

Prepared for Emerson Property Management

5/30/2024



8202 Furray Road A


Houston TX 77028

3 bed / 2 bath

Technician's comments: None

Smell test performed:
No exceptions noted.

KEY ANCILLARY ITEMS

STATUS 

Item	Location	Size	Status	Icon
Air Filter	Hallway/Stairway	20 x 25 x 1	NEW	
Smoke Alarm (Wired Smoke/CO Combo)	Bedroom 1	Exp. Mar 2032	PASSED	
Smoke Alarm (Wired)	Bedroom 2	Exp. Sep 2032	PASSED	
Smoke Alarm (Wired)	Bedroom 3	Exp. Sep 2032	PASSED	
Smoke Alarm (Wired)	Entry	Exp. Sep 2032	PASSED	
Smoke Alarm (Wired Smoke/CO Combo)	Hallway/Stairway	Exp. Unknown	NOT TESTED	



Services Performed

8202 Furray Road A

ROOM	DESCRIPTION
Hallway/Stairway	20 x 25 x 1 Air Filter



Items that Need Attention Summary

8202 Furray Road A

ROOM	ITEM	COMMENTS
Entry	Front Door Exterior	Scratches; stains; discoloration or chipping of door casing
Front Exterior	Yard	Yard is overgrown
	Trees/Shrubs/Landscaping	Overgrown landscaping
	Right Side Yard	Overgrown
Laundry Room	Door	Scuffs on door.
	Door Stop	Broken- no wall damage noted.



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



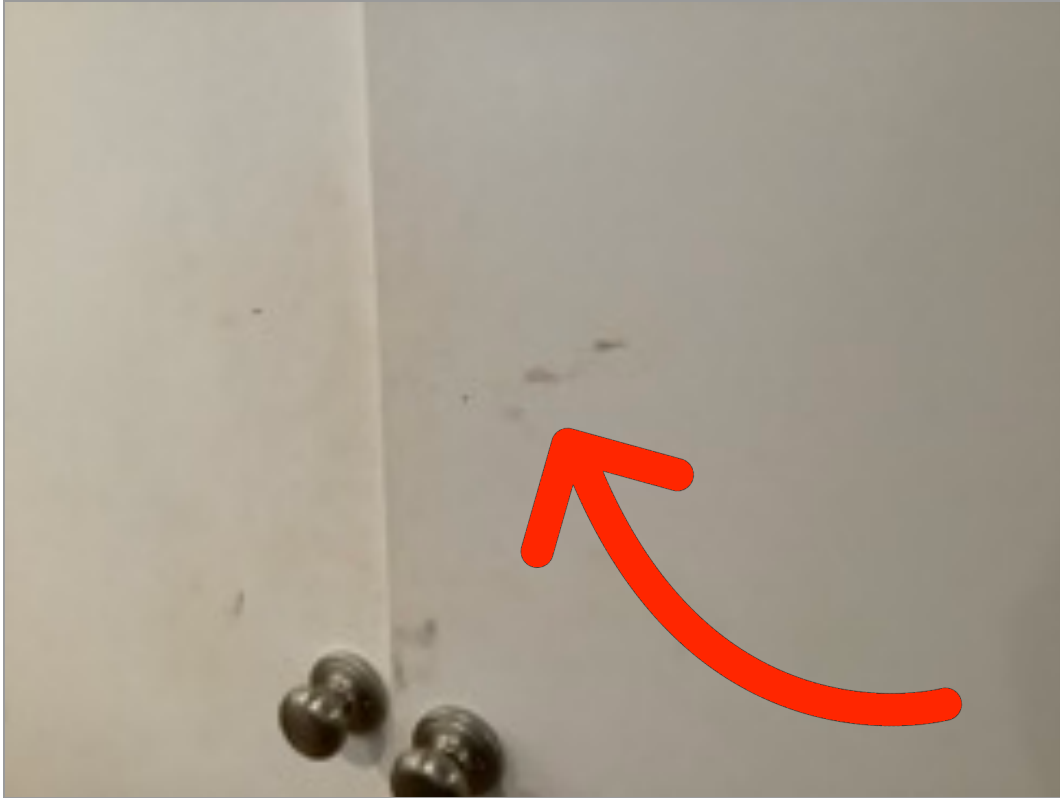
Front Exterior
Yard
Yard is overgrown



Front Exterior
Trees/Shrubs/Landscaping
Overgrown landscaping

















Front Exterior
Right Side Yard
Overgrown



Laundry Room
Door
Scuffs on door.



Laundry Room
Door Stop
Broken- no wall damage noted.

