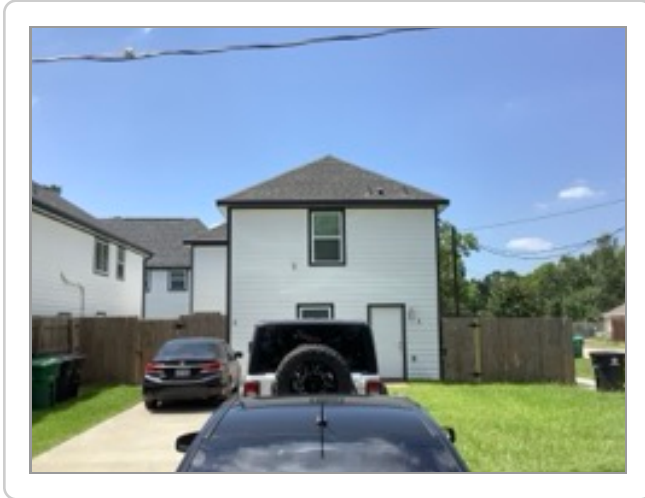


Prepared for Emerson Property Management

6/22/2024



8202 Furray Road #B

Houston TX 77028

3 bed / 2 bath

Technician's comments:

Tenant had 2 dogs at the property

Smell test performed:

No exceptions noted.

KEY ANCILLARY ITEMS

STATUS 

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

Items that Need Attention Summary

8202 Furray Road #B

ROOM	ITEM	COMMENTS
Entry	Front Door Exterior	Scratches; stains; discoloration or chipping of door casing
	Front Door Interior	Scuffs on door
Front Exterior	Right Side Yard	Overgrown
















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



Entry
Front Door Interior
Scuffs on door



Front Exterior
Right Side Yard
Overgrown

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. Walkways		1 PHOTO
12. Walls/Siding/Trim		2 PHOTOS
13. Window Screens		6 PHOTOS
Smell test performed, no exceptions noted.		PASS

