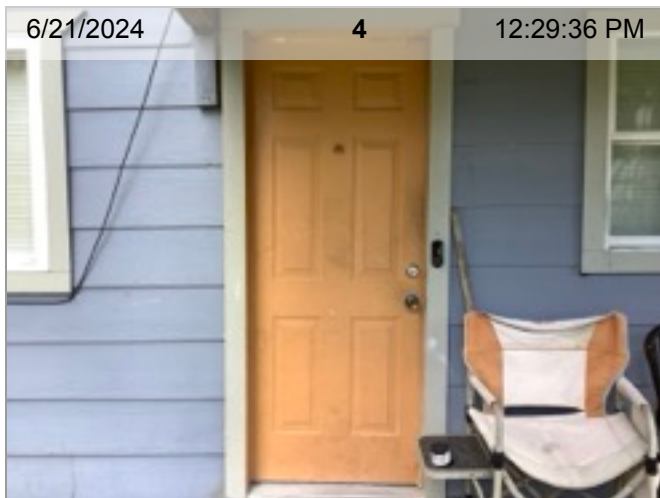
711 Avenue A Unit 2



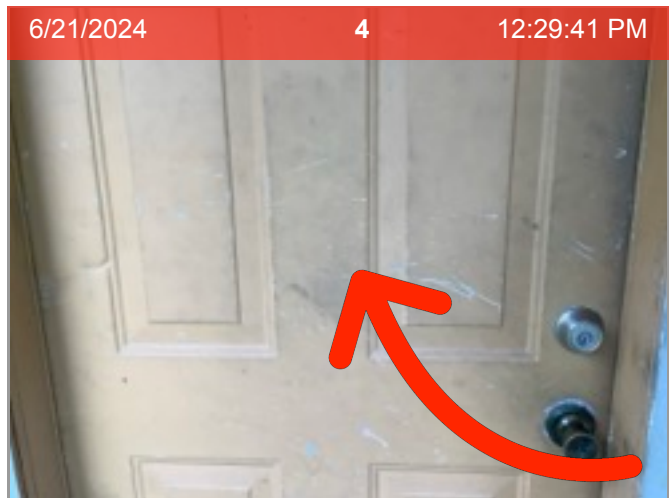
Ceiling



Floors



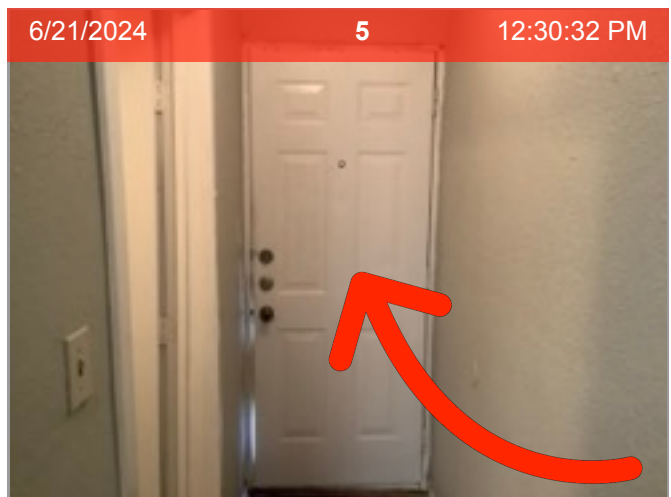
Front Door Exterior



Front Door Exterior | Scratches; stains; discoloration or chipping of door casing



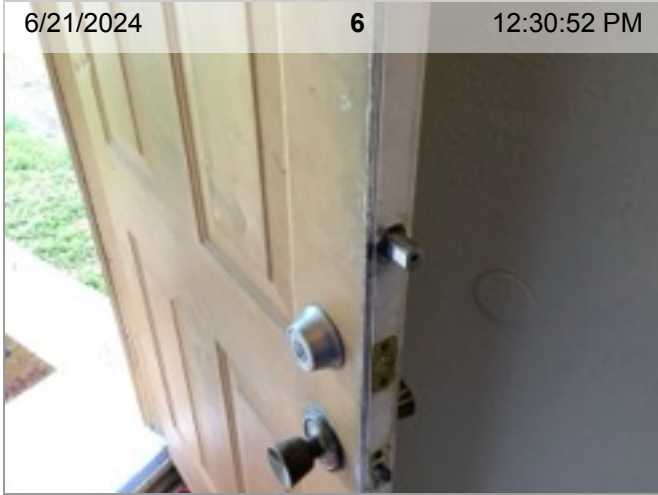
Front Door Exterior | Scratches; stains; discoloration or chipping of door casing



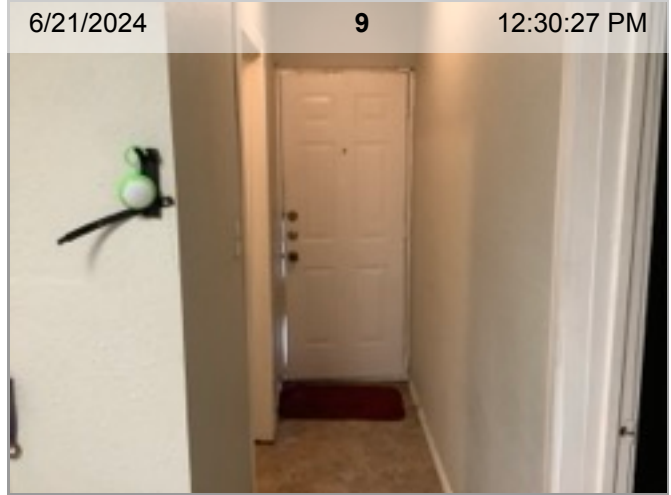
Front Door Interior | Hard to open front door