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

Front Exterior Photos

8202 Furray Road A



Address



Center View



Driveway



Front Left View



Front Right View



Left Side Yard

Front Exterior Photos

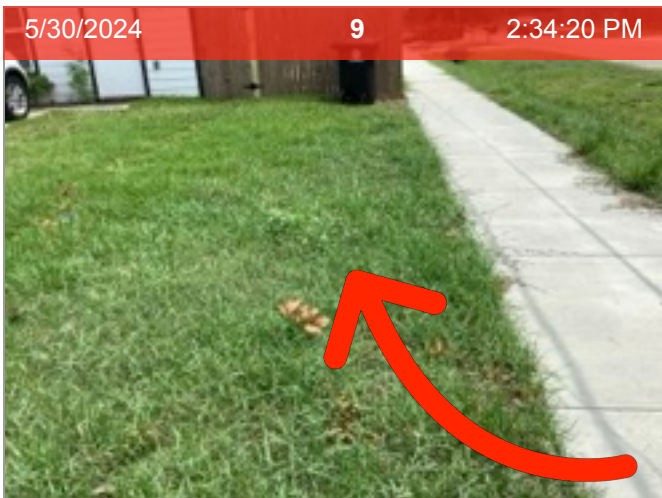
8202 Furray Road A



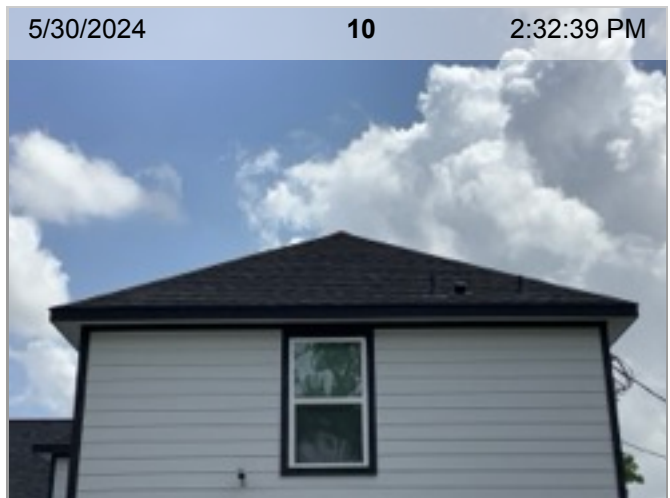
Mail Box



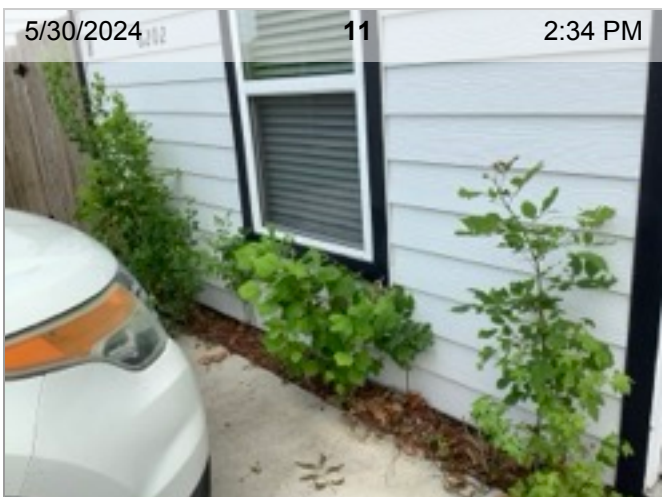
Right Side Yard



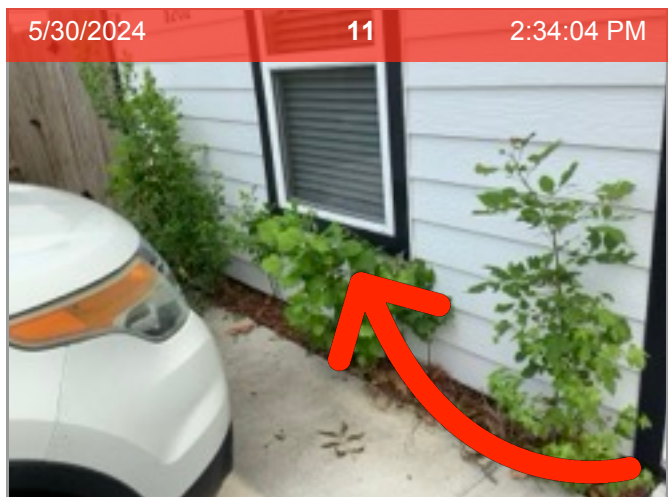
Right Side Yard | Overgrown



Roof/Trim/Gutter



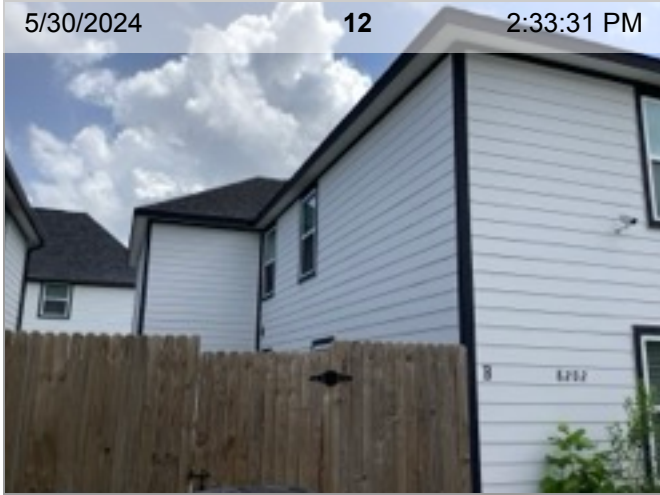
Trees/Shrubs/Landscaping



Trees/Shrubs/Landscaping | Overgrown landscaping

Front Exterior Photos

8202 Furray Road A



Walls/Siding/Trim



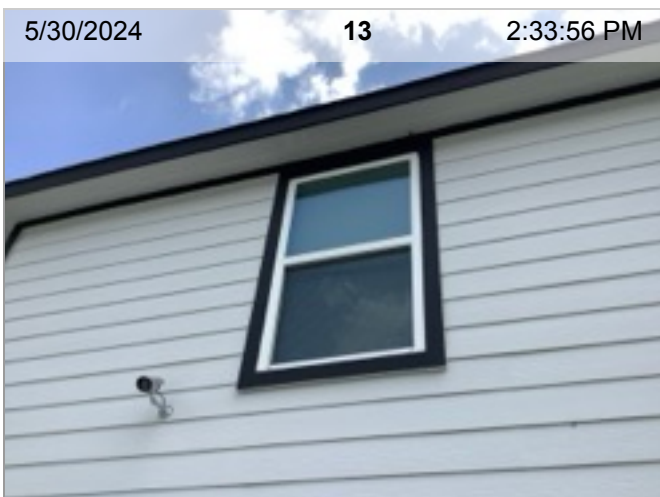
Walls/Siding/Trim



Walls/Siding/Trim



Window Screens



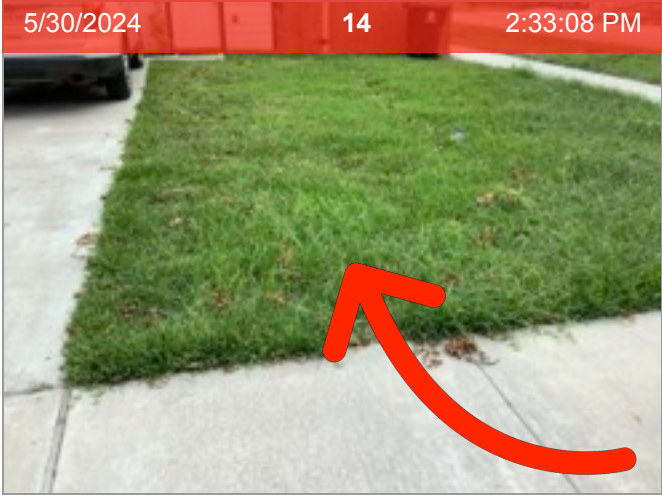
Window Screens












Yard

Front Exterior Photos

8202 Furray Road A



Yard | Yard is overgrown

ITEM	RESULT
1. Air Conditioner	 1 PHOTO
2. BBQ Grill	 1 PHOTO
3. Electric Meter	 2 PHOTOS
4. Fence	 4 PHOTOS
5. Rear Center View	 2 PHOTOS
6. Rear Gate	 1 PHOTO
7. Walls/Siding/Trim	 3 PHOTOS
8. Window Screens	 1 PHOTO
9. Yard	 1 PHOTO
Smell test performed, no exceptions noted.	PASS

Rear Exterior Photos

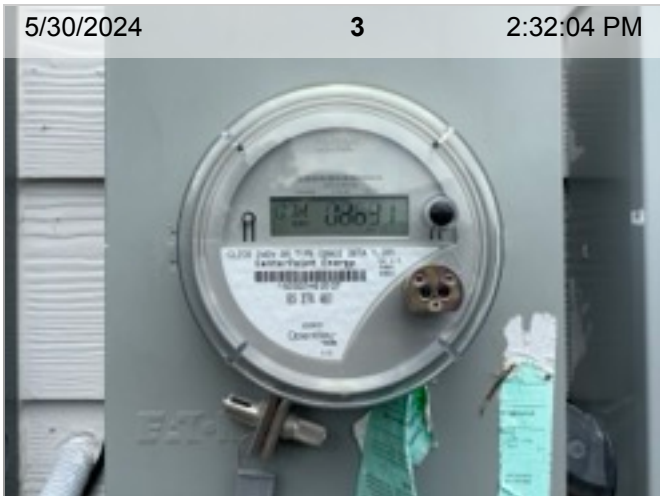
8202 Furray Road A



Air Conditioner



BBQ Grill



Electric Meter



Electric Meter



Fence



Fence

Rear Exterior Photos

8202 Furray Road A



Fence



Fence



Rear Center View



Rear Center View



Rear Gate



Walls/Siding/Trim

Rear Exterior Photos

8202 Furray Road A



Walls/Siding/Trim















Walls/Siding/Trim



Window Screens



Yard

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

Entry Photos

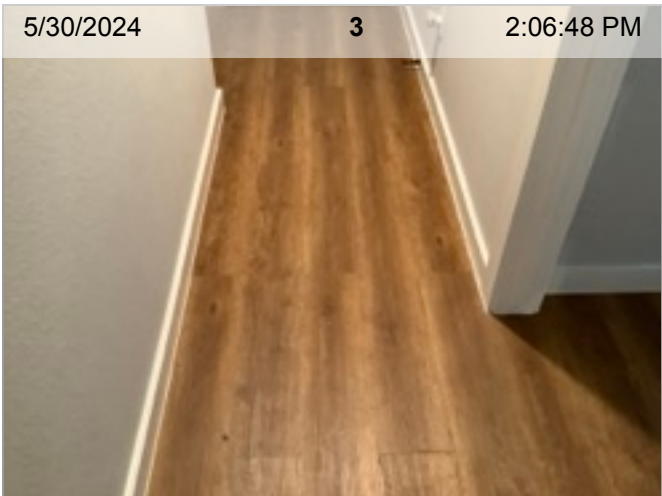
8202 Furray Road A



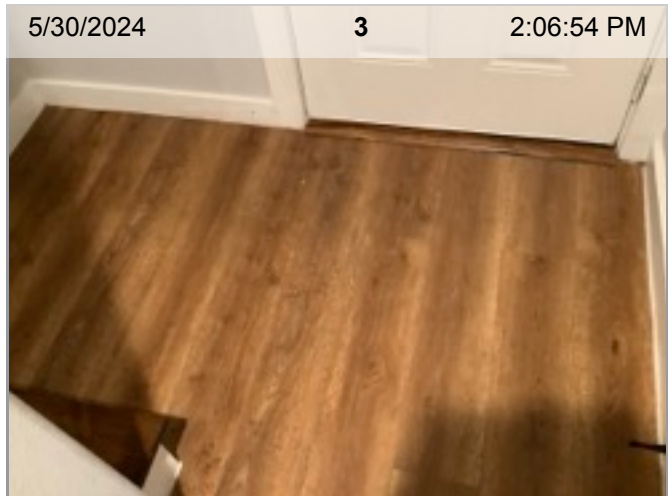
Ceiling



Ceiling



Floors



Floors



Front Door Exterior



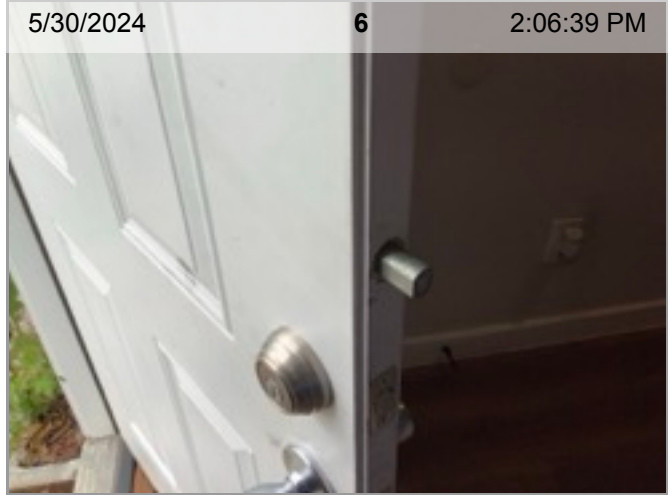
Front Door Exterior | Scratches; stains; discoloration or chipping of door casing

Entry Photos

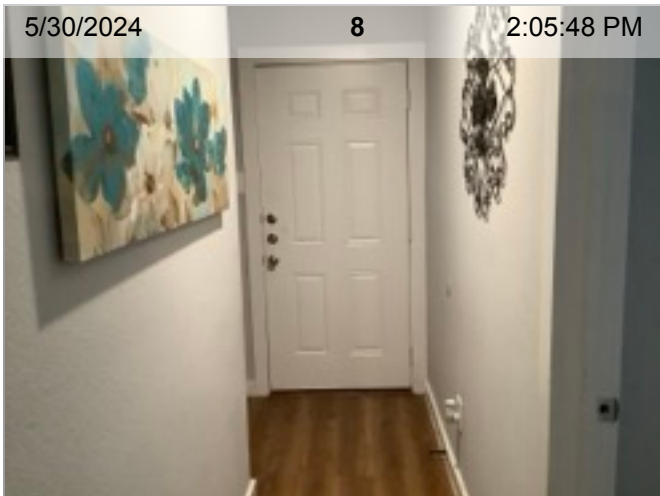
8202 Furray Road A



Front Door Interior



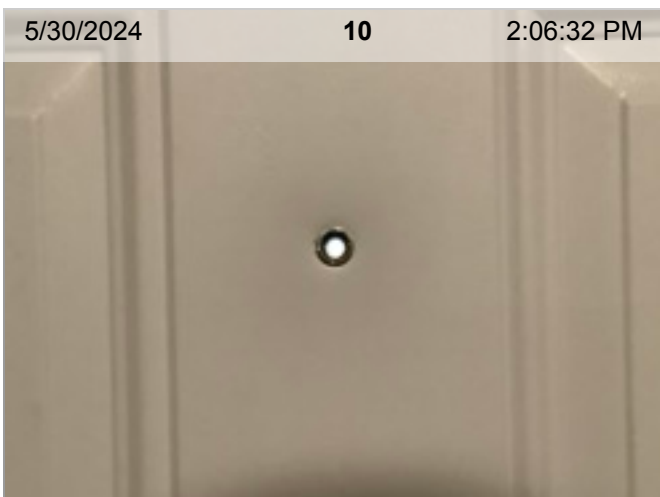
Keyless Deadbolt/Pin Lock



Overview (Interior)