Front Exterior Photos

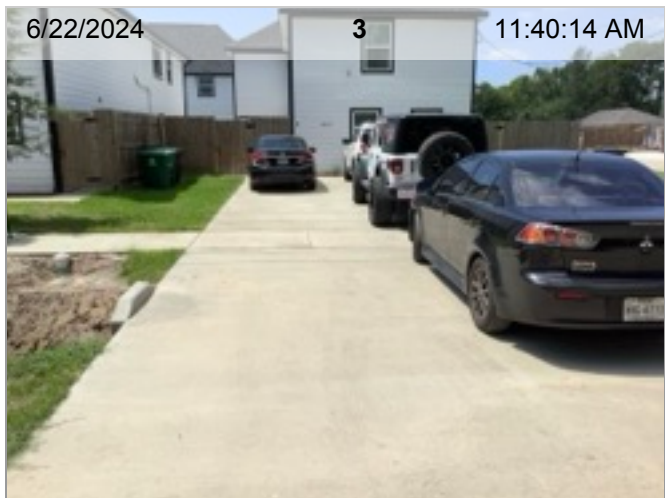
8202 Furray Road #B



Address



Center View



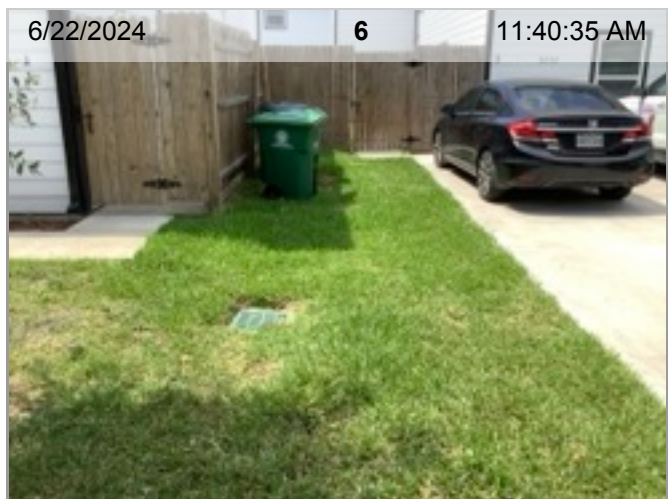
Driveway



Front Left View



Front Right View



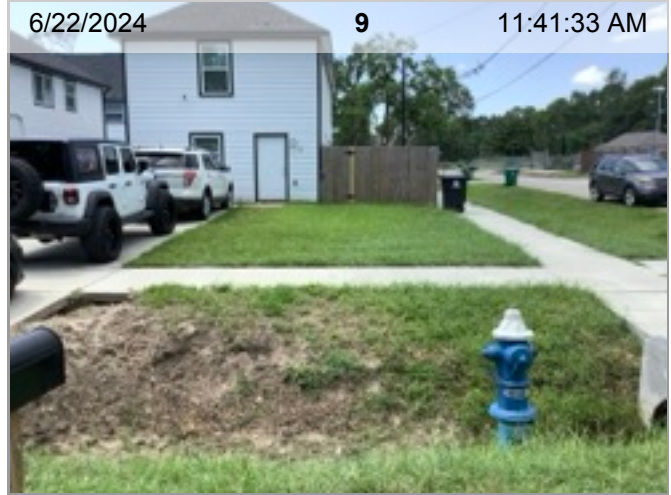
Left Side Yard

Front Exterior Photos

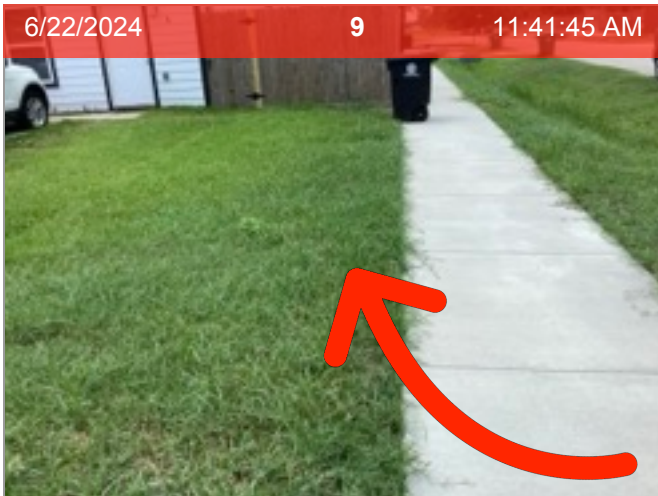
8202 Furray Road #B



Mail Box



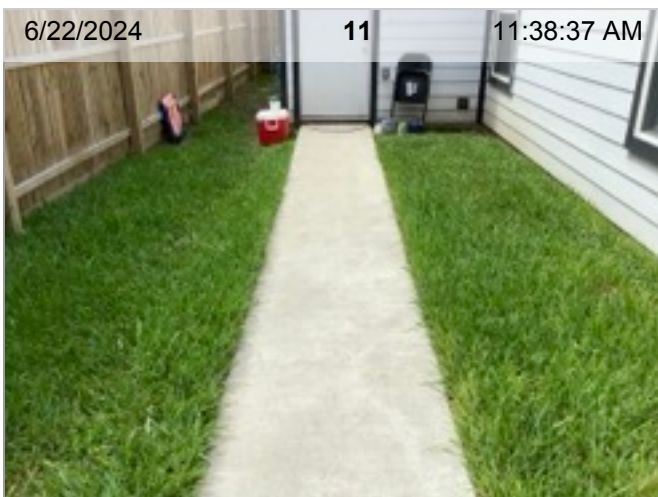
Right Side Yard



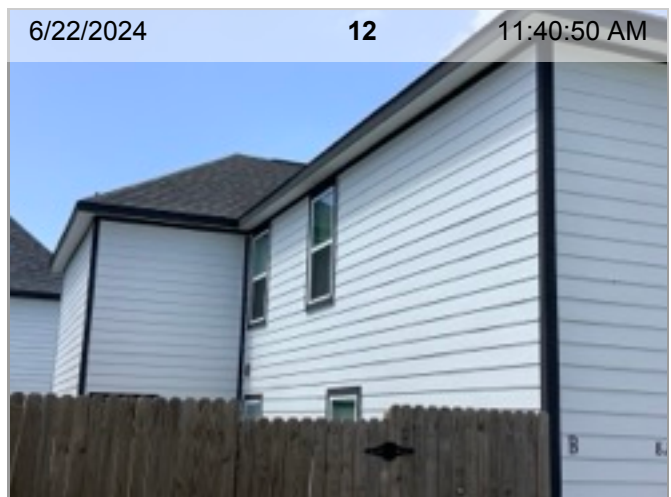
Right Side Yard | Overgrown



Roof/Trim/Gutter



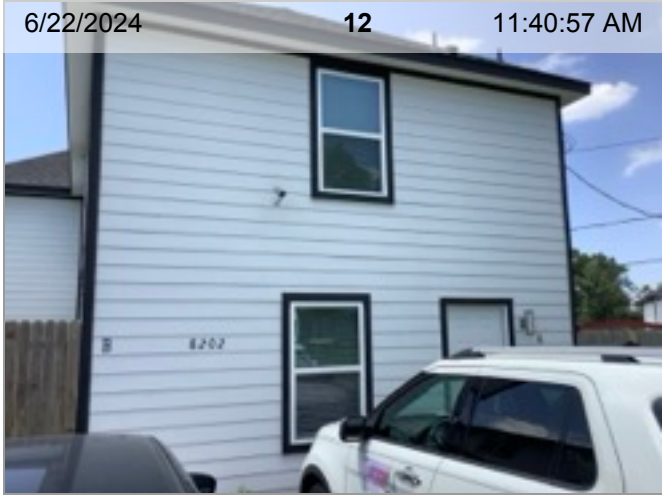
Walkways



Walls/Siding/Trim

Front Exterior Photos

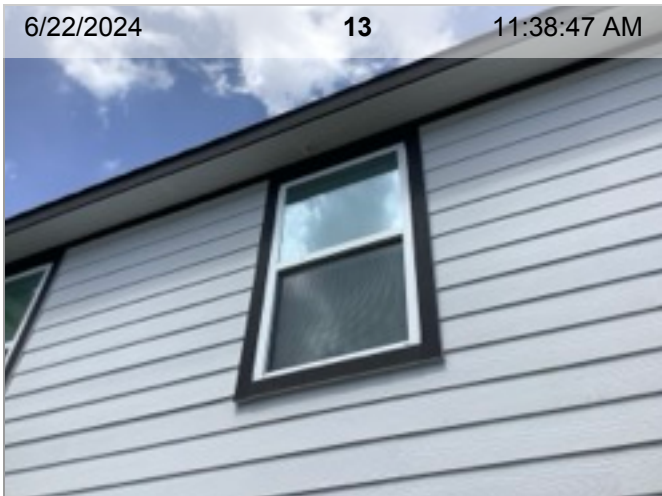
8202 Furray Road #B



Walls/Siding/Trim



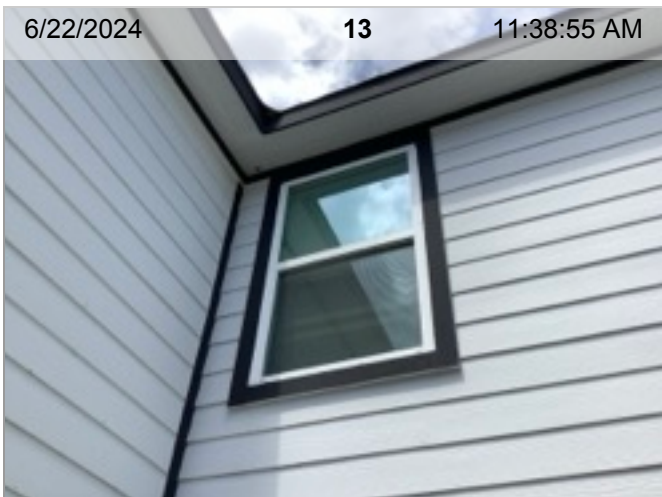
Window Screens



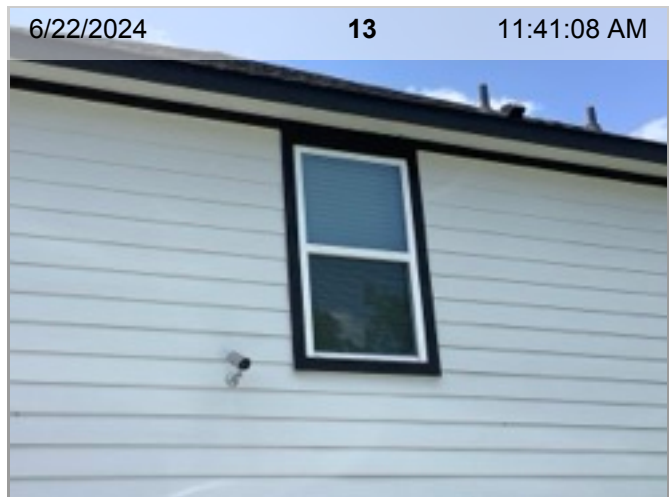
Window Screens



Window Screens



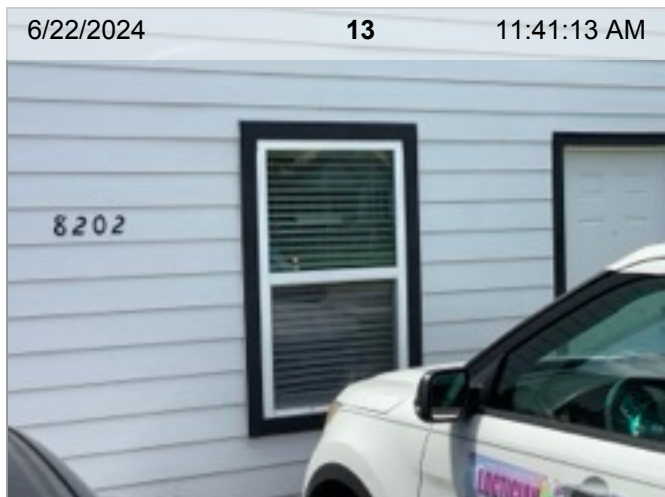
Window Screens













Window Screens

Front Exterior Photos

8202 Furray Road #B



Window Screens

ITEM	RESULT	
1. Air Conditioner		1 PHOTO
2. Fence		6 PHOTOS
3. Left Side Yard		1 PHOTO
4. Light Fixtures		OBSERVED
5. Rear Center View		1 PHOTO
6. Right Side Yard		1 PHOTO
7. Roof/Trim/Gutter		2 PHOTOS
8. Walls/Siding/Trim		4 PHOTOS
9. Window Screens		6 PHOTOS
10. Yard		1 PHOTO
Smell test performed, no exceptions noted.		PASS