Entry Photos

711 Avenue A Unit 2



Keyless Deadbolt/Pin Lock



Overview (Interior)



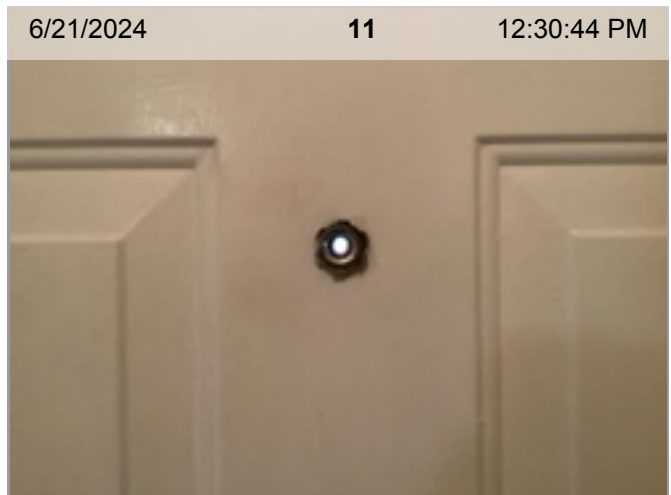
Patio/Porch















Patio/Porch | Cracks in concrete; damage ; discoloration



Patio/Porch | Cracks in concrete; damage ; discoloration



Peephole

ITEM	RESULT
1. Unknown Air Filter	  1 PHOTO
2. Blinds/Drapes	 OBSERVED
3. Ceiling	 2 PHOTOS
4. Ceiling Fan	 OBSERVED
5. Exterior Door	 1 PHOTO
6. Floors	 2 PHOTOS
7. Outlet/Switch Covers	 OBSERVED
8. Overview (Interior)	 1 PHOTO
9. Walls/Paint	 OBSERVED
10. Windows	 OBSERVED
11. Wireless Smoke Alarm	 PASSED
Smell test performed, no exceptions noted.	PASS

Living Room Photos

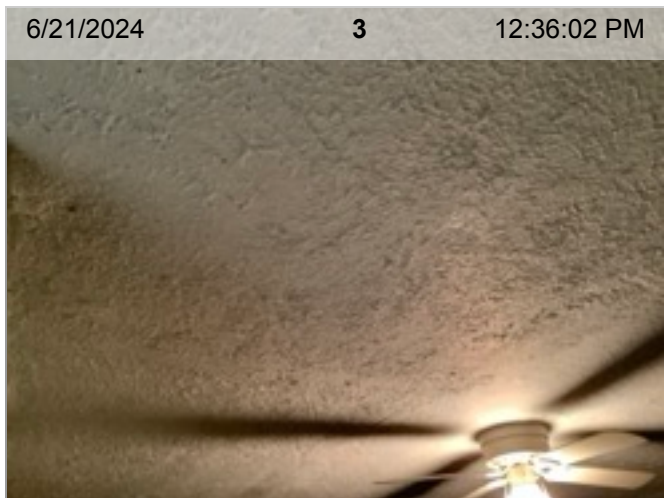
711 Avenue A Unit 2



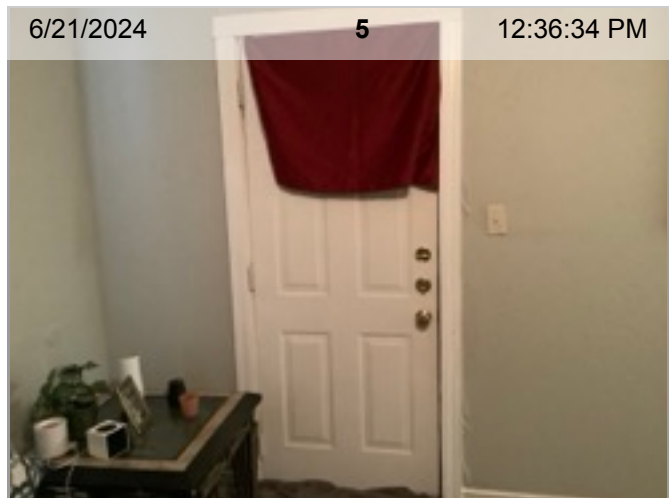
6/21/2024 1 12:37:08 PM
Unknown Air Filter | Front | No filters at the property