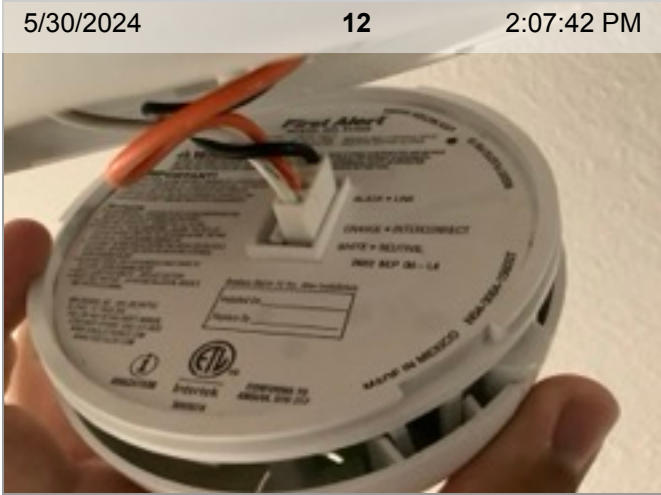
Patio/Porch











Peephole



Wired Smoke Alarm (mfd 9/2022) | Smoke test: Passed | Alarm in place

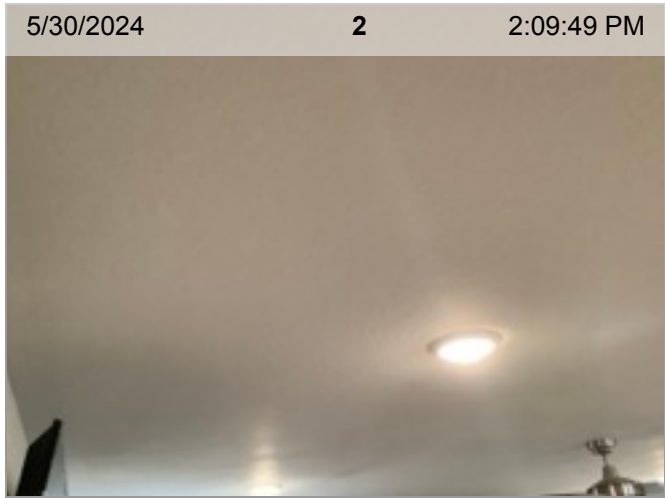


Wired Smoke Alarm (mfd 9/2022) | Smoke test: Passed | Close-up of printed manufacture date | 1.7 years old

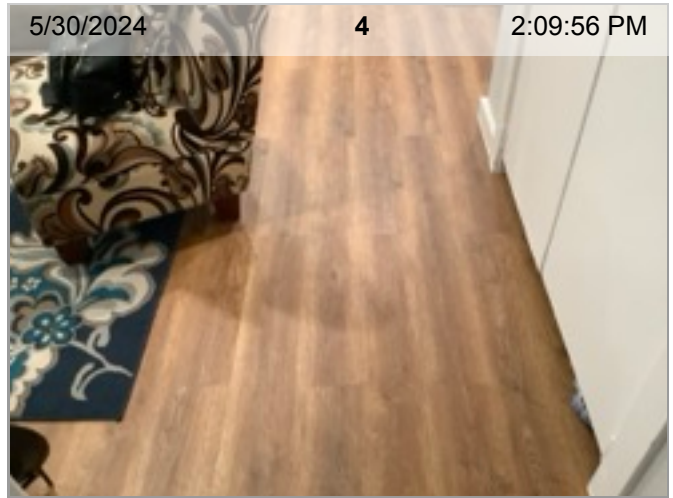
ITEM	RESULT	
1. Blinds/Drapes		OBSERVED
2. Ceiling		1 PHOTO
3. Ceiling Fan		OBSERVED
4. Floors		1 PHOTO
5. Outlet/Switch Covers		OBSERVED
6. Overview (Interior)		1 PHOTO
7. Walls/Paint		OBSERVED
8. Windows		OBSERVED
Smell test performed, no exceptions noted.		PASS

Living Room Photos

8202 Furray Road A










Ceiling



Floors

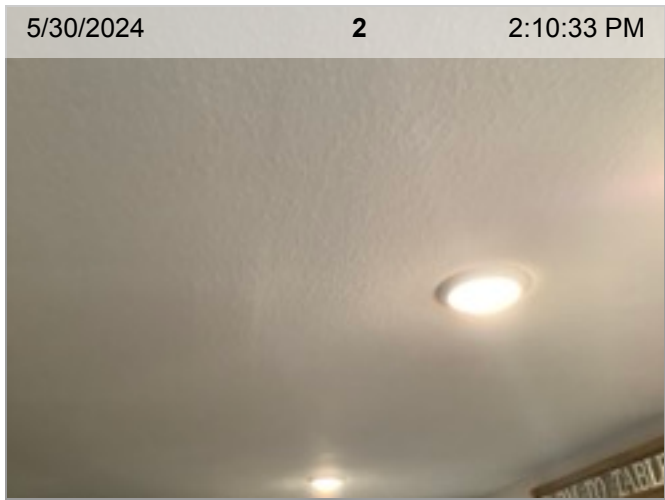


Overview (Interior)

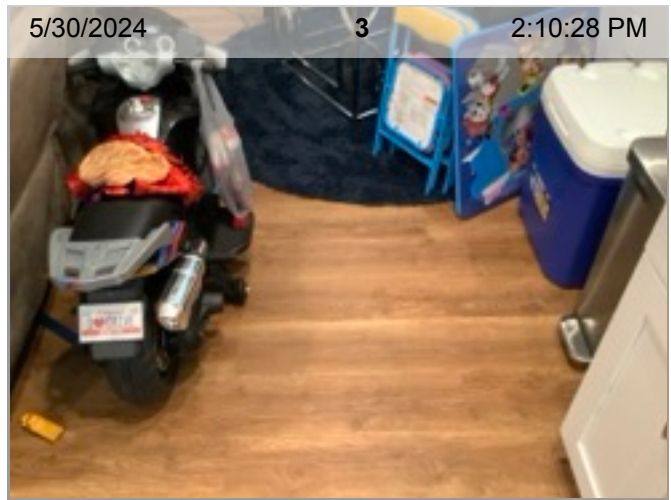
ITEM	RESULT	
1. Blinds/Drapes		OBSERVED
2. Ceiling		1 PHOTO
3. Floors		1 PHOTO
4. Outlet/Switch Covers		OBSERVED
5. Overview (Interior)		1 PHOTO
6. Walls/Paint		OBSERVED
7. Windows		OBSERVED
Smell test performed, no exceptions noted.		PASS

Dining Room Photos

8202 Furray Road A





















Ceiling



Floors



Overview (Interior)

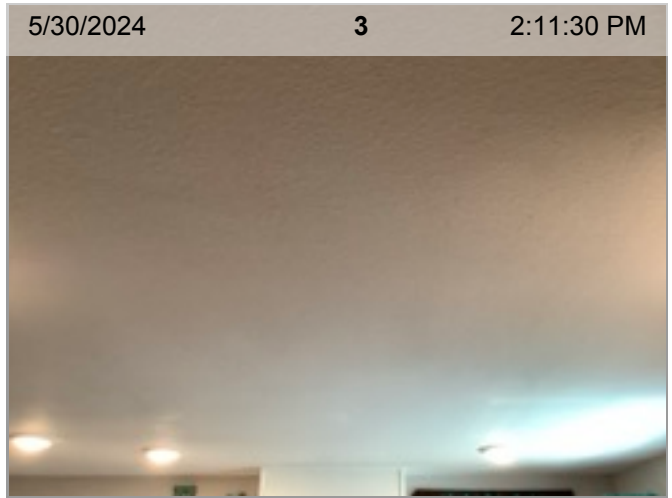
ITEM	RESULT	
1. Blinds/Drapes		OBSERVED
2. Cabinet Under Sink		1 PHOTO
3. Ceiling		2 PHOTOS
4. Counter Top/Back Splash		OBSERVED
5. Dishwasher		2 PHOTOS
6. Exhaust Fan		1 PHOTO
7. Floors		2 PHOTOS
8. Garbage Disposal		OBSERVED
9. Lower Cabinets - Exterior		2 PHOTOS
10. Microwave Oven		1 PHOTO
11. Outlet/Switch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

Kitchen Photos

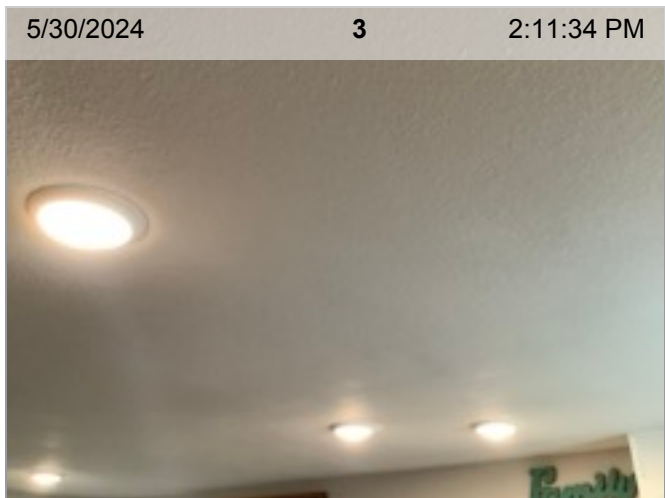
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Cabinet Under Sink