Rear Exterior Photos

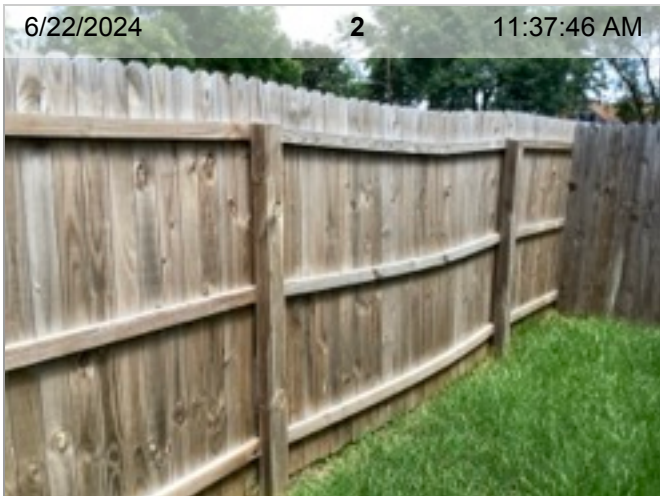
8202 Furray Road #B



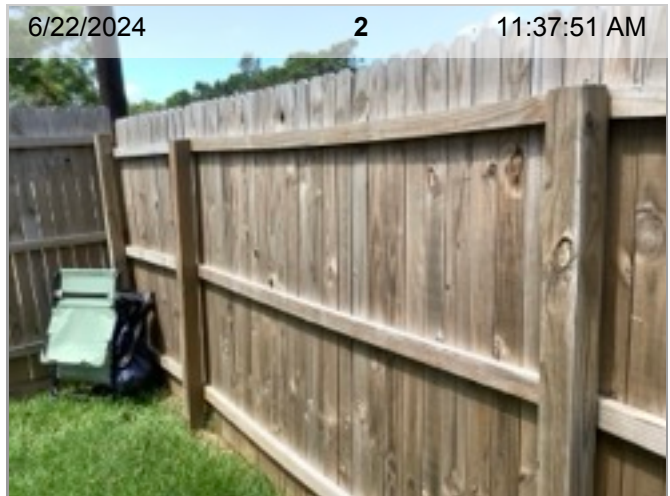
Air Conditioner



Fence



Fence



Fence



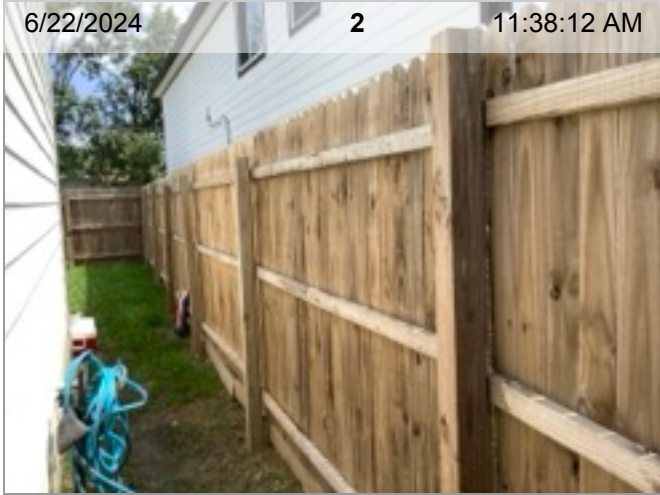
Fence



Fence

Rear Exterior Photos

8202 Furray Road #B



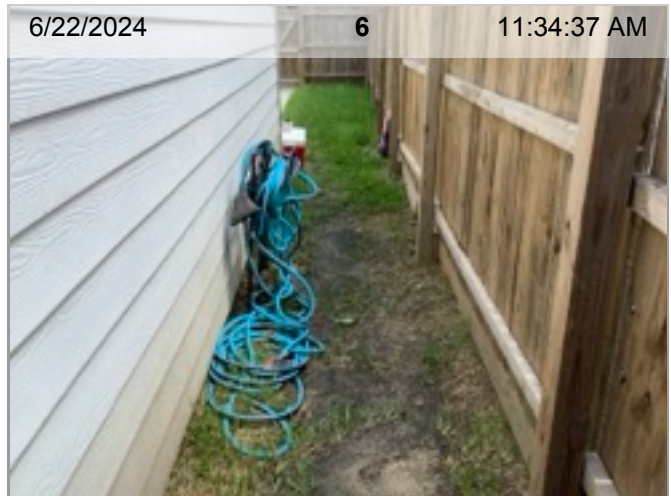
Fence



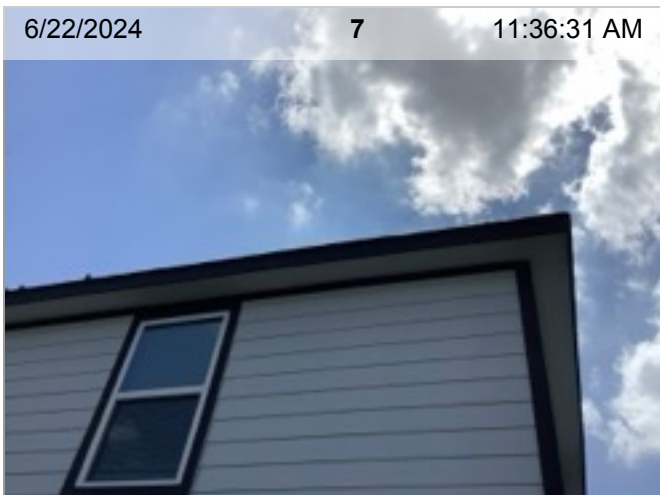
Left Side Yard



Rear Center View



Right Side Yard



Roof/Trim/Gutter



Roof/Trim/Gutter

Rear Exterior Photos

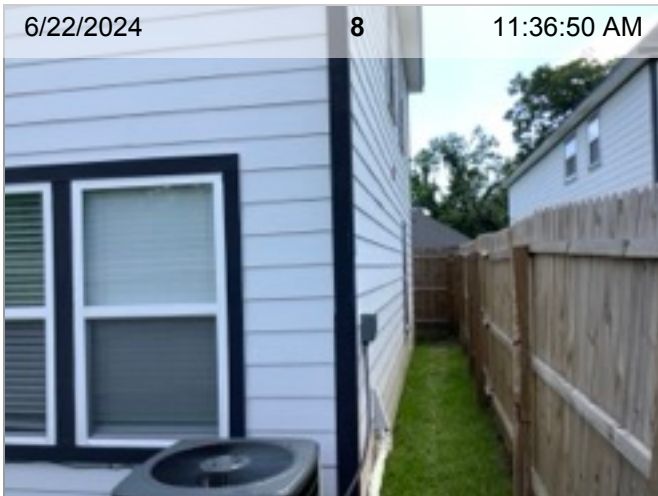
8202 Furray Road #B



Walls/Siding/Trim



Walls/Siding/Trim



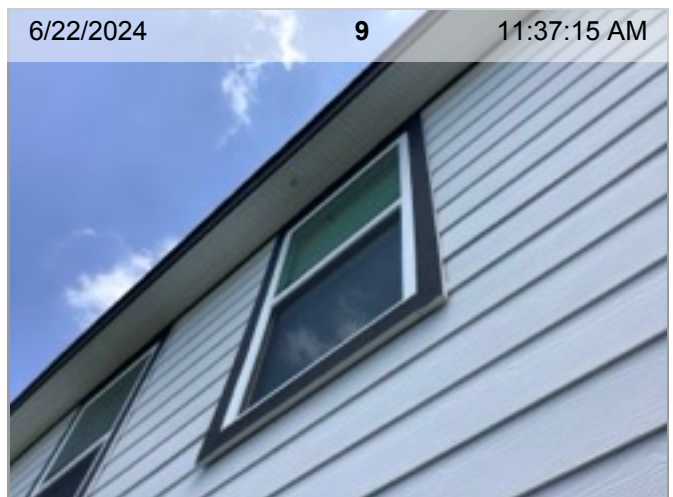
Walls/Siding/Trim



Walls/Siding/Trim



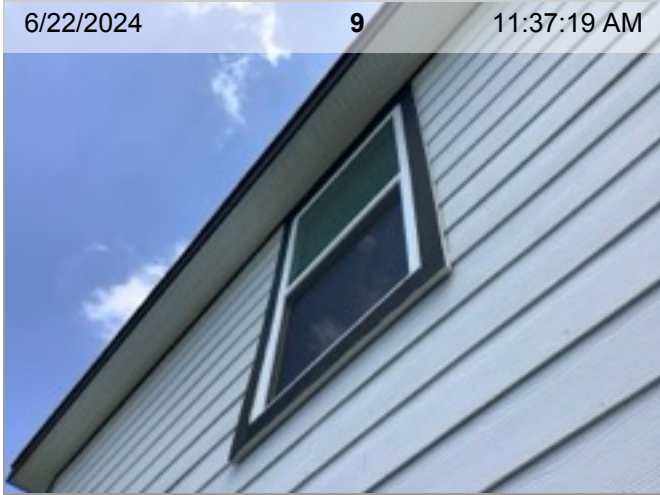
Window Screens



Window Screens

Rear Exterior Photos

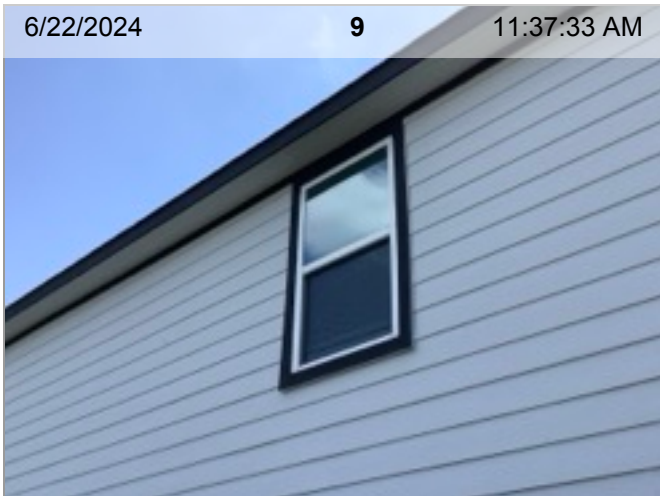
8202 Furray Road #B



Window Screens



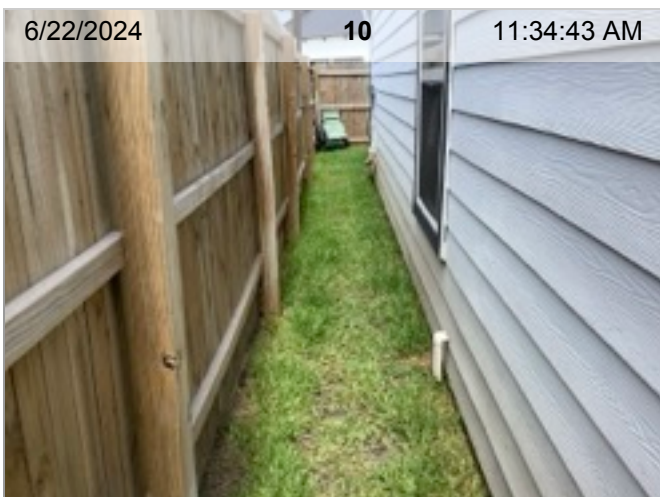
Window Screens















Window Screens



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		ATTENTION
6. Keyless Deadbolt/Pin Lock		1 PHOTO
7. Outlet/Switch Covers		OBSERVED
8. Overview (Interior)		2 PHOTOS
9. Patio/Porch		1 PHOTO
10. Peephole		1 PHOTO
11. Walls/Paint		OBSERVED
12. Wired Smoke/CO Combo Smoke Alarm		PASSED
Smell test performed, no exceptions noted.		PASS

Entry Photos

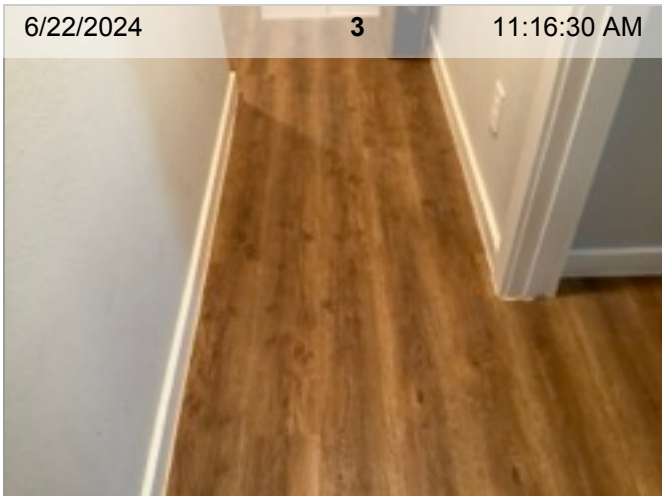
8202 Furray Road #B



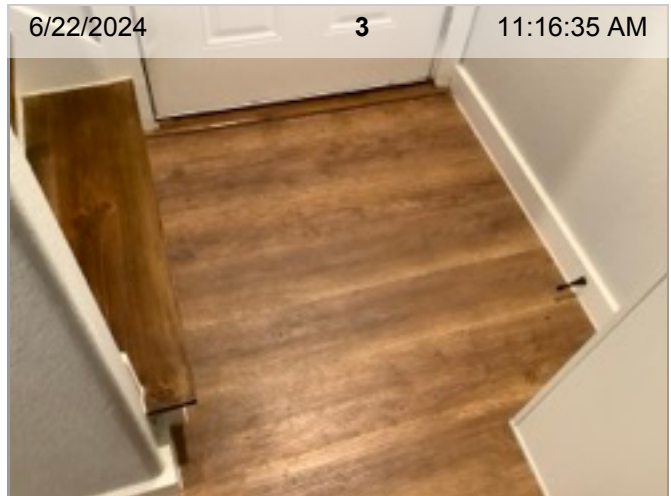
Ceiling



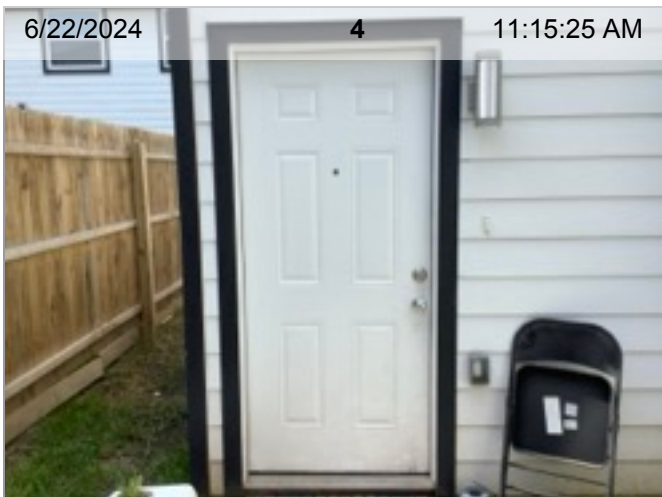
Ceiling



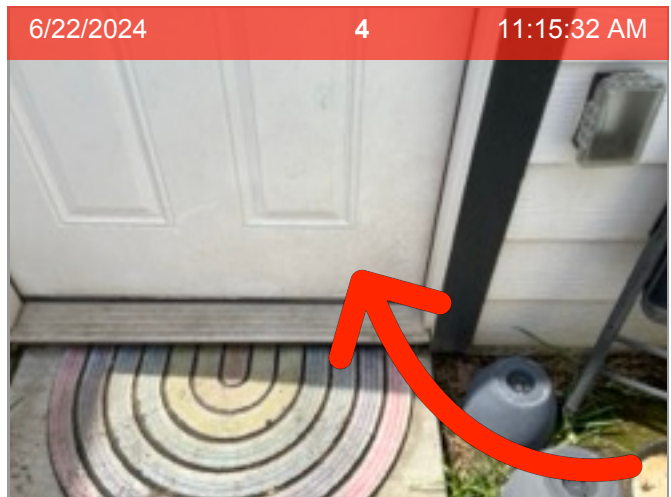
Floors



Floors



Front Door Exterior



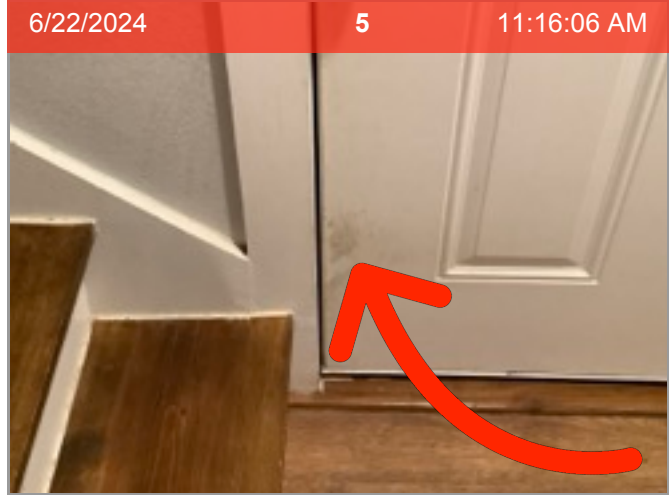
Front Door Exterior | Scratches; stains; discoloration or chipping of door casing