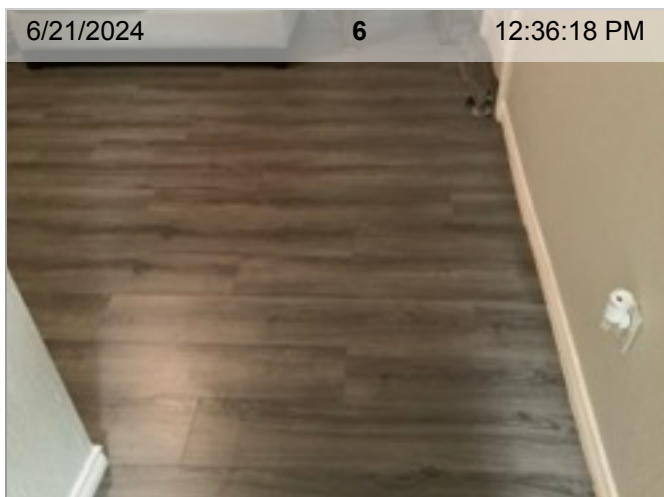
6/21/2024 3 12:35:57 PM
Ceiling



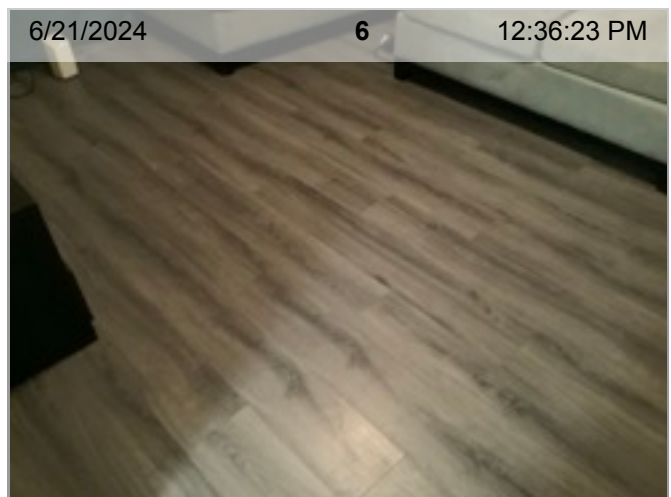
6/21/2024 3 12:36:02 PM
Ceiling



6/21/2024 5 12:36:34 PM
Exterior Door



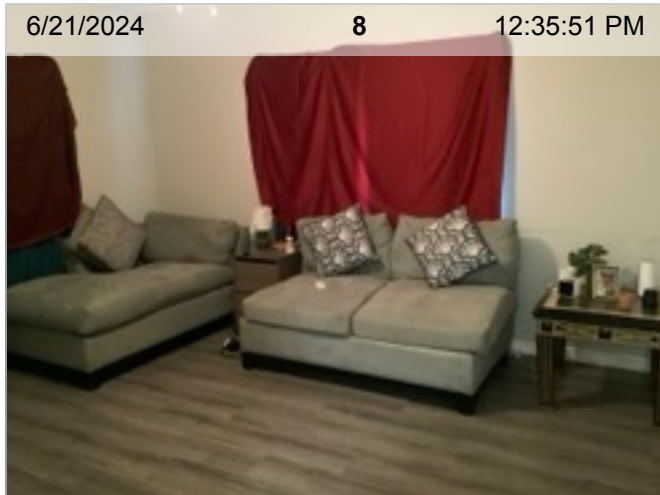
6/21/2024 6 12:36:18 PM
Floors



6/21/2024 6 12:36:23 PM
Floors

Living Room Photos

711 Avenue A Unit 2



















Overview (Interior)



Wireless Smoke Alarm (mfd 3/2022) | Smoke test: Passed | Alarm in place

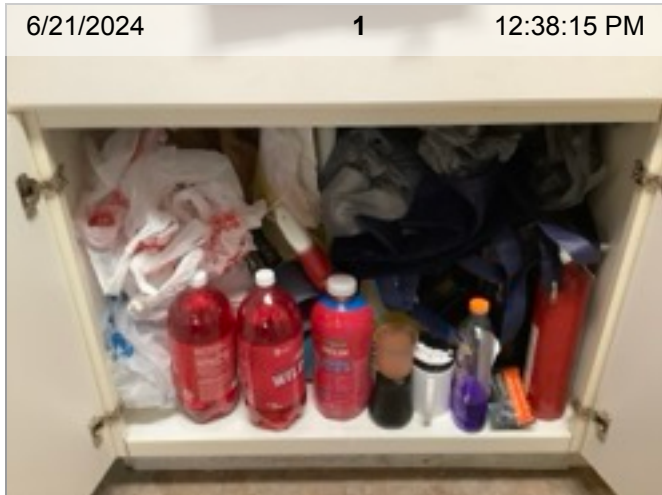


Wireless Smoke Alarm (mfd 3/2022) | Smoke test: Passed | Close-up of printed manufacture date | 2.3 years old

ITEM	RESULT	
1. Cabinet Under Sink		1 PHOTO
2. Ceiling		1 PHOTO
3. Counter Top/Back Splash		OBSERVED
4. Exhaust Fan		1 PHOTO
5. Faucet Spray Hose		OBSERVED
6. Floors		1 PHOTO
7. Light Fixtures		OBSERVED
8. Lower Cabinets - Exterior		1 PHOTO
9. Microwave Oven		1 PHOTO
10. Outlet/Switch Covers		OBSERVED
11. Overview (Interior)		1 PHOTO
12. Range/Cooktop/Oven		1 PHOTO
13. Refrigerator		OBSERVED
14. Sink/Faucet		1 PHOTO
15. Upper Cabinets - Exterior		1 PHOTO
16. Walls/Paint		OBSERVED
Smell test performed, no exceptions noted.		PASS