Ceiling



Ceiling



Dishwasher | Amana | Exterior



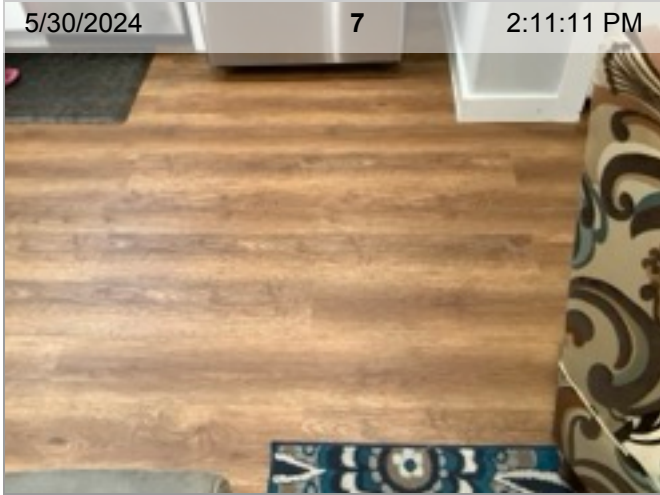
Dishwasher | Amana | Interior



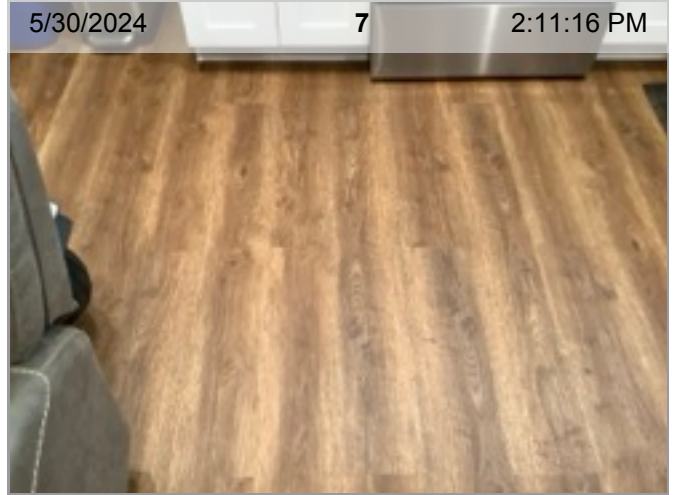
Exhaust Fan

Kitchen Photos

8202 Furray Road A



Floors



Floors



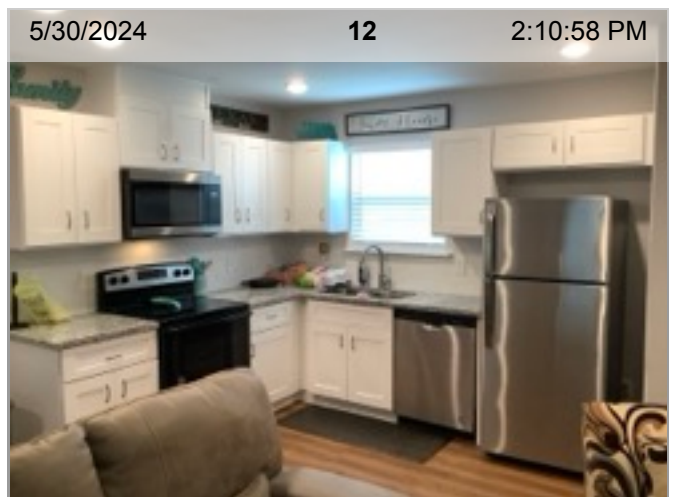
Lower Cabinets - Exterior



Lower Cabinets - Exterior



Microwave Oven | Whirlpool | Exterior



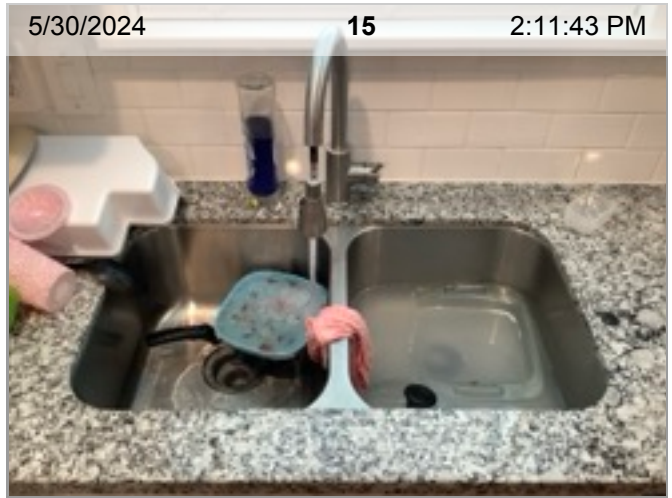
Overview (Interior)

Kitchen Photos

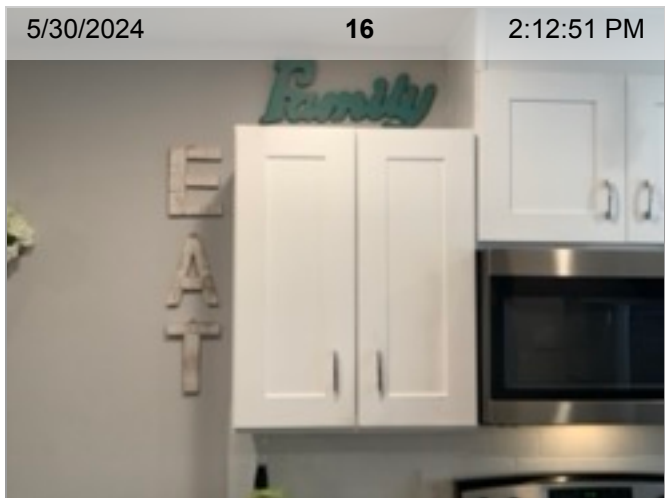
8202 Furray Road A



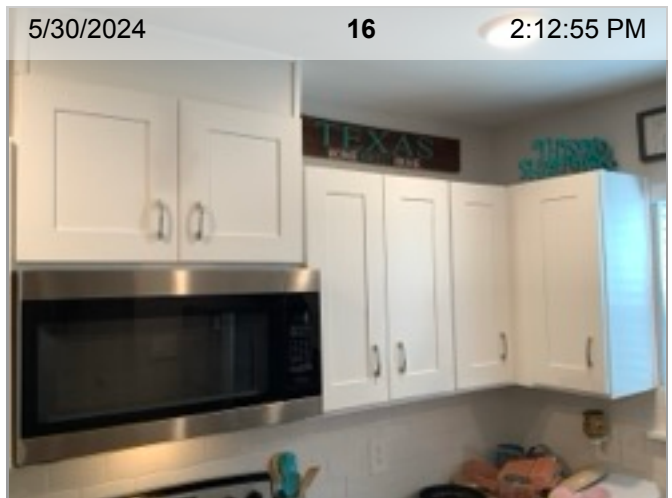
Range/Cooktop/Oven | Amana | Exterior



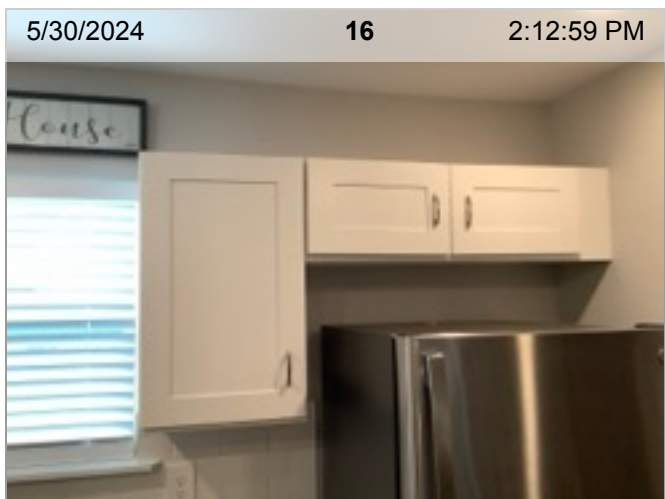
Sink/Faucet














Upper Cabinets - Exterior



Upper Cabinets - Exterior



Upper Cabinets - Exterior

ITEM	RESULT	
1. 20 x 25 x 1 Air Filter Removed		3 PHOTOS
2. 20 x 25 x 1 Air Filter Installed		3 PHOTOS
3. Ceiling		3 PHOTOS
4. Floors		1 PHOTO
5. Outlet/Switch Covers		OBSERVED
6. Overview (Interior)		2 PHOTOS
7. Railings		3 PHOTOS
8. Stairs		OBSERVED
9. Thermostat		1 PHOTO
10. Walls/Paint		OBSERVED
11. Wired Smoke/CO Combo Smoke Alarm		NOT TESTED
Smell test performed, no exceptions noted.		PASS