Entry Photos

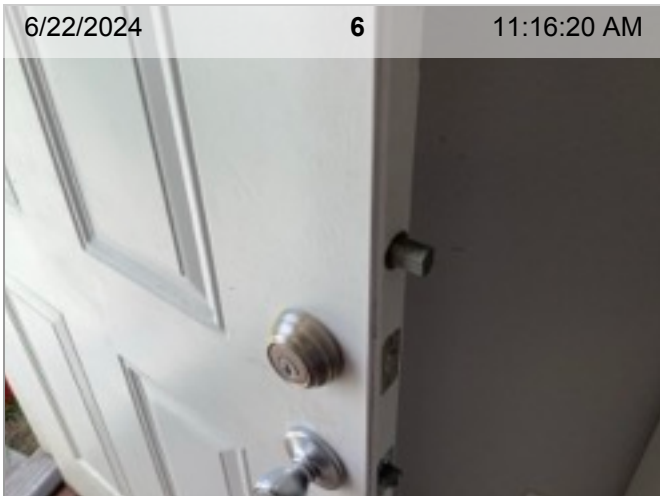
8202 Furray Road #B



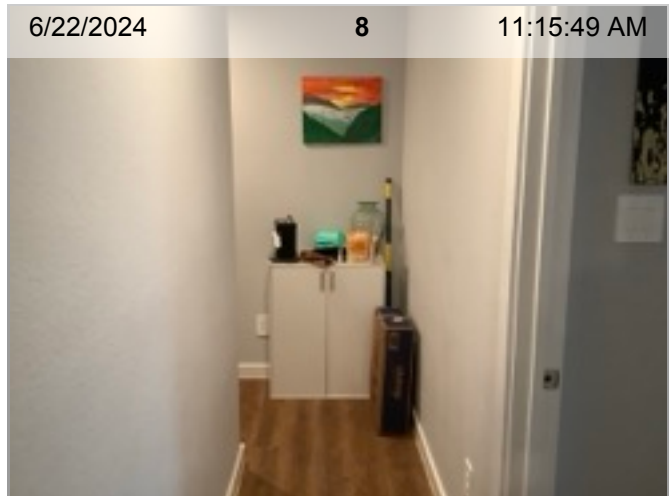
Front Door Interior



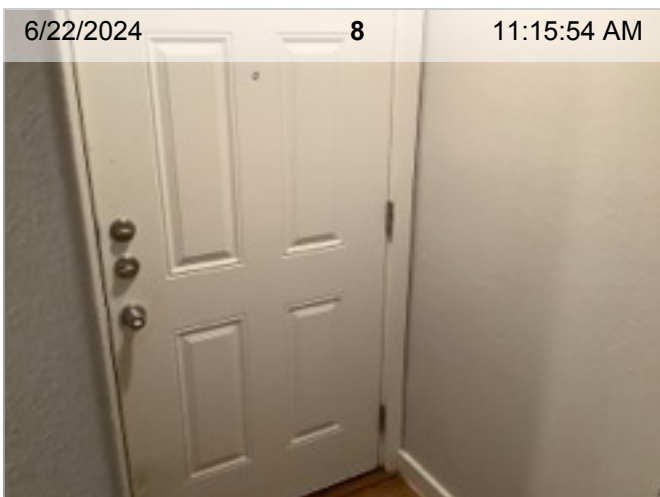
Front Door Interior | Scuffs on door



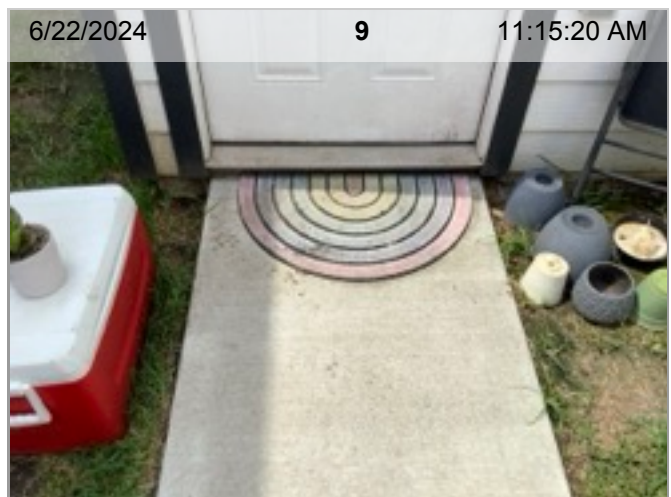
Keyless Deadbolt/Pin Lock



Overview (Interior)



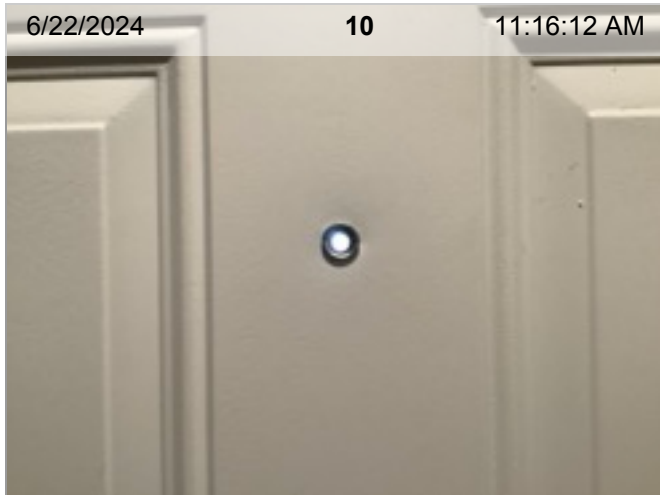
Overview (Interior)



Patio/Porch

Entry Photos

8202 Furray Road #B











Peephole



Wired Smoke/CO Combo Smoke Alarm (mfd 5/2022) | Smoke test: Passed | Alarm in place



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

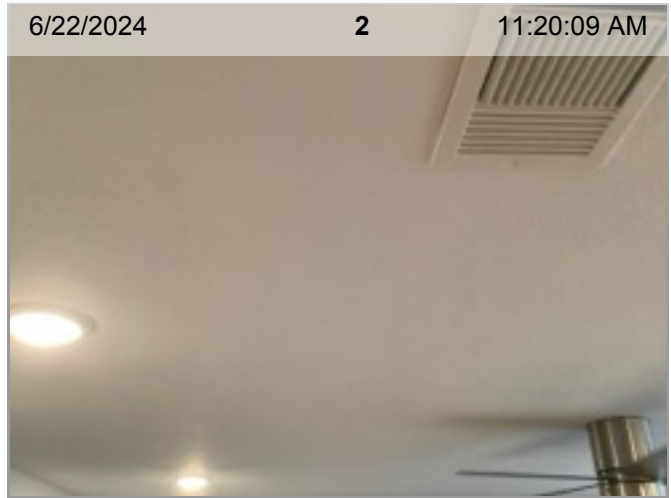
ITEM	RESULT	
1. Blinds/Drapes		OBSERVED
2. Ceiling		2 PHOTOS
3. Ceiling Fan		OBSERVED
4. Floors		2 PHOTOS
5. Outlet/Switch Covers		OBSERVED
6. Overview (Interior)		1 PHOTO
7. Walls/Paint		OBSERVED
8. Windows		OBSERVED
Smell test performed, no exceptions noted.		PASS

Living Room Photos

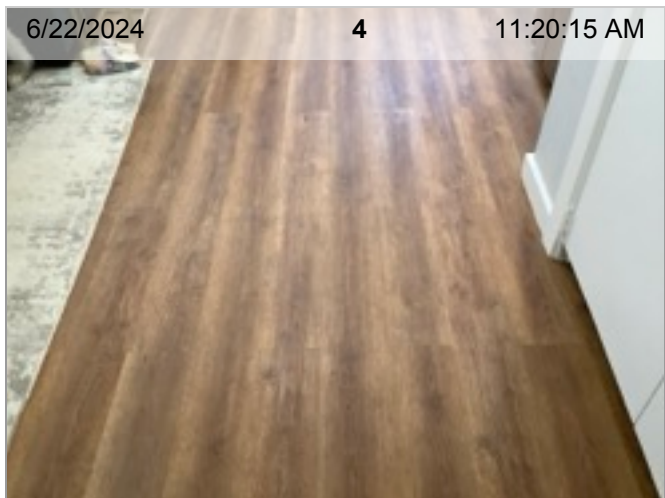
8202 Furray Road #B



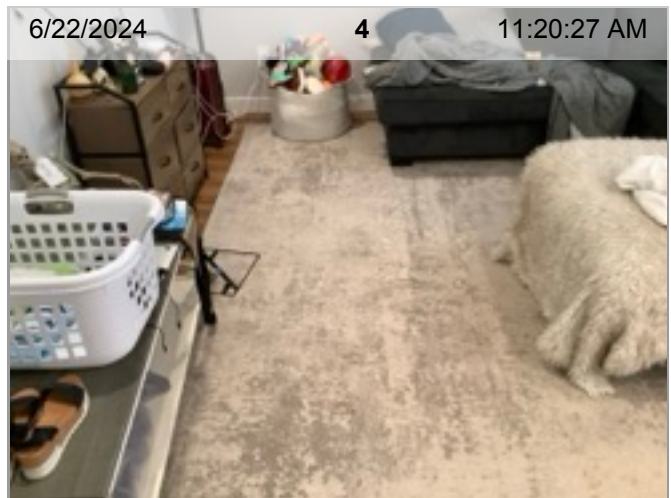
Ceiling



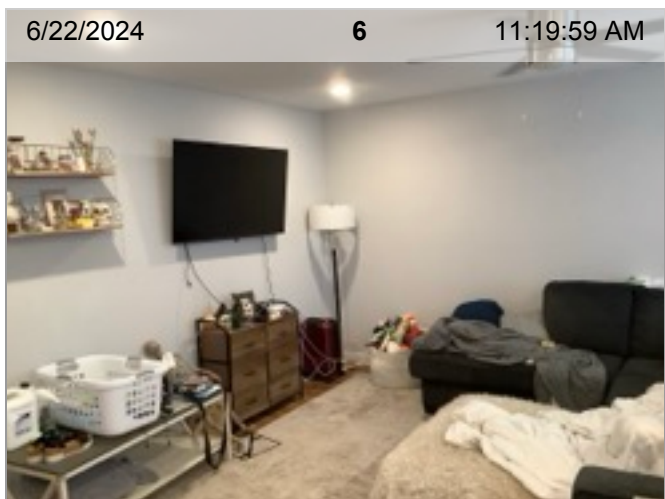
Ceiling





















Floors



Floors



Overview (Interior)

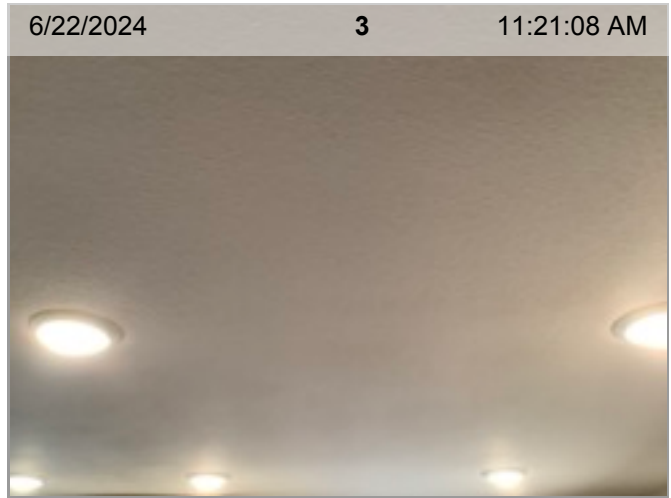
ITEM	RESULT	
1. Blinds/Drapes		OBSERVED
2. Cabinet Under Sink		1 PHOTO
3. Ceiling		1 PHOTO
4. Counter Top/Back Splash		OBSERVED
5. Dishwasher		2 PHOTOS
6. Exhaust Fan		1 PHOTO
7. Floors		1 PHOTO
8. Garbage Disposal		OBSERVED
9. Lower Cabinets - Exterior		3 PHOTOS
10. Microwave Oven		1 PHOTO
11. Outlet/Switch 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		2 PHOTOS
17. Walls/Paint		OBSERVED
18. Windows		OBSERVED
Smell test performed, no exceptions noted.		PASS

Kitchen Photos

8202 Furray Road #B



Cabinet Under Sink



Ceiling



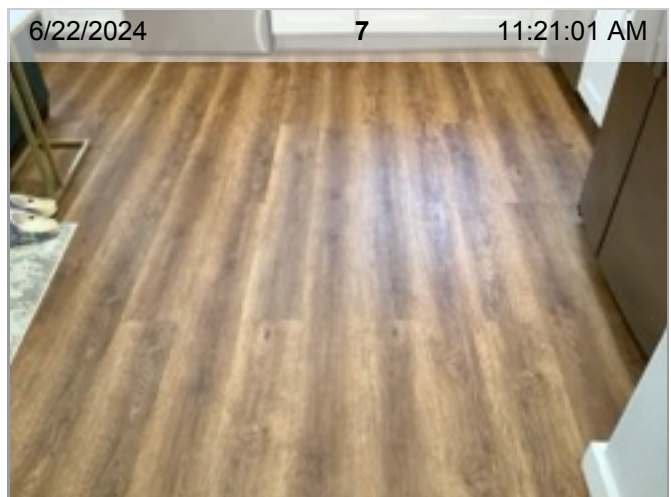
Dishwasher | Amana | Exterior



Dishwasher | Amana | Interior



Exhaust Fan



Floors

Kitchen Photos

8202 Furray Road #B



Lower Cabinets - Exterior



Lower Cabinets - Exterior



Lower Cabinets - Exterior



Microwave Oven | Amana | Exterior



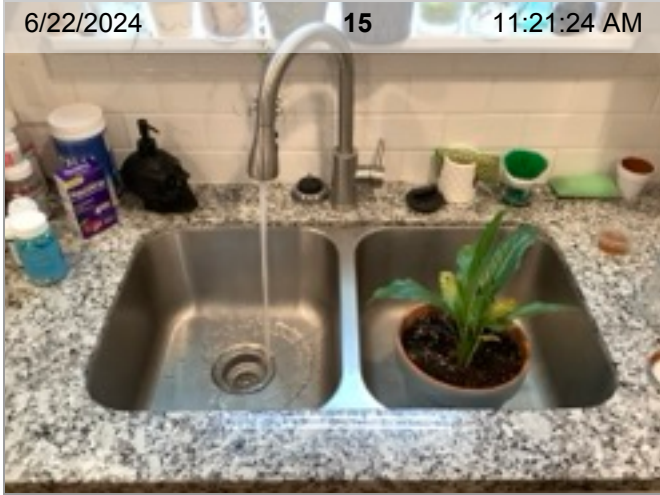
Overview (Interior)