Kitchen Photos

711 Avenue A Unit 2



Cabinet Under Sink



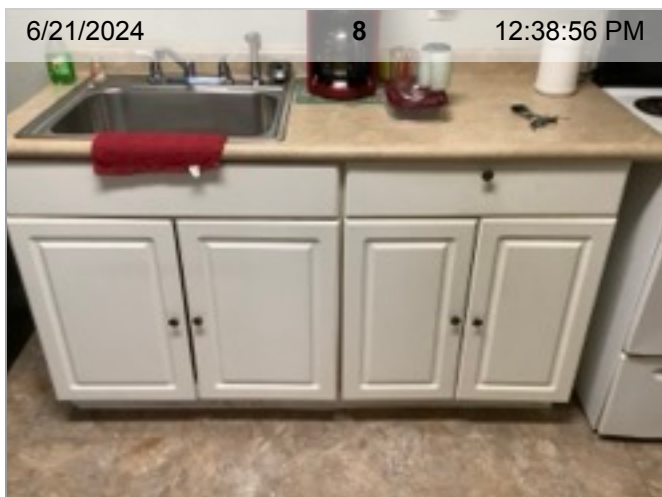
Ceiling



Exhaust Fan



Floors



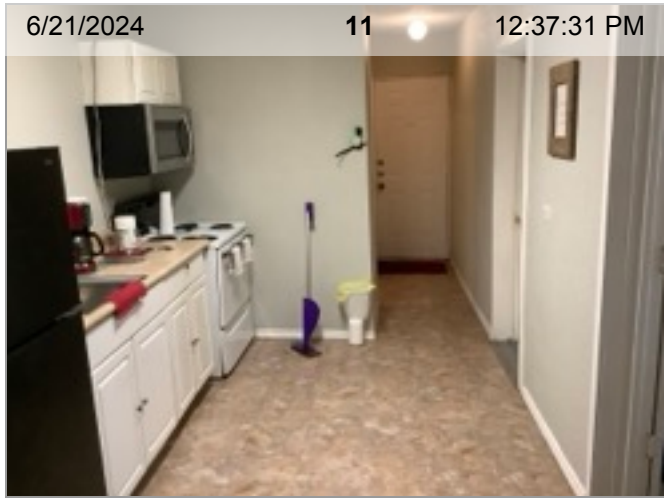
Lower Cabinets - Exterior



Microwave Oven | Samsung | Exterior

Kitchen Photos

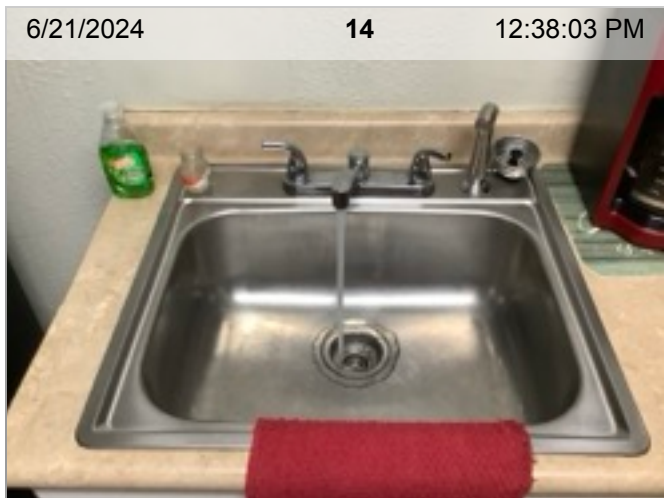
711 Avenue A Unit 2



Overview (Interior)















Range/Cooktop/Oven | Kenmore | Exterior | *



Sink/Faucet



Upper Cabinets - Exterior

ITEM	RESULT	
1. Blinds/Drapes		OBSERVED
2. Ceiling		2 PHOTOS
3. Ceiling Fan		OBSERVED
4. Closets		OBSERVED
5. Door		OBSERVED
6. Door Stop		ATTENTION
7. Floors		1 PHOTO
8. Outlet/Switch Covers		OBSERVED
9. Overview (Interior)		1 PHOTO
10. Walls/Paint		ATTENTION
11. Windows		OBSERVED
12. Wireless Smoke Alarm		PASSED
Smell test performed, no exceptions noted.		PASS

Bedroom 1 Photos

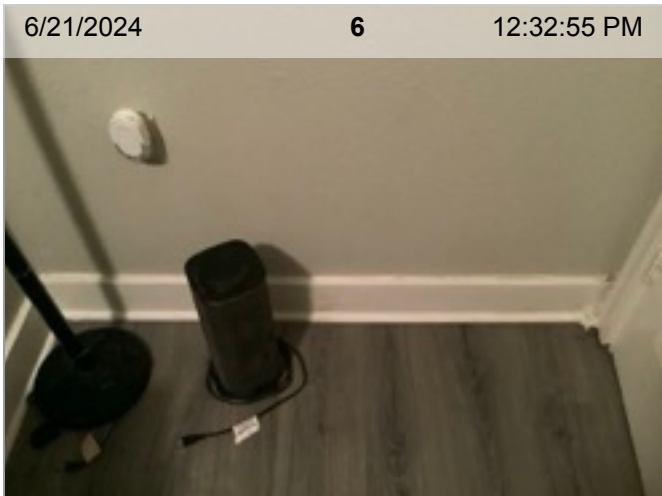
711 Avenue A Unit 2



Ceiling



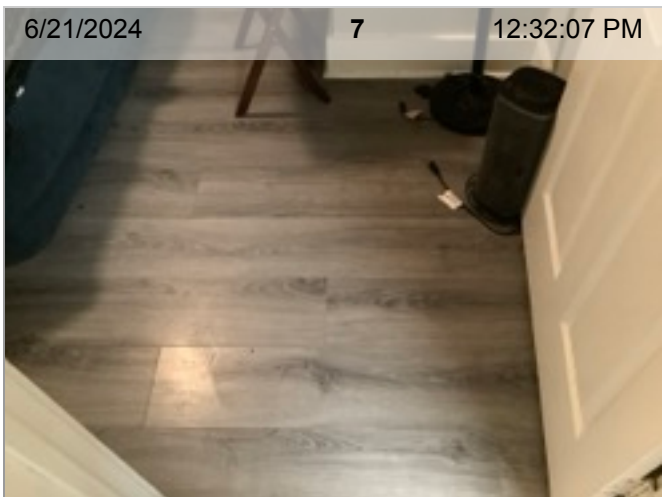
Ceiling



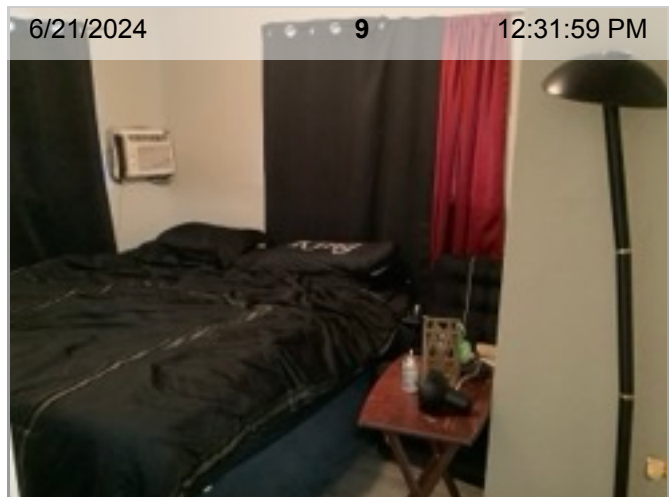
Door Stop



Door Stop | Missing- wall damage noted.