Hallway/Stairway Photos

8202 Furray Road A



20 x 25 x 1 Air Filter Removed | Front



20 x 25 x 1 Air Filter Removed | Back



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



20 x 25 x 1 Air Filter Installed | Front



20 x 25 x 1 Air Filter Installed | Back



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

Hallway/Stairway Photos

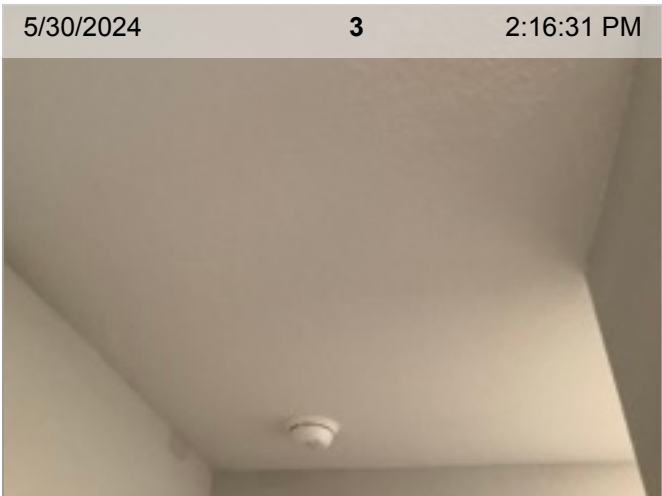
8202 Furray Road A



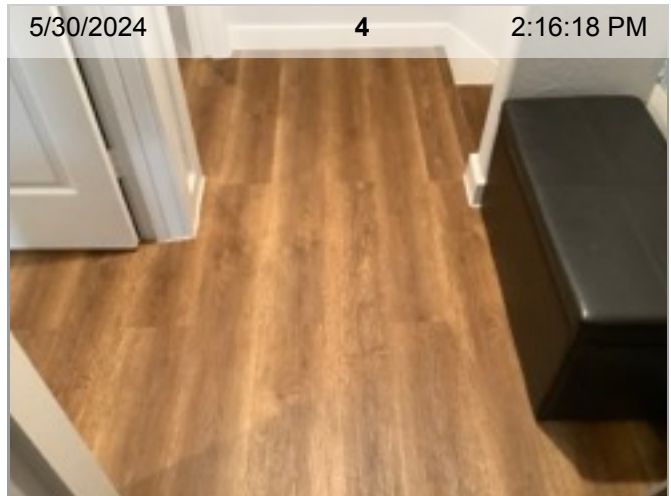
Ceiling



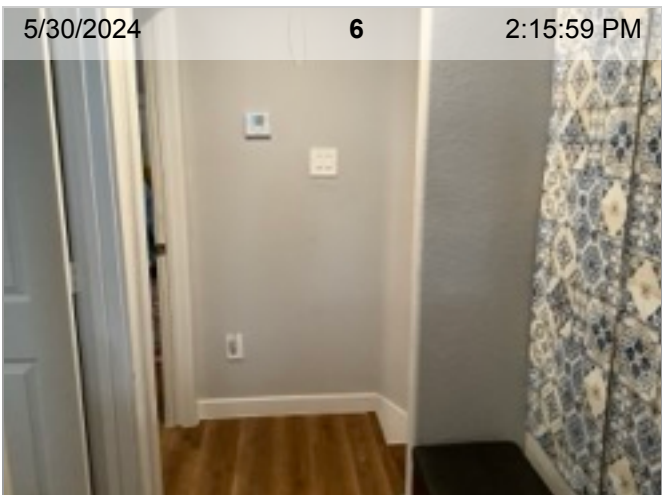
Ceiling



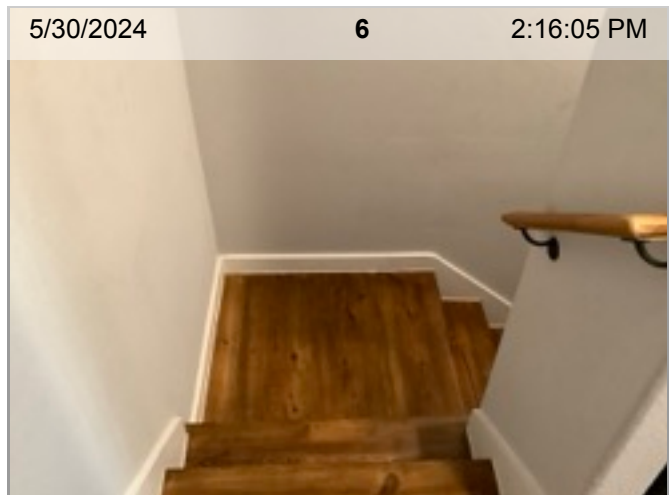
Ceiling



Floors



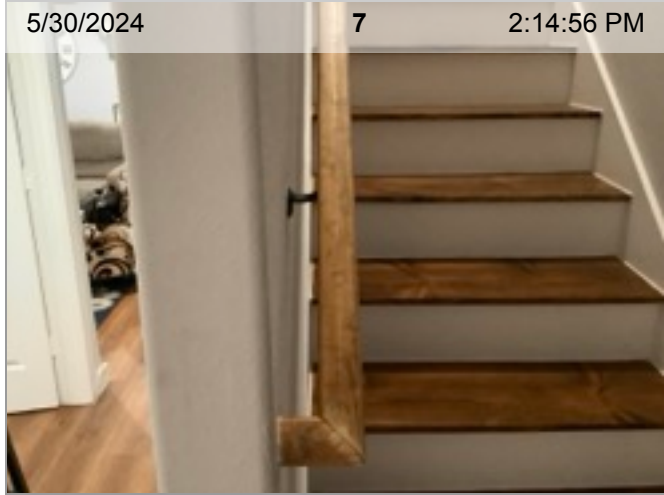
Overview (Interior)



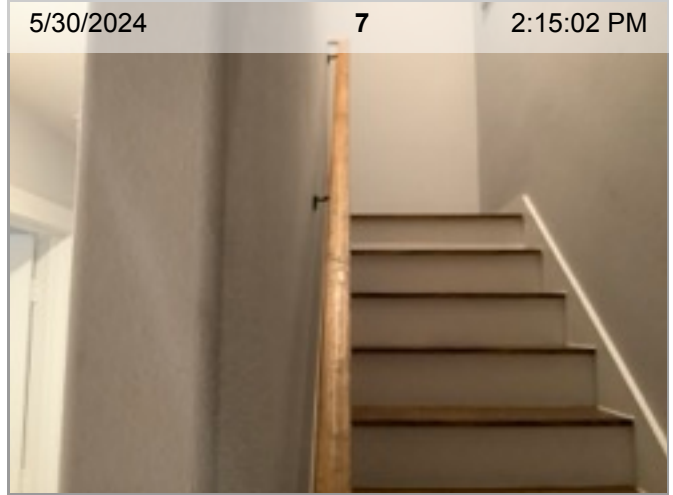
Overview (Interior)

Hallway/Stairway Photos

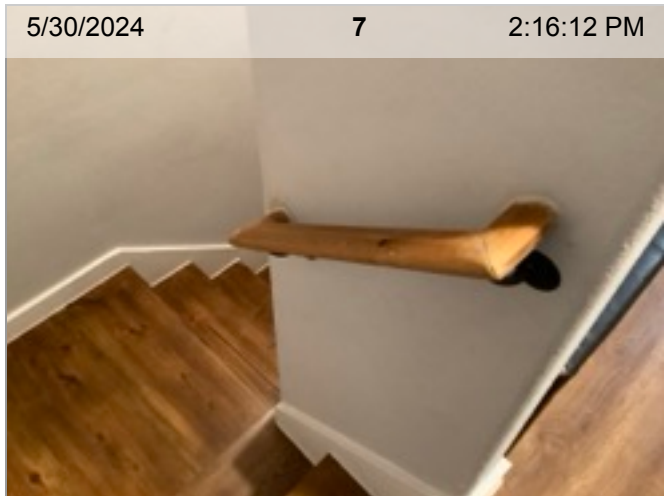
8202 Furray Road A



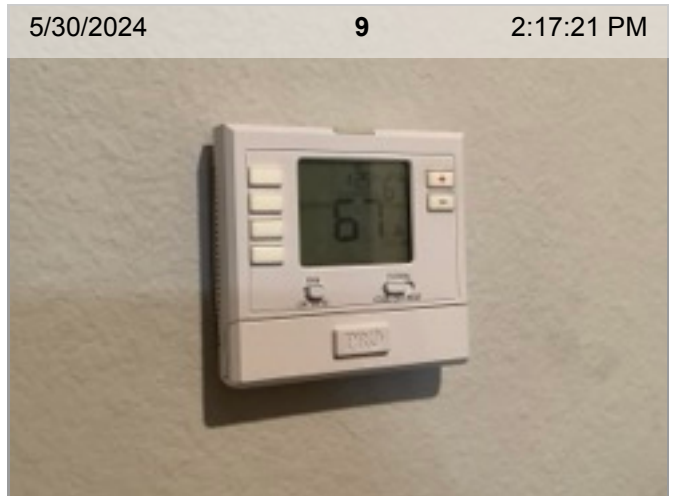
Railings



Railings



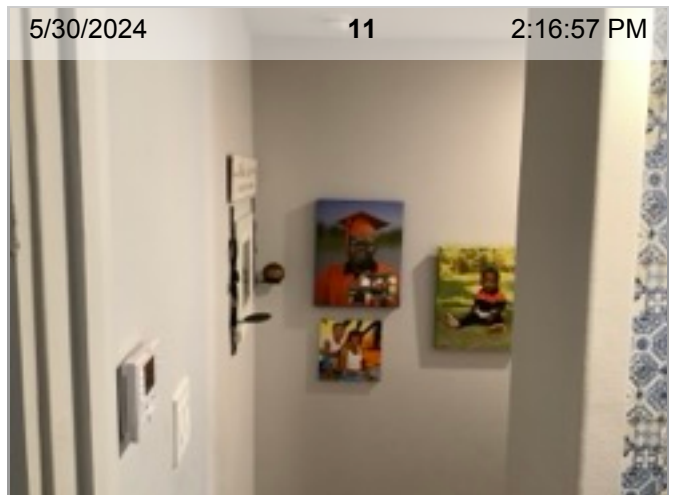
Railings















Thermostat



Wired Smoke/CO Combo Smoke Alarm | Smoke test: Not tested | Alarm in place | Alarms with no date are over 10 years old.



Wired Smoke/CO Combo Smoke Alarm | Smoke test: Not tested | Close-up of printed manufacture date

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

Bedroom 1 Photos

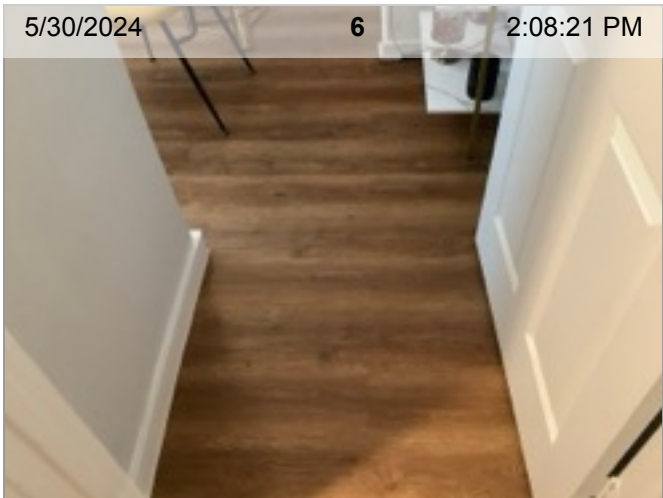
8202 Furray Road A



Ceiling



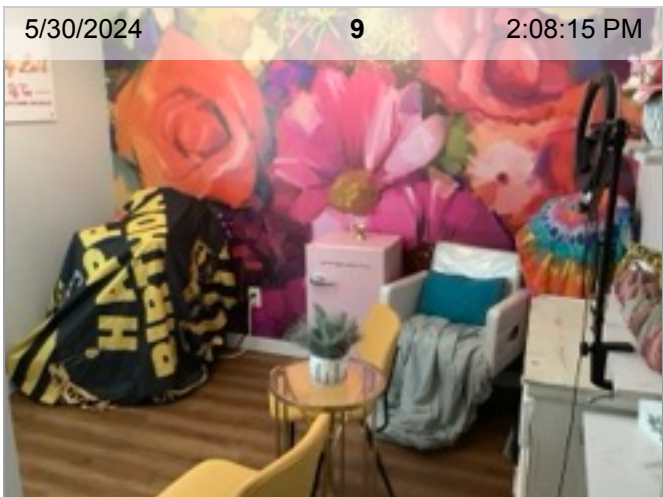
Ceiling



Floors



Floors














Overview (Interior)