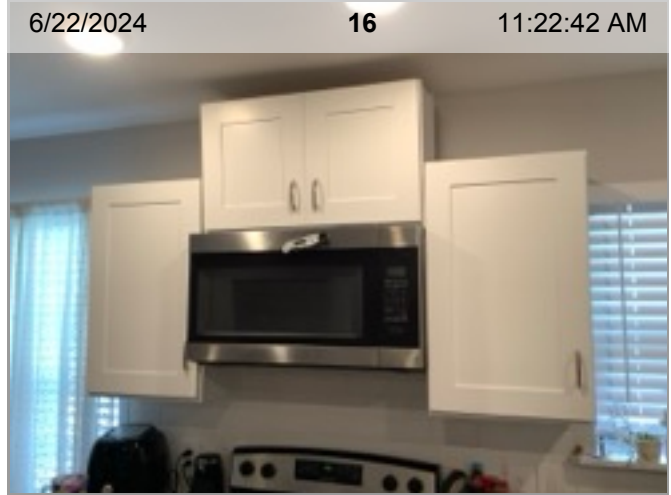
Range/Cooktop/Oven | Amana | Exterior

Kitchen Photos

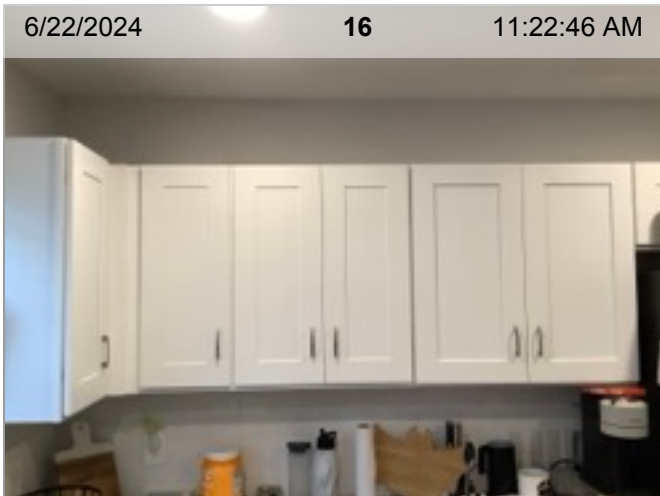
8202 Furray Road #B














Sink/Faucet



Upper Cabinets - Exterior

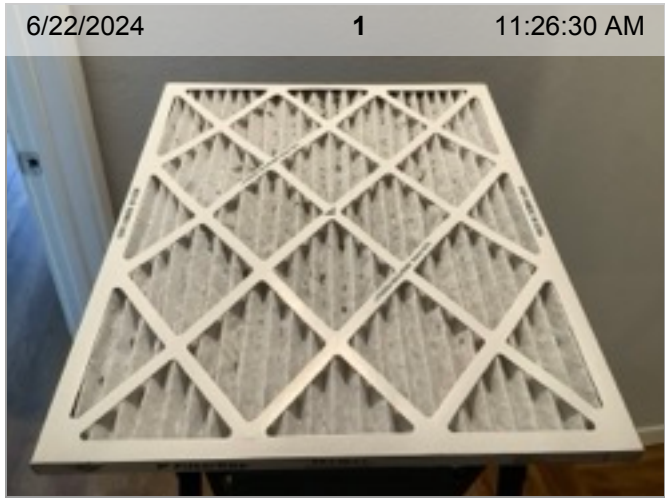


Upper Cabinets - Exterior

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

Hallway/Stairway Photos

8202 Furray Road #B



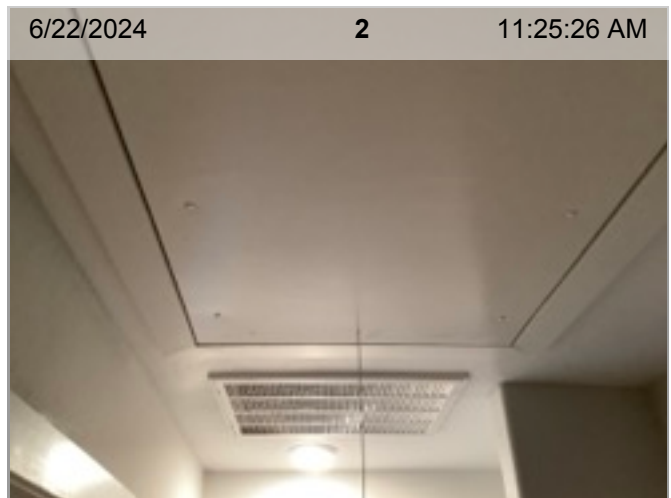
20 x 25 x 1 Air Filter | Front



20 x 25 x 1 Air Filter | Back



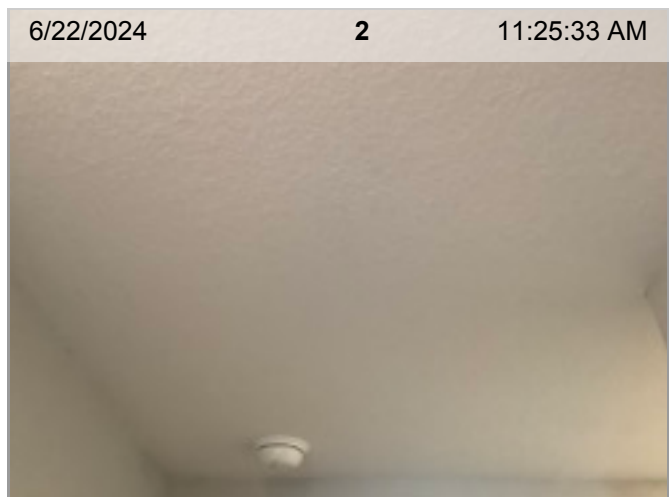
20 x 25 x 1 Air Filter | Close-up of size/initials/date



Ceiling



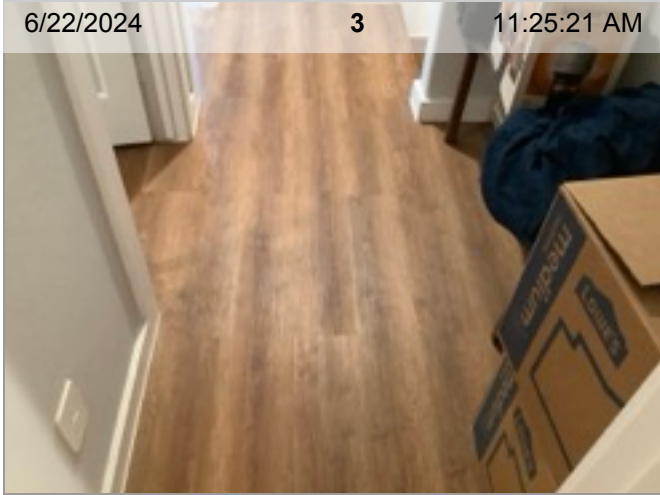
Ceiling



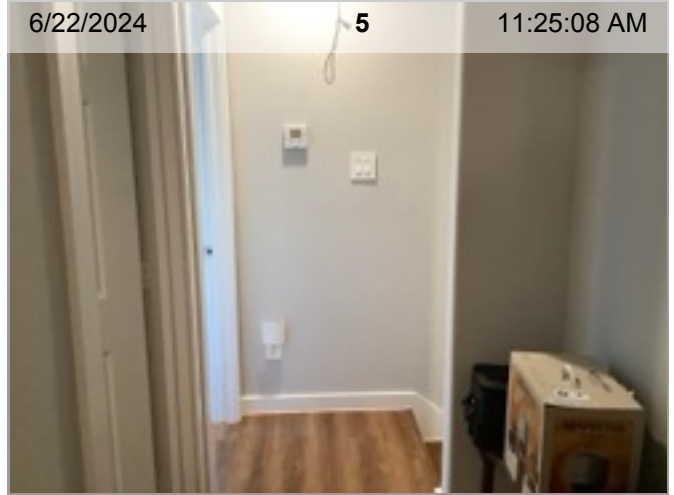
Ceiling

Hallway/Stairway Photos

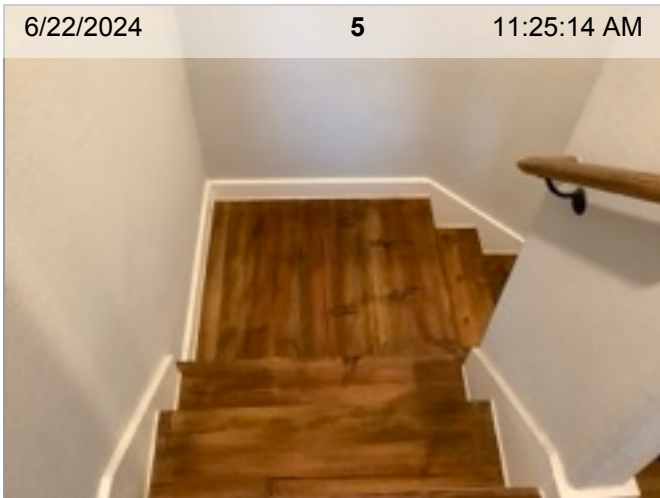
8202 Furray Road #B



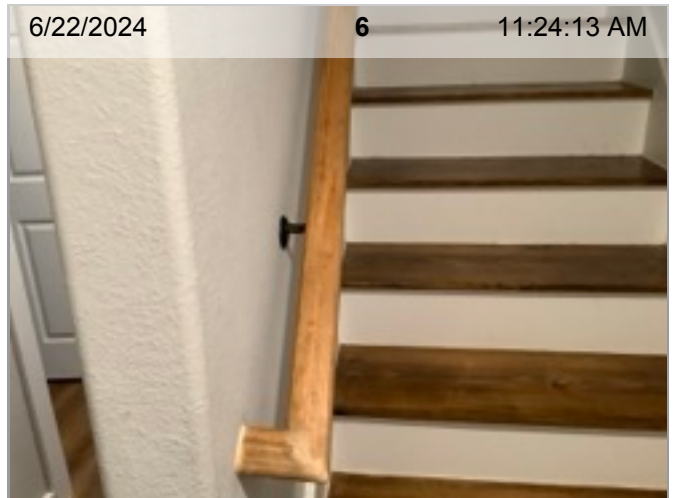
Floors



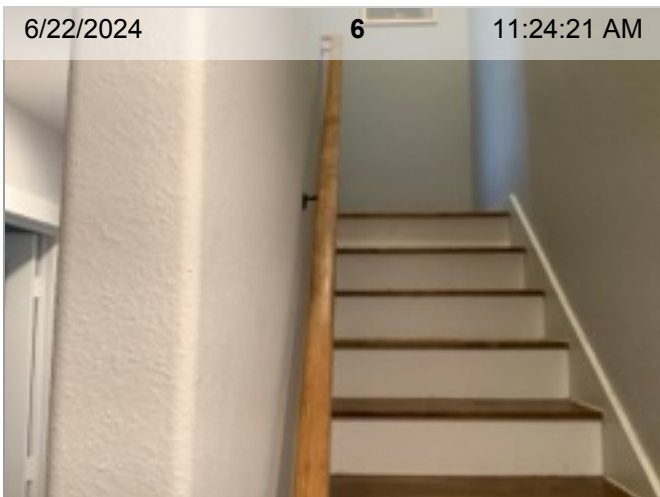
Overview (Interior)