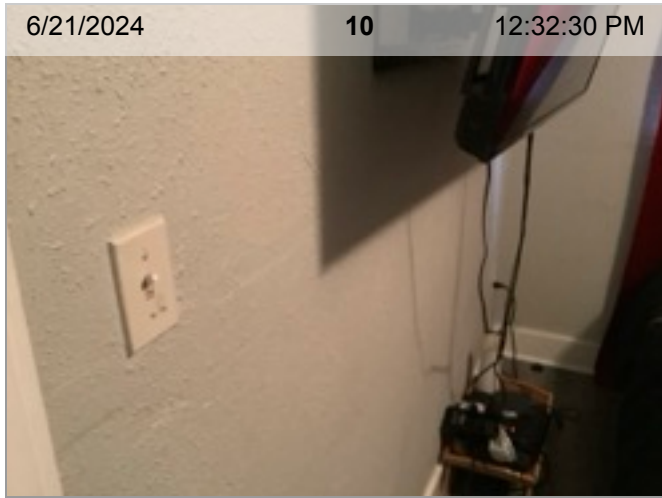
Floors



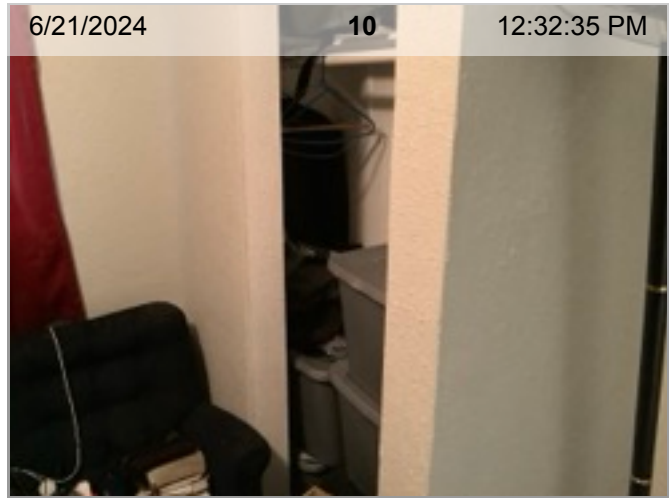
Overview (Interior)

Bedroom 1 Photos

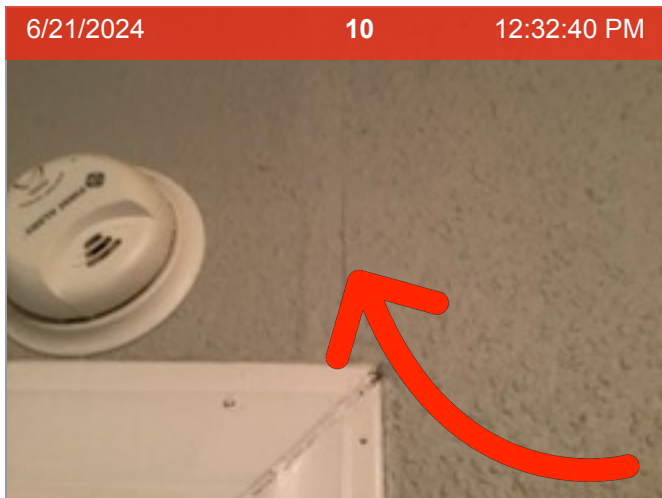
711 Avenue A Unit 2



Walls/Paint



Walls/Paint














Walls/Paint | Cracks in texture



Wireless Smoke Alarm (mfd 5/2022) | Smoke test: Passed | Alarm in place



Wireless Smoke Alarm (mfd 5/2022) | Smoke test: Passed | Close-up of printed manufacture date | 2.1 years old

ITEM	RESULT	
1. Blinds/Drapes		OBSERVED
2. Ceiling		2 PHOTOS
3. Ceiling Fan		OBSERVED
4. Door		OBSERVED
5. Door Stop		OBSERVED
6. Floors		1 PHOTO
7. Outlet/Switch Covers		OBSERVED
8. Overview (Interior)		1 PHOTO
9. Walls/Paint		OBSERVED
10. Windows		OBSERVED
11. Wireless Smoke Alarm		PASSED
Smell test performed, no exceptions noted.		PASS