Wired Smoke/CO Combo Smoke Alarm (mfd 3/2022)
| Smoke test: Passed | Alarm in place

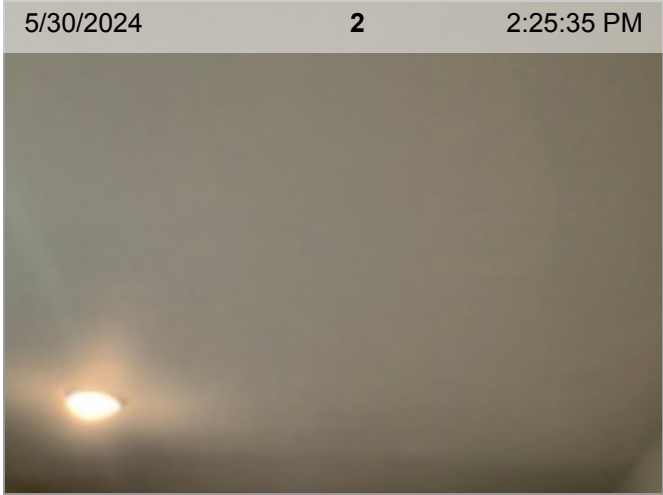


Wired Smoke/CO Combo Smoke Alarm (mfd 3/2022) | Smoke test:
Passed | Close-up of printed manufacture date | 2.2 years old

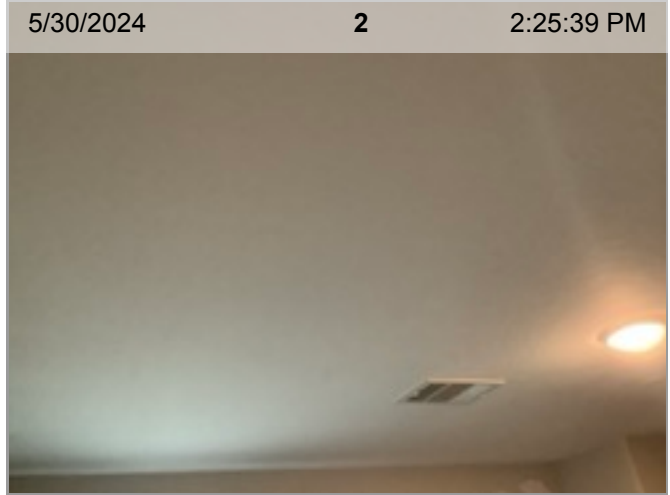
ITEM	RESULT	
1. Blinds/Drapes		OBSERVED
2. Ceiling		2 PHOTOS
3. Closets		OBSERVED
4. Door		OBSERVED
5. Door Stop		OBSERVED
6. Floors		2 PHOTOS
7. Outlet/Switch Covers		OBSERVED
8. Overview (Interior)		1 PHOTO
9. Walls/Paint		OBSERVED
10. Windows		OBSERVED
11. Wired Smoke Alarm		PASSED
Smell test performed,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

Bedroom 2 Photos

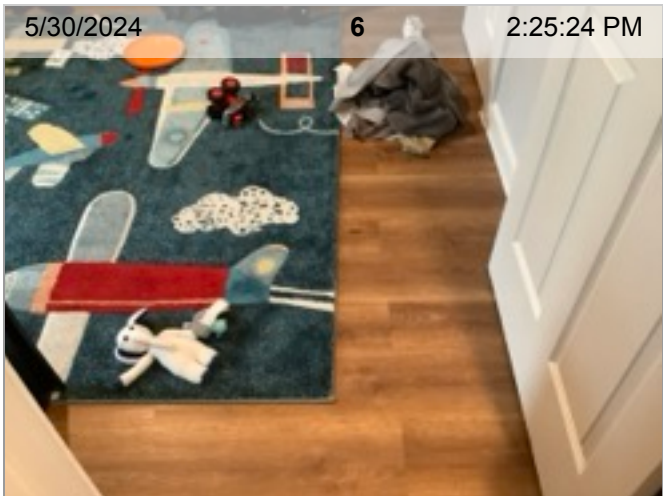
8202 Furray Road A



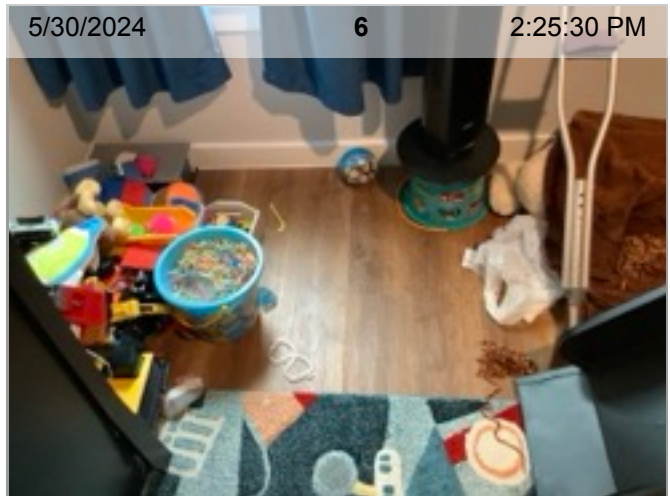
Ceiling



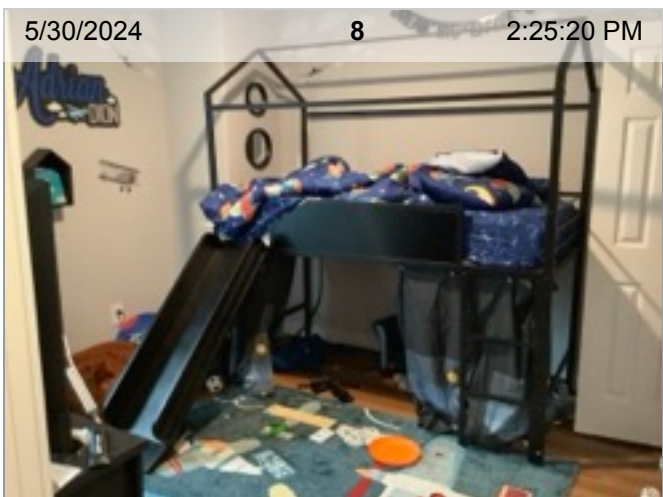
Ceiling



Floors



Floors














Overview (Interior)



Wired Smoke Alarm (mfd 9/2022) | Smoke test: Passed | Alarm in place



Wired Smoke Alarm (mfd 9/2022) | Smoke test: Passed | Close-up of printed manufacture date | 1.7 years old

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

Bedroom 3 Photos

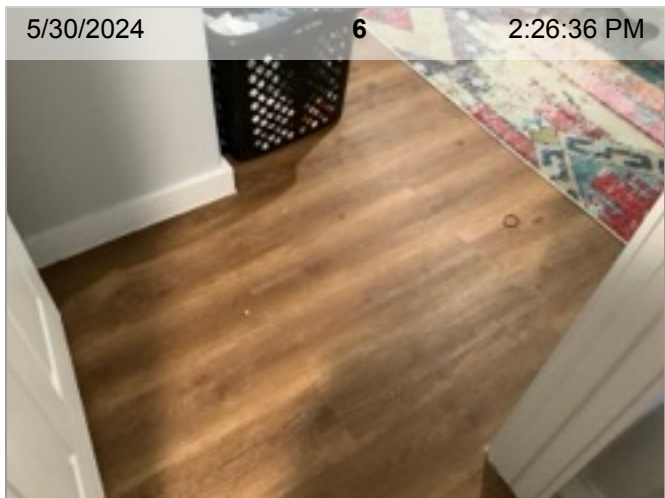
8202 Furray Road A



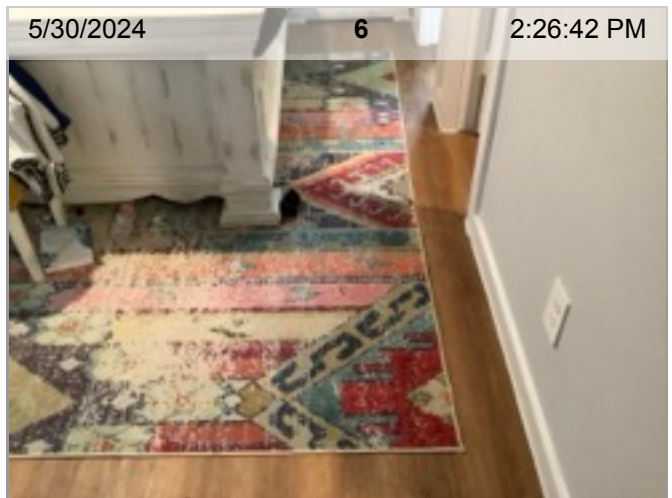
Ceiling



Ceiling



Floors



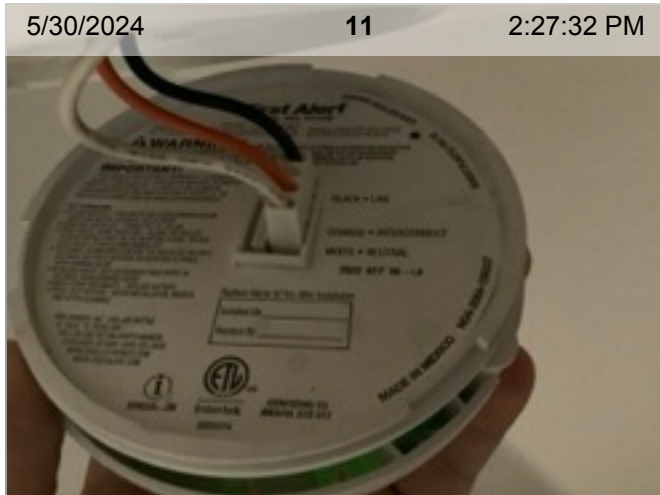
Floors


















Overview (Interior)