Overview (Interior)



Railings



Railings



Thermostat

Hallway/Stairway Photos

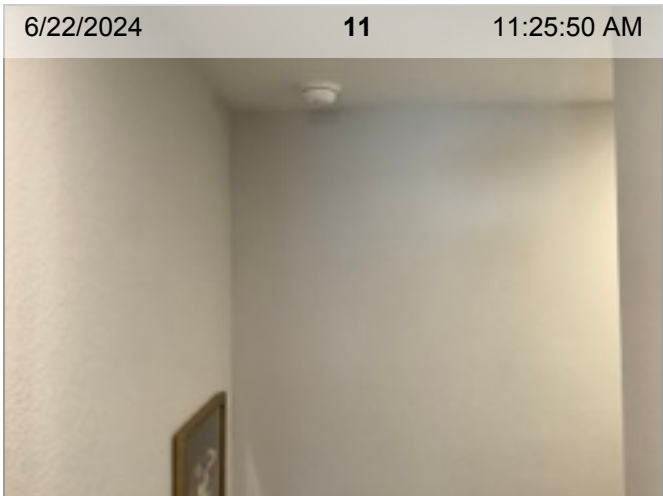
8202 Furray Road #B














Inaccessible Water Heater | NA | Water heater (with expansion tank if present) | Water heater is in the attic



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. 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 1 Photos

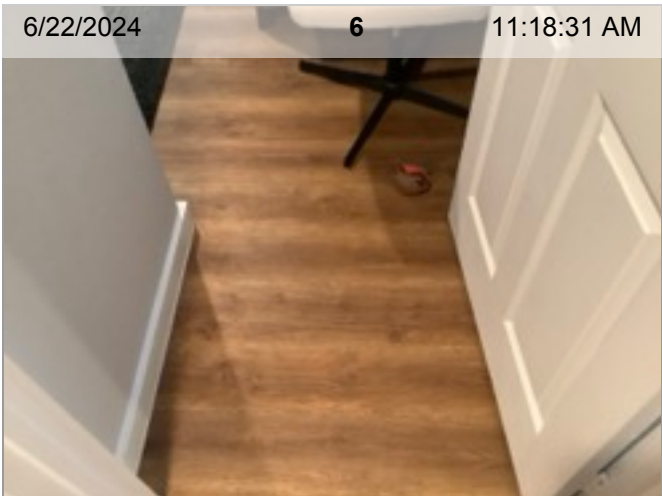
8202 Furray Road #B



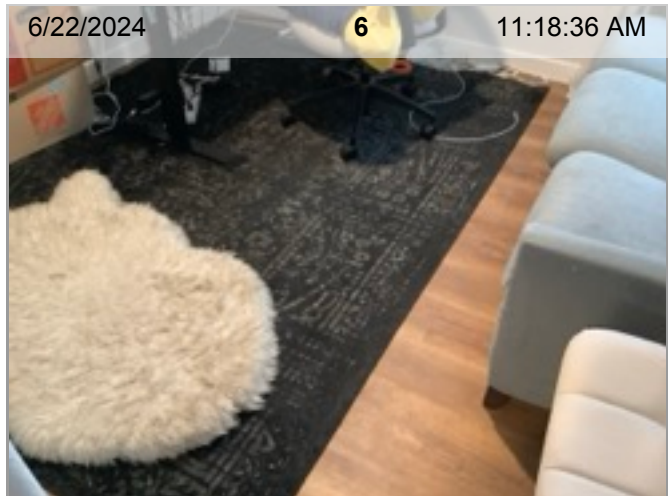
Ceiling



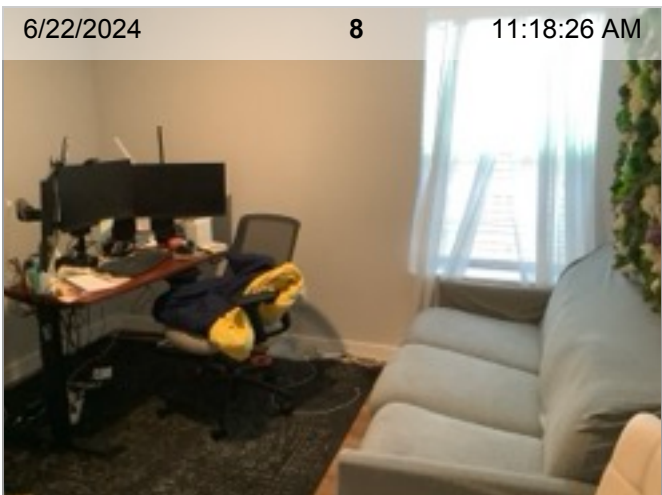
Ceiling



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 | 1.8 years old

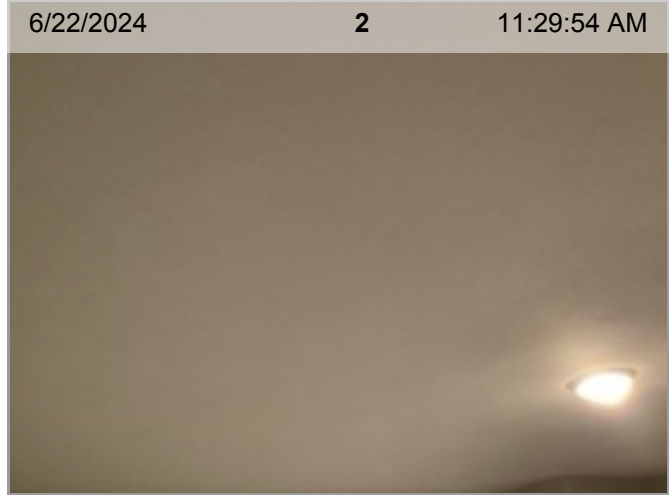
ITEM	RESULT	
1. Blinds/Drapes		OBSERVED
2. Ceiling		2 PHOTOS
3. Closets		OBSERVED
4. Door		OBSERVED
5. Door Stop		OBSERVED
6. Floors		2 PHOTOS
7. Outlet/Switch Covers		OBSERVED
8. Overview (Interior)		1 PHOTO
9. Walls/Paint		OBSERVED
10. Windows		OBSERVED
11. Wired Smoke Alarm		PASSED
Smell test performed,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

Bedroom 2 Photos

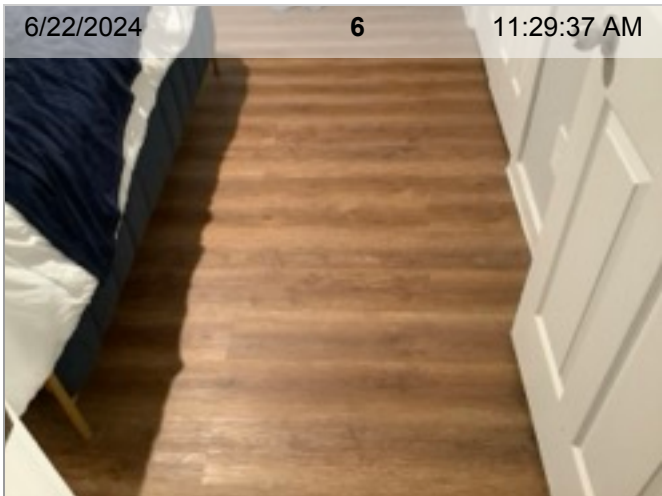
8202 Furray Road #B



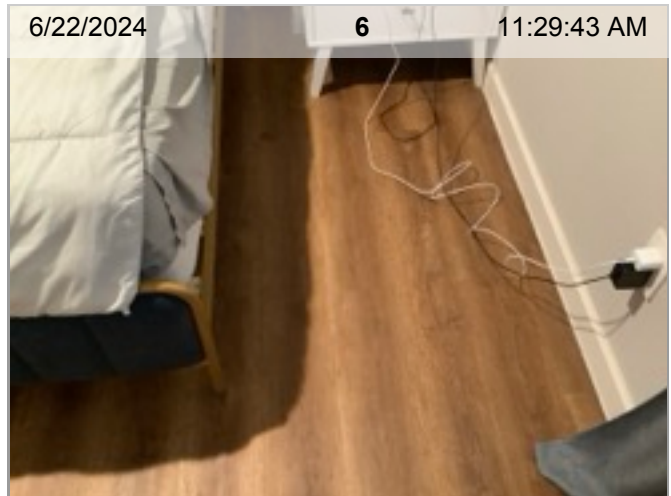
Ceiling



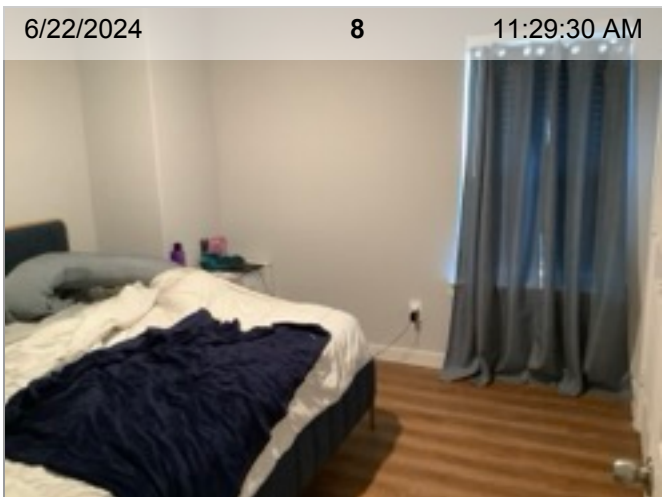
Ceiling



Floors



Floors



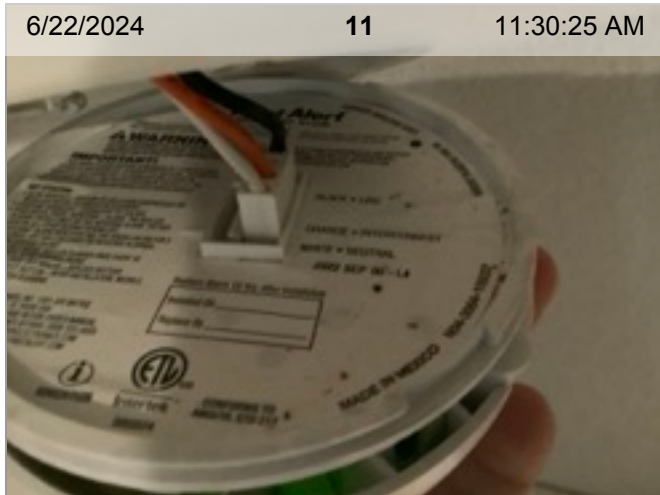
Overview (Interior)