Bedroom 2 Photos

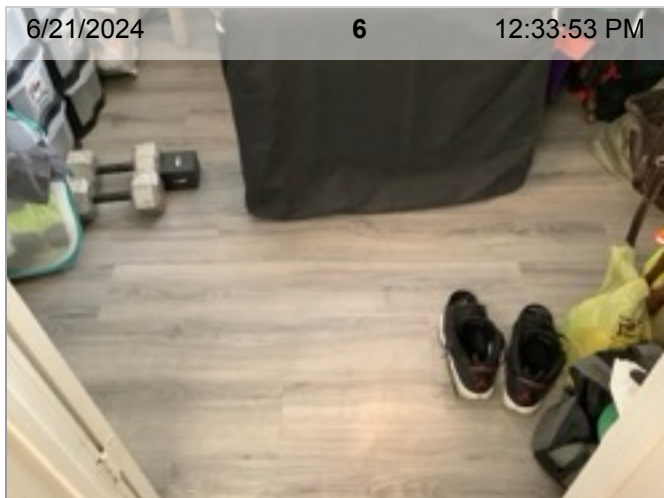
711 Avenue A Unit 2



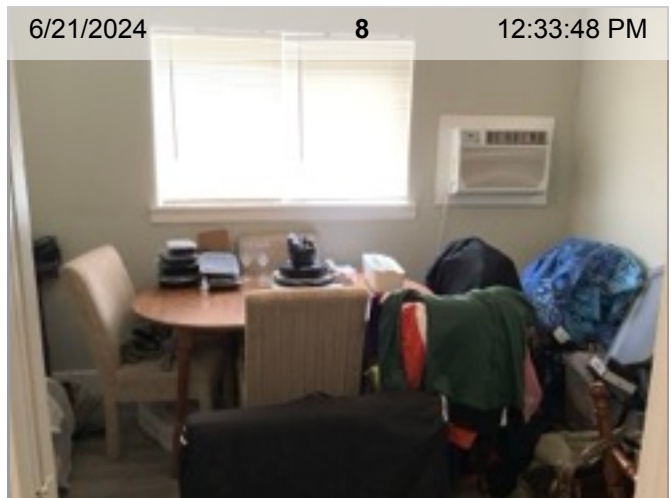
Ceiling



Ceiling



Floors



















Overview (Interior)



Wireless Smoke Alarm (mfd 3/2022) | Smoke test: Passed | Alarm in place



Wireless Smoke Alarm (mfd 3/2022) | Smoke test: Passed | Close-up of printed manufacture date | 2.3 years old

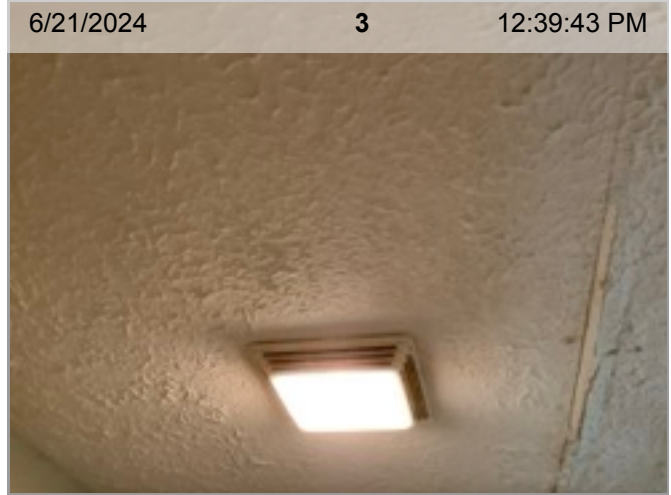
ITEM	RESULT	
1. Blinds/Drapes		OBSERVED
2. Cabinet Under Sink		1 PHOTO
3. Ceiling		ATTENTION
4. Commode		ATTENTION
5. Door		OBSERVED
6. Door Stop		ATTENTION
7. Exhaust Fan		1 PHOTO
8. Floors		ATTENTION
9. Outlet/Switch Covers		OBSERVED
10. Overview (Interior)		1 PHOTO
11. Shower/Fixture		1 PHOTO
12. Sink/Faucet		1 PHOTO
13. Towel Bars		OBSERVED
14. Tub/Fixture		ATTENTION
15. Walls/Paint		OBSERVED
16. Windows		OBSERVED
Smell test performed, no exceptions noted.		PASS

Bathroom 1 Photos

711 Avenue A Unit 2



Cabinet Under Sink



Ceiling



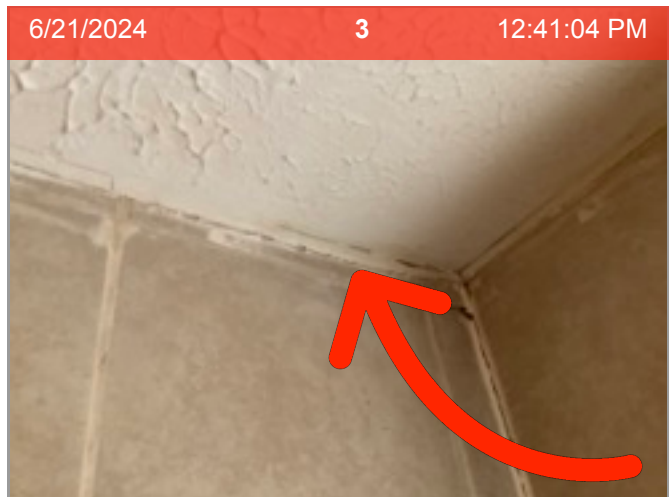
Ceiling



Ceiling | Cracks in ceiling.



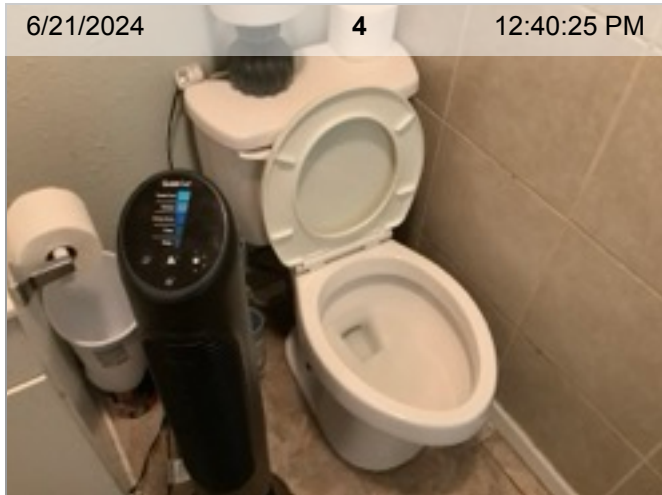
Ceiling | Cracks in ceiling.