Wired Smoke Alarm (mfd 9/2022) | Smoke test: Passed | Alarm in place



Wired Smoke Alarm (mfd 9/2022) | Smoke test: Passed | Close-up of printed manufacture date | 1.7 years old

ITEM	RESULT	
1. Cabinet Under Sink		1 PHOTO
2. Ceiling		2 PHOTOS
3. Commode		1 PHOTO
4. Door		OBSERVED
5. Door Stop		OBSERVED
6. Exhaust Fan		1 PHOTO
7. Floors		1 PHOTO
8. Light Fixtures		OBSERVED
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		1 PHOTO
15. Walls/Paint		OBSERVED
Smell test performed, no exceptions noted.		PASS

Bathroom 1 Photos

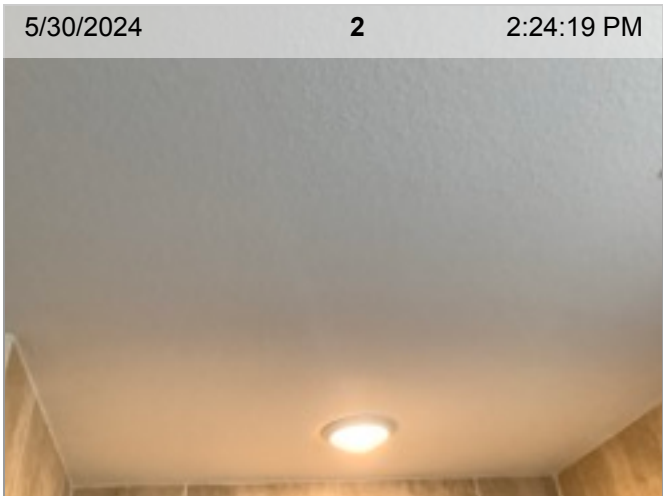
8202 Furray Road A



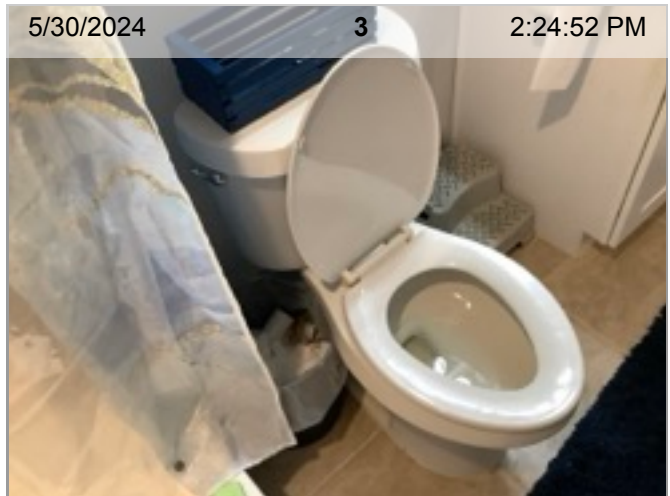
Cabinet Under Sink



Ceiling



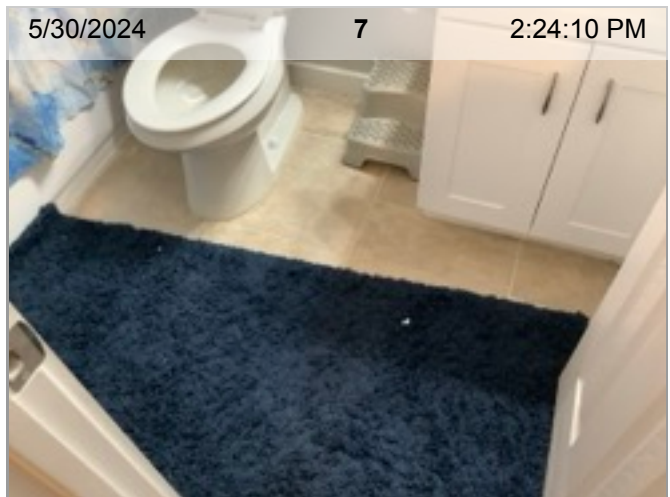
Ceiling



Commode



Exhaust Fan



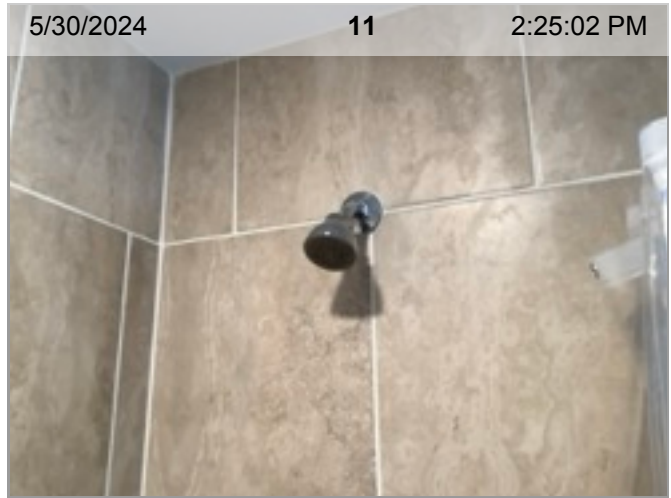
Floors

Bathroom 1 Photos

8202 Furray Road A



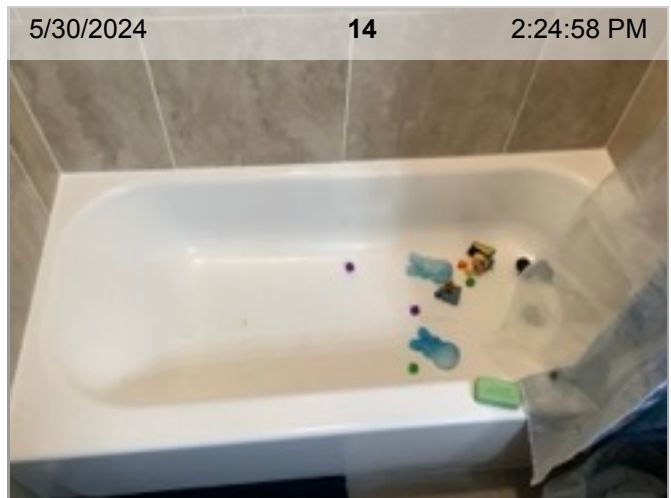
Overview (Interior)


















Shower/Fixture



Sink/Faucet



Tub/Fixture | Base of Tub

ITEM	RESULT	
1. Cabinet Under Sink		1 PHOTO
2. Ceiling		1 PHOTO
3. Commode		1 PHOTO
4. Door		OBSERVED
5. Door Stop		OBSERVED
6. Exhaust Fan		1 PHOTO
7. Floors		1 PHOTO
8. Light Fixtures		OBSERVED
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		1 PHOTO
15. Walls/Paint		OBSERVED
Smell test performed, no exceptions noted.		PASS