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

Bedroom 2 Photos

8202 Furray Road #B

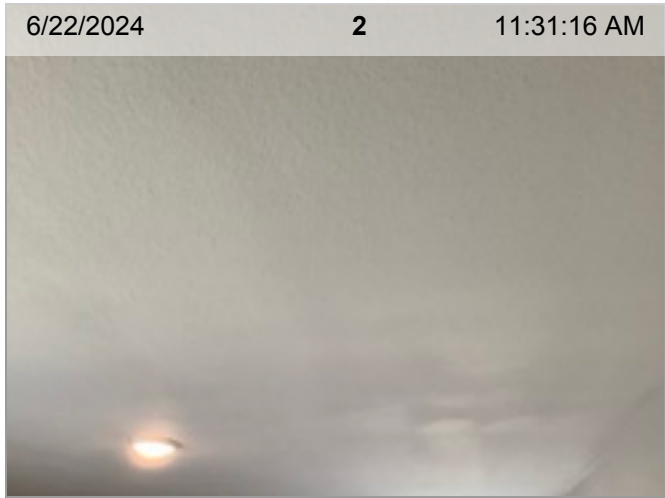


Wired Smoke Alarm (mfd 9/2022) | Smoke test: Passed | Close-up of printed manufacture date | 1.8 years old

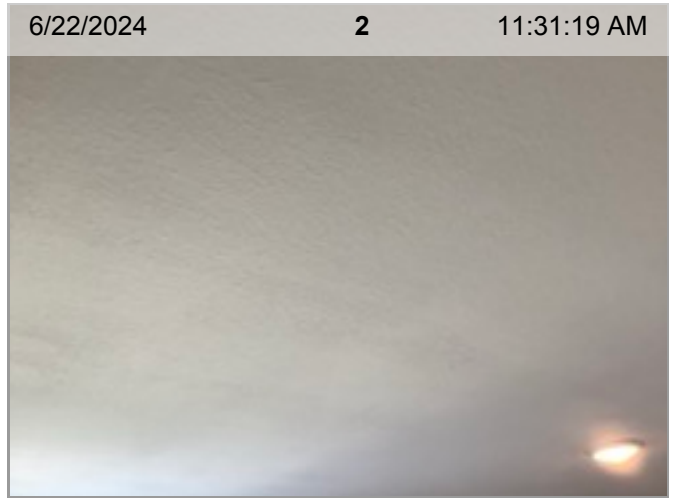
ITEM	RESULT	
1. Blinds/Drapes		OBSERVED
2. Ceiling		2 PHOTOS
3. Closets		OBSERVED
4. Door		OBSERVED
5. Door Stop		OBSERVED
6. Floors		2 PHOTOS
7. Outlet/Switch Covers		OBSERVED
8. Overview (Interior)		1 PHOTO
9. Walls/Paint		OBSERVED
10. Windows		OBSERVED
11. Wired Smoke Alarm		PASSED
Smell test performed,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

Bedroom 3 Photos

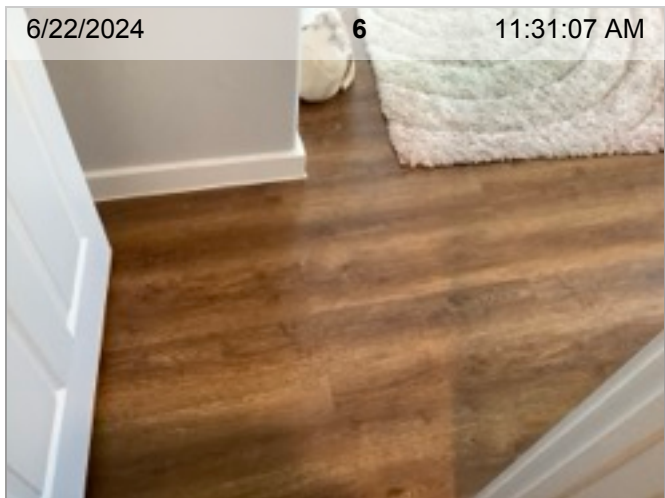
8202 Furray Road #B



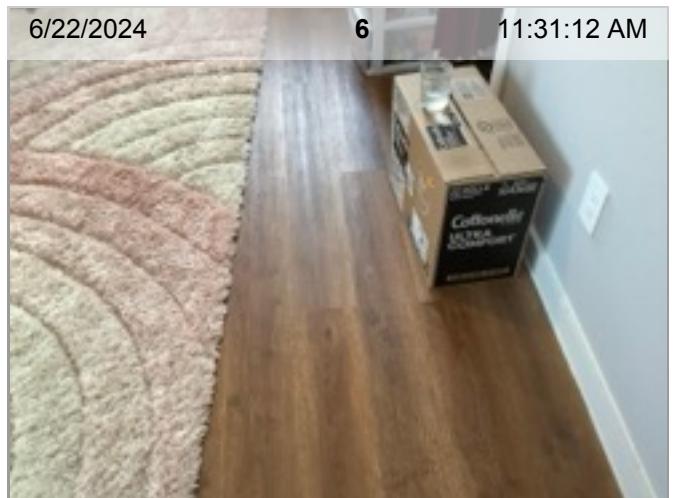
Ceiling



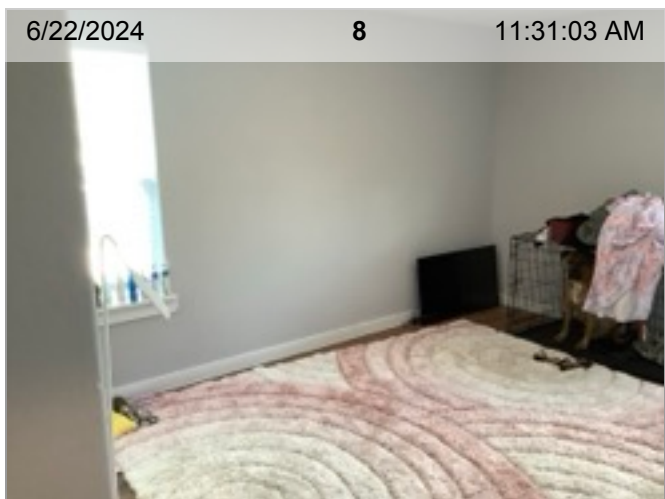
Ceiling



Floors



Floors


















Overview (Interior)



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

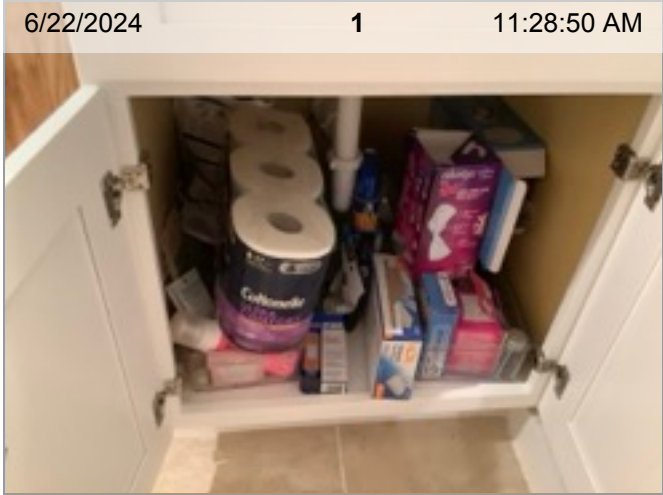


Wired Smoke Alarm (mfd 9/2022) | Smoke test: Passed | Close-up of printed manufacture date | 1.8 years old