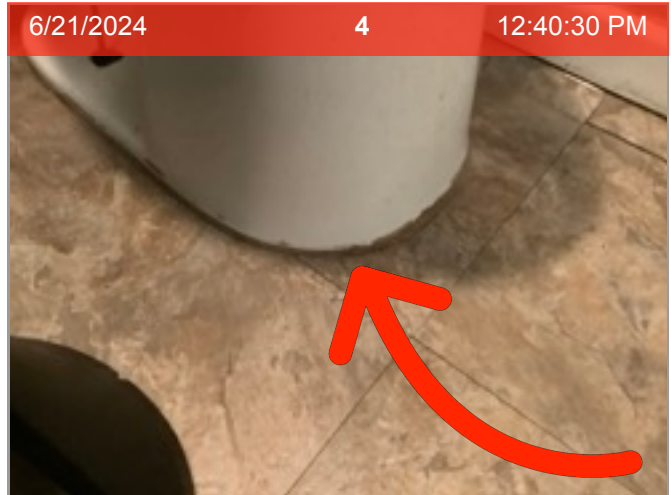
Ceiling | Cracks in ceiling.

Bathroom 1 Photos

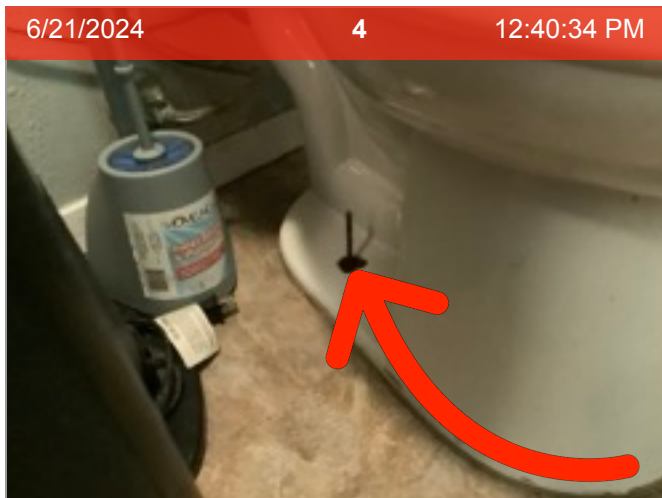
711 Avenue A Unit 2



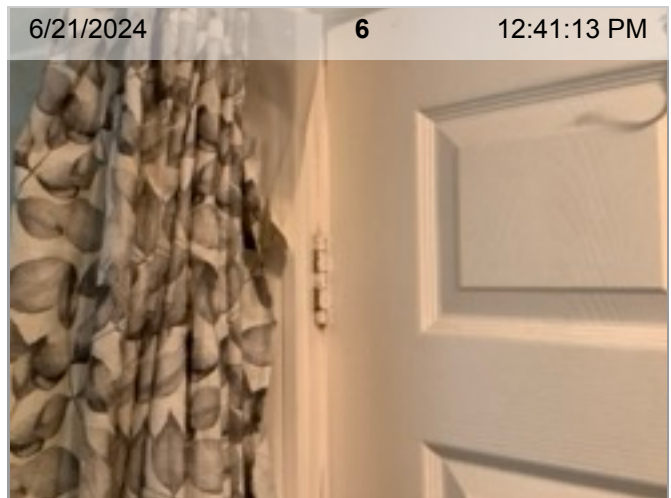
Commode



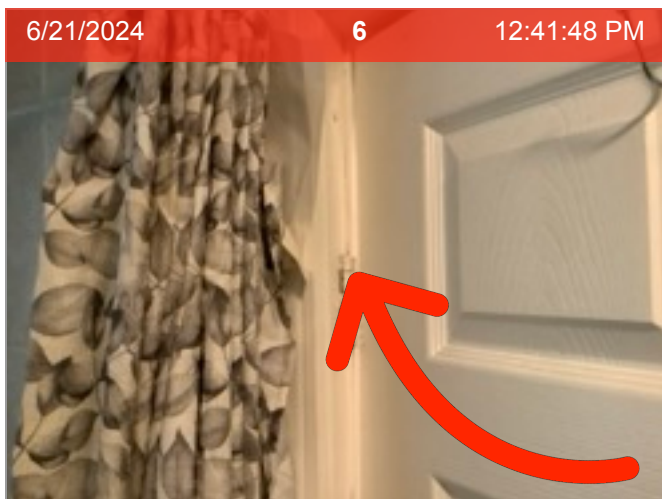
Commode | Seal around bottom of commode is cracking/ discolored.