Bathroom 2 Photos

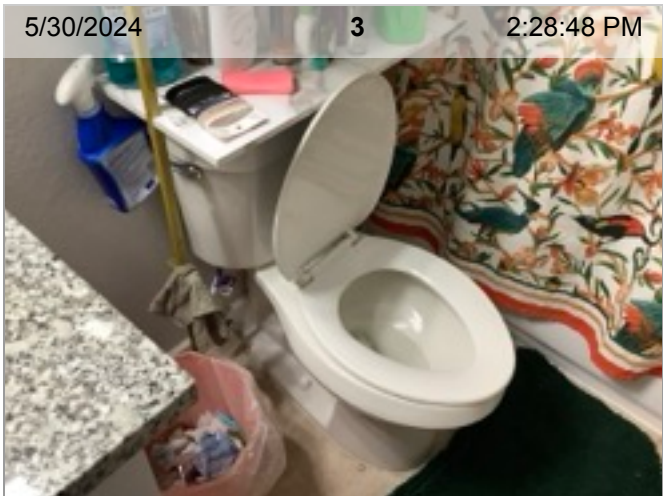
8202 Furray Road A



Cabinet Under Sink



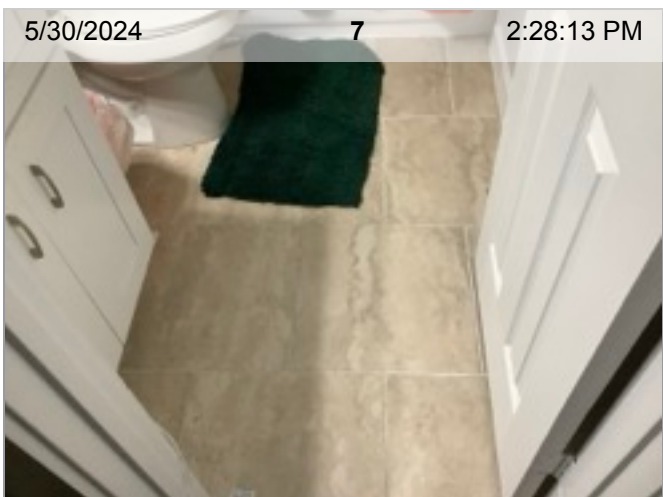
Ceiling



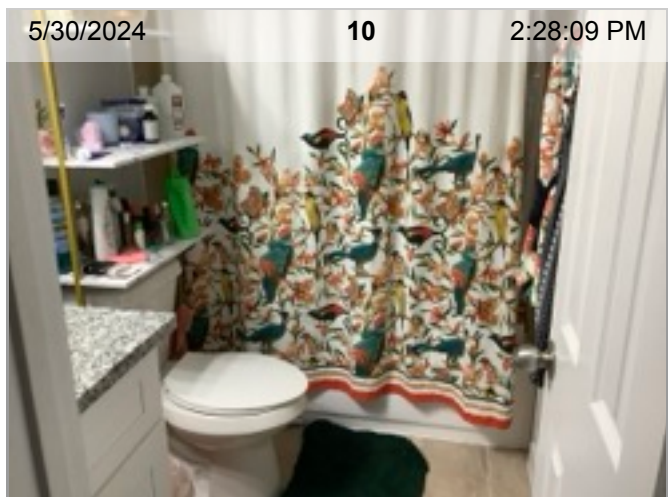
Commode



Exhaust Fan



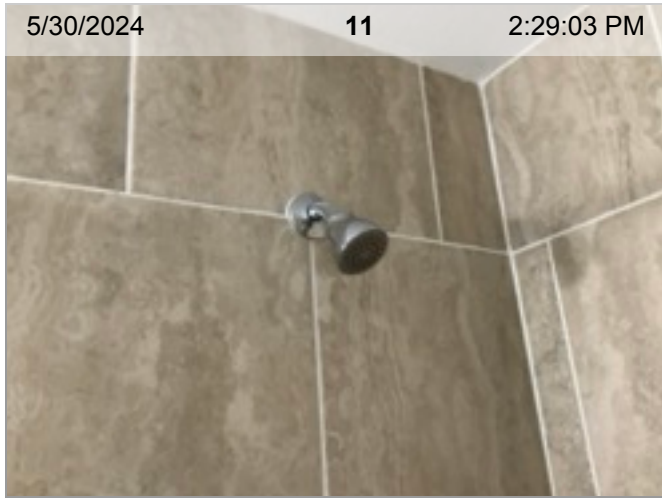
Floors



Overview (Interior)

Bathroom 2 Photos

8202 Furray Road A












Shower/Fixture



Sink/Faucet

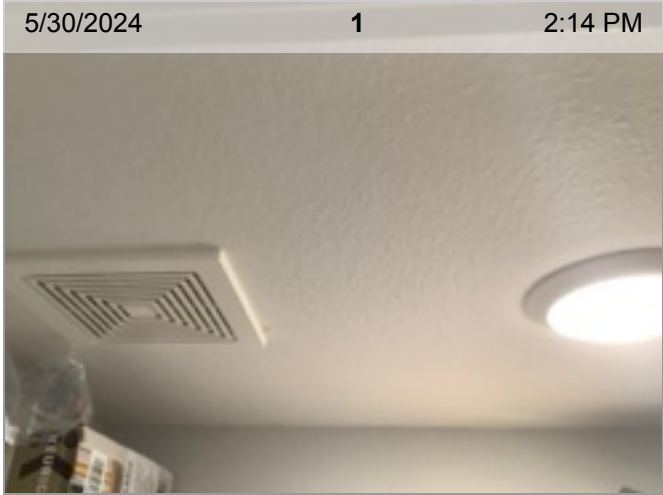


Tub/Fixture | Base of Tub

ITEM	RESULT
1. Ceiling	 2 PHOTOS
2. Door	 ATTENTION
3. Door Stop	 ATTENTION
4. Floors	 1 PHOTO
5. Outlet/Switch Covers	 OBSERVED
6. Overview (Interior)	 1 PHOTO
7. Walls/Paint	 OBSERVED
8. Washer Connection	 1 PHOTO
9. Washing Machine	 OBSERVED
Smell test performed, no exceptions noted.	PASS

Laundry Room Photos

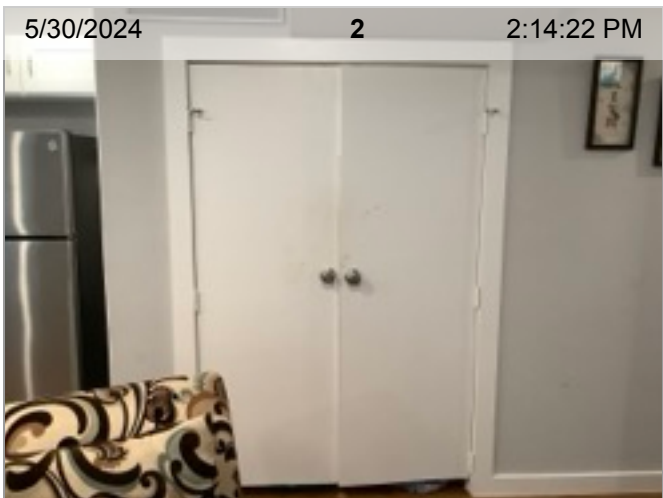
8202 Furray Road A



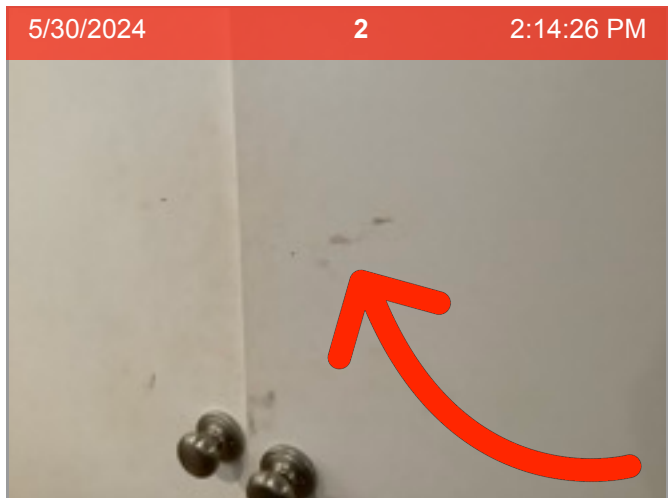
Ceiling



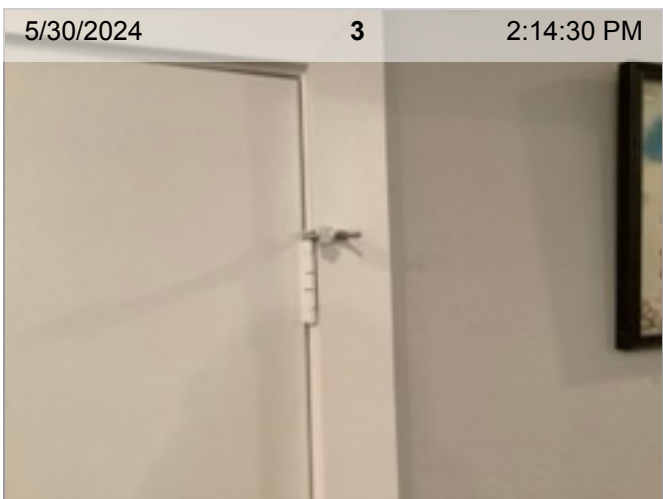
Ceiling



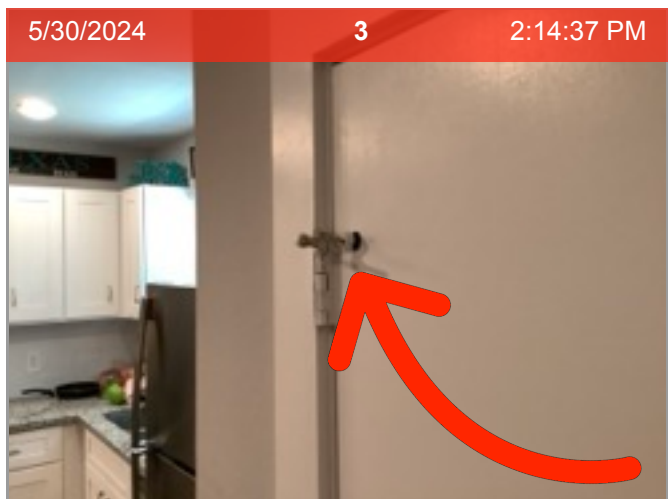
Door



Door | Scuffs on door.



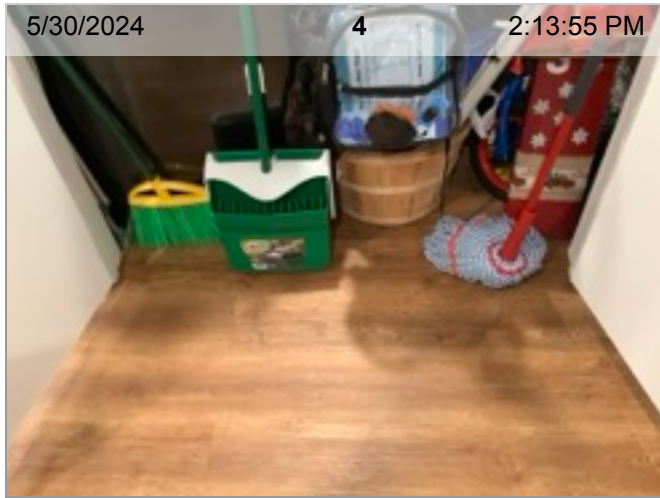
Door Stop



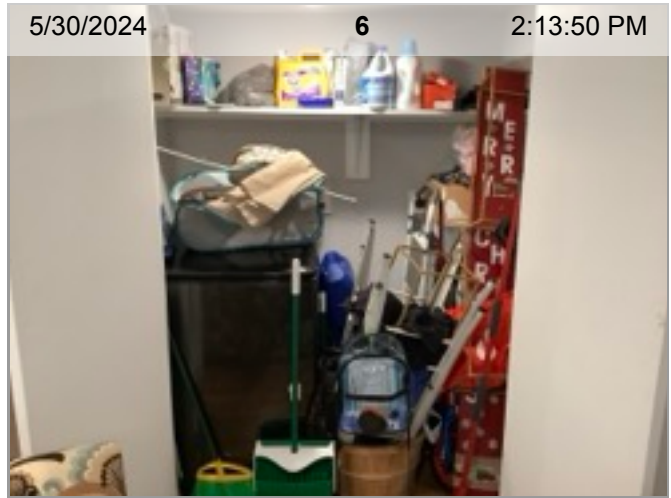
Door Stop | Broken- no wall damage noted.

Laundry Room Photos

8202 Furray Road A



Floors



Overview (Interior)



Washer Connection