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

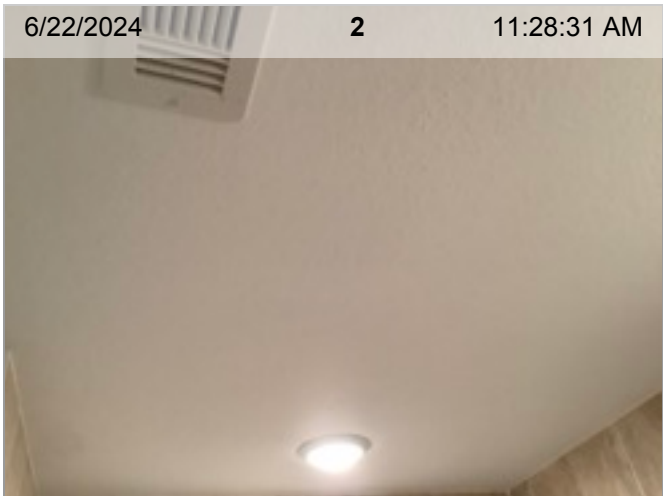
8202 Furray Road #B



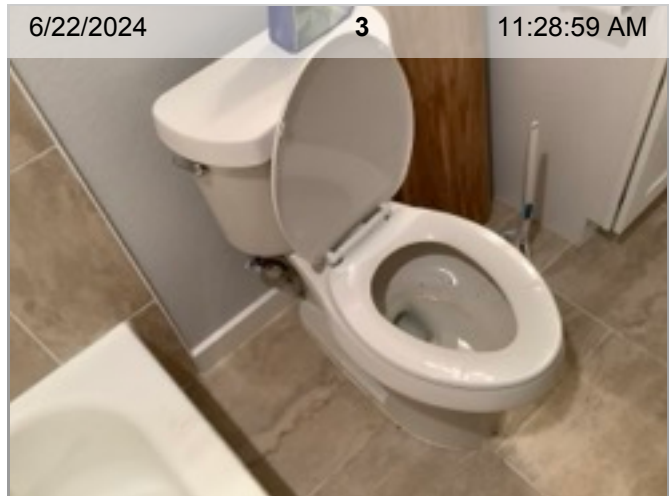
Cabinet Under Sink



Ceiling



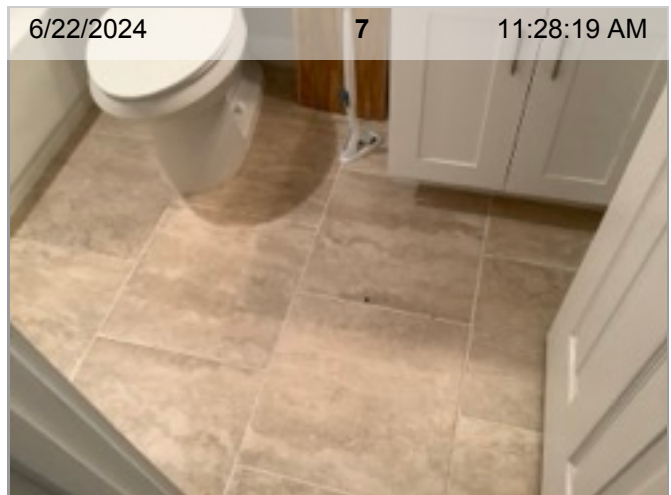
Ceiling



Commode



Exhaust Fan



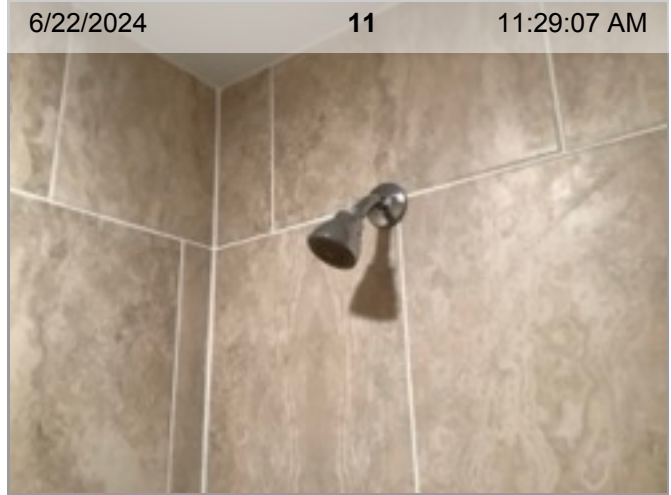
Floors

Bathroom 1 Photos

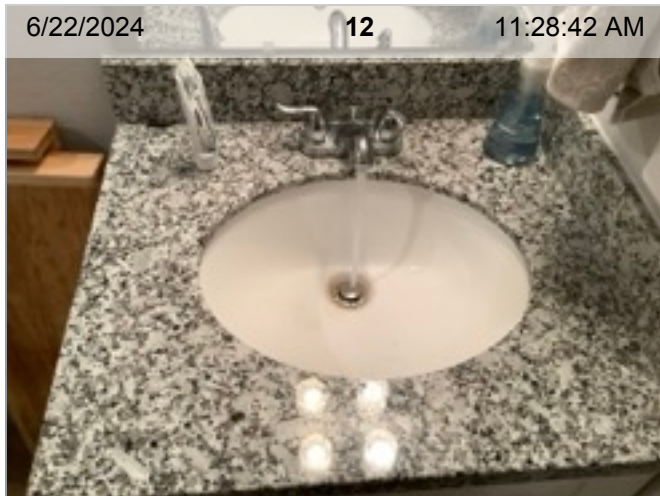
8202 Furray Road #B



Overview (Interior)


















Shower/Fixture



Sink/Faucet

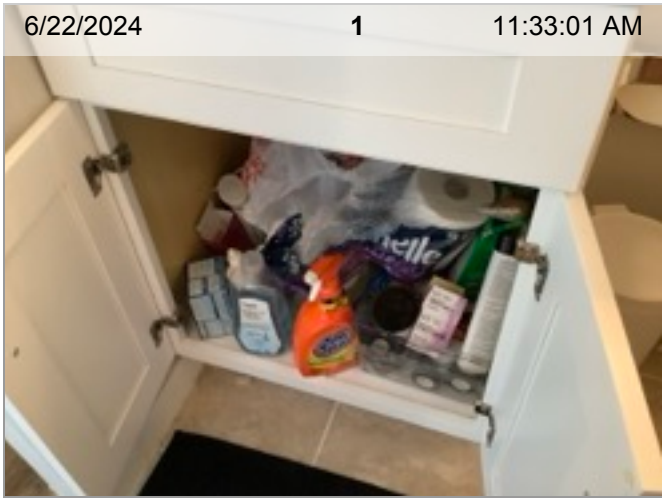


Tub/Fixture | Base of Tub

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

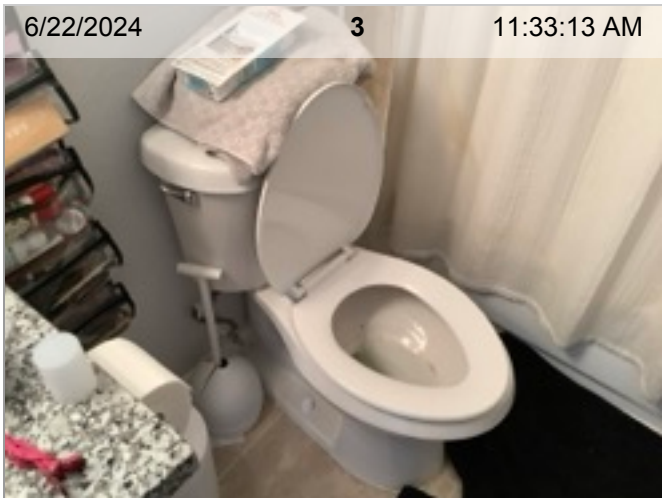
8202 Furray Road #B



Cabinet Under Sink



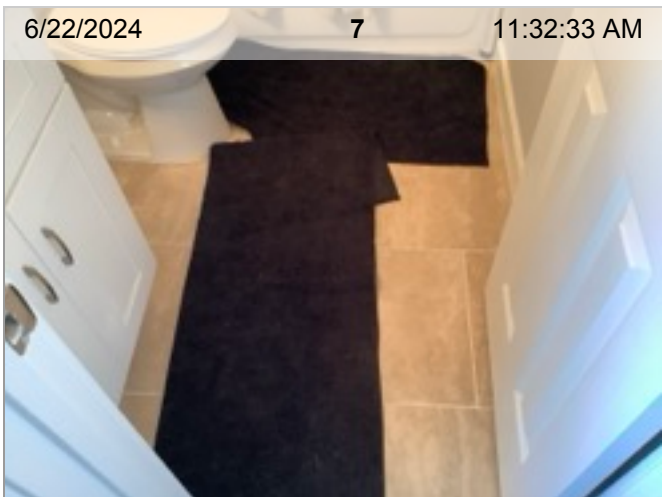
Ceiling



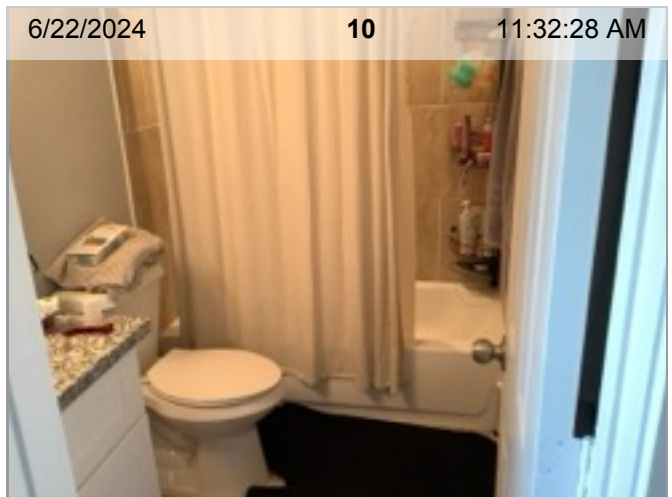
Commode



Exhaust Fan



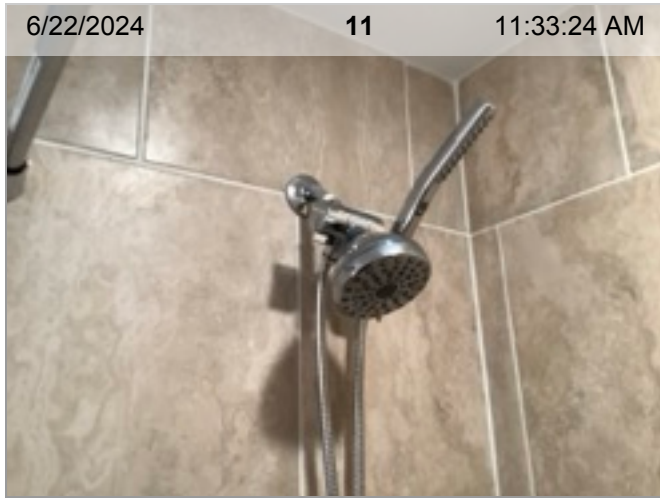
Floors



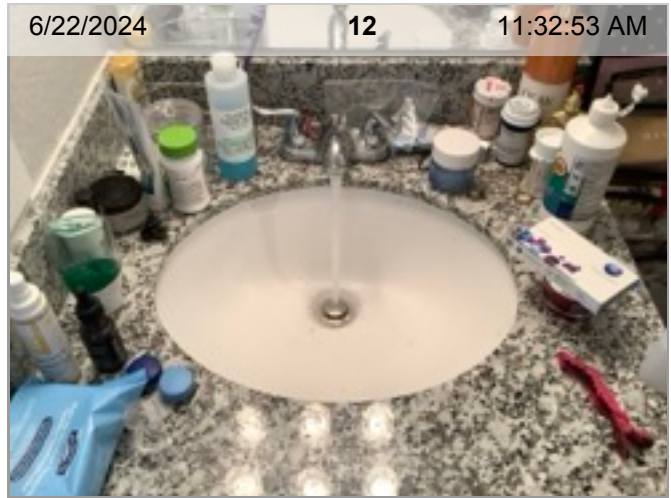
Overview (Interior)

Bathroom 2 Photos

8202 Furray Road #B












Shower/Fixture



Sink/Faucet



Tub/Fixture | Base of Tub

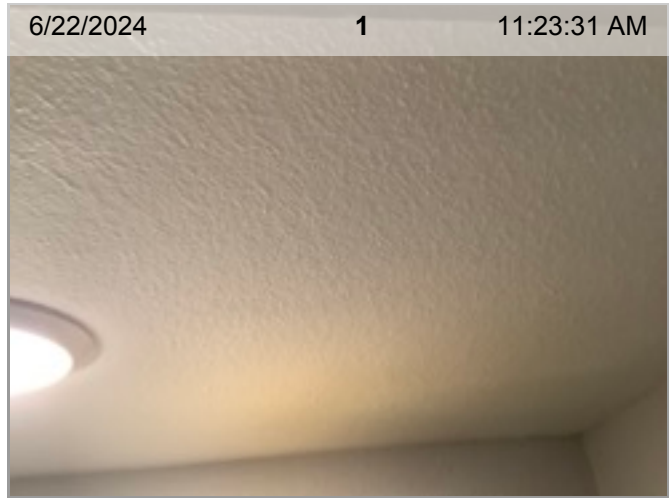
ITEM	RESULT
1. Ceiling	 2 PHOTOS
2. Door	 OBSERVED
3. Door Stop	 OBSERVED
4. Dryer	 OBSERVED
5. Floors	 1 PHOTO
6. Overview (Interior)	 1 PHOTO
7. Walls/Paint	 OBSERVED
8. Washer Connection	 1 PHOTO
9. Washing Machine	 OBSERVED
Smell test performed, no exceptions noted.	PASS

Laundry Room Photos

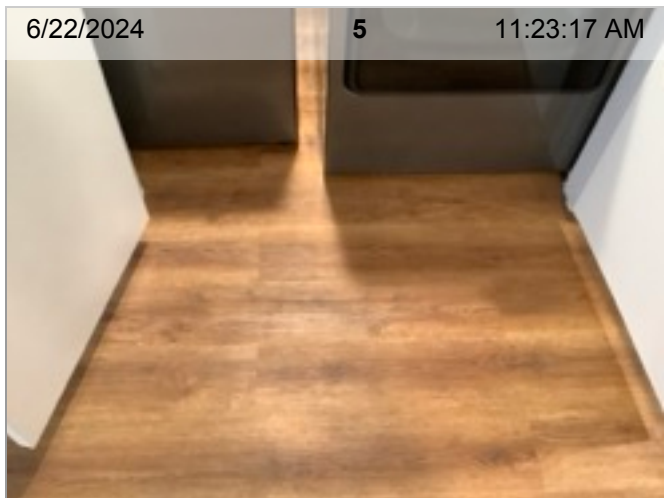
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Ceiling



Ceiling



Floors



Overview (Interior)



Washer Connection