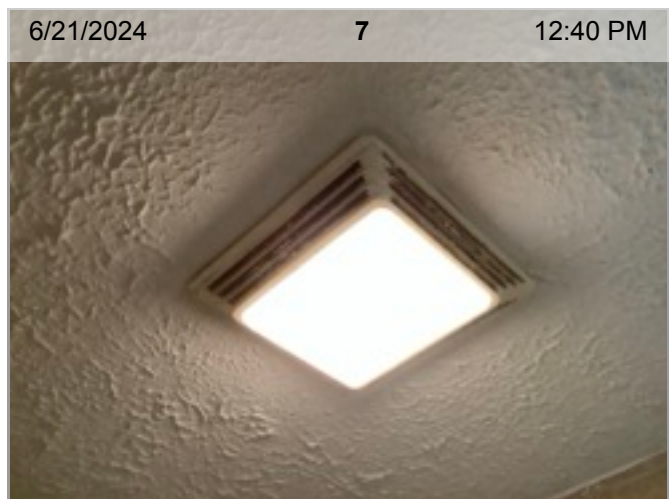
Commode | Bolt caps missing



Door Stop



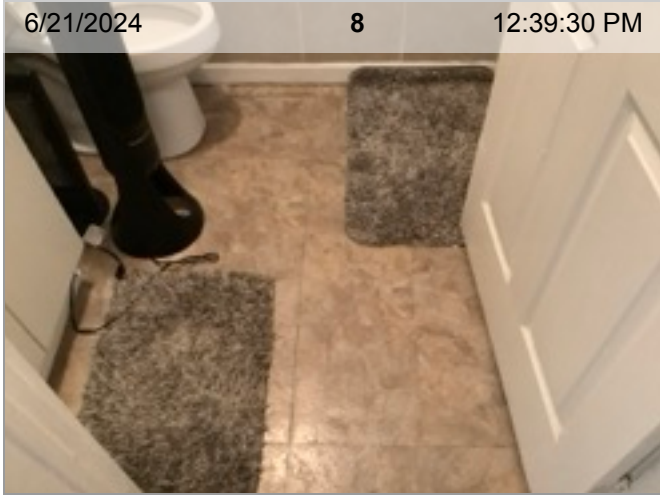
Door Stop | Missing- no wall damage noted.



Exhaust Fan

Bathroom 1 Photos

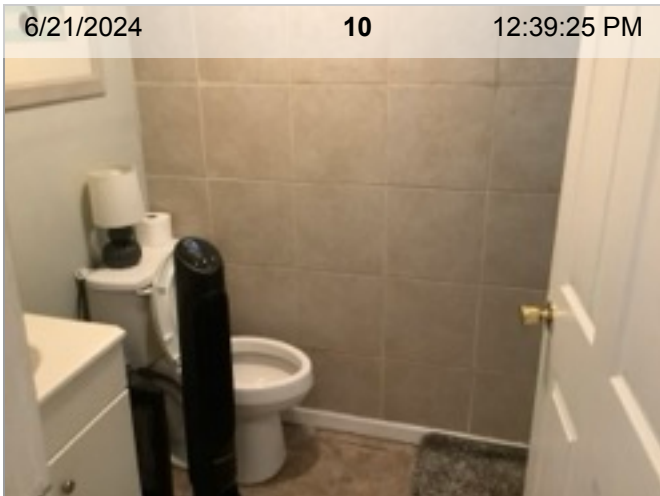
711 Avenue A Unit 2



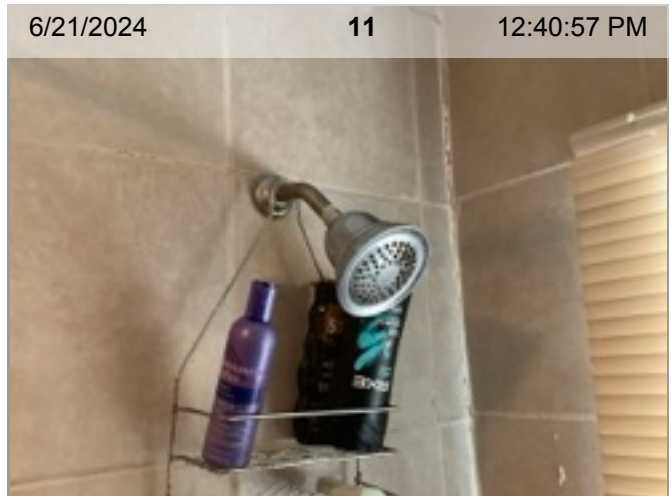
Floors



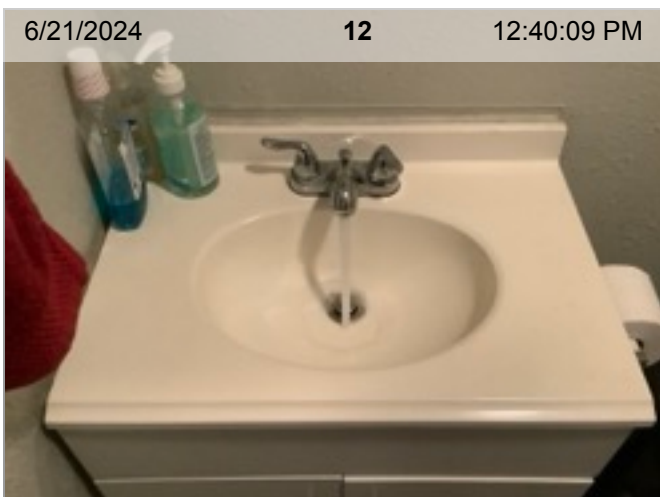
Floors | Gap in flooring.



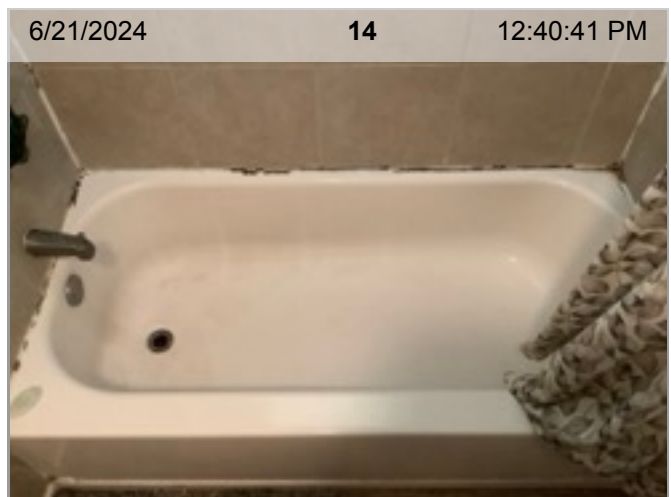
Overview (Interior)



Shower/Fixture



Sink/Faucet



Tub/Fixture | Base of Tub

Bathroom 1 Photos

711 Avenue A Unit 2



Tub/Fixture | Grout is discolored/cracking



Tub/Fixture | Grout is discolored/cracking

