

Prepared for Emerson Property Management

2/27/2024



## 7809 Glass St #7809

Houston TX 77016





2 bed / 1 bath

**Technician's comments:** None

**Smell test performed:**  
No exceptions noted.

### KEY ANCILLARY ITEMS

STATUS 

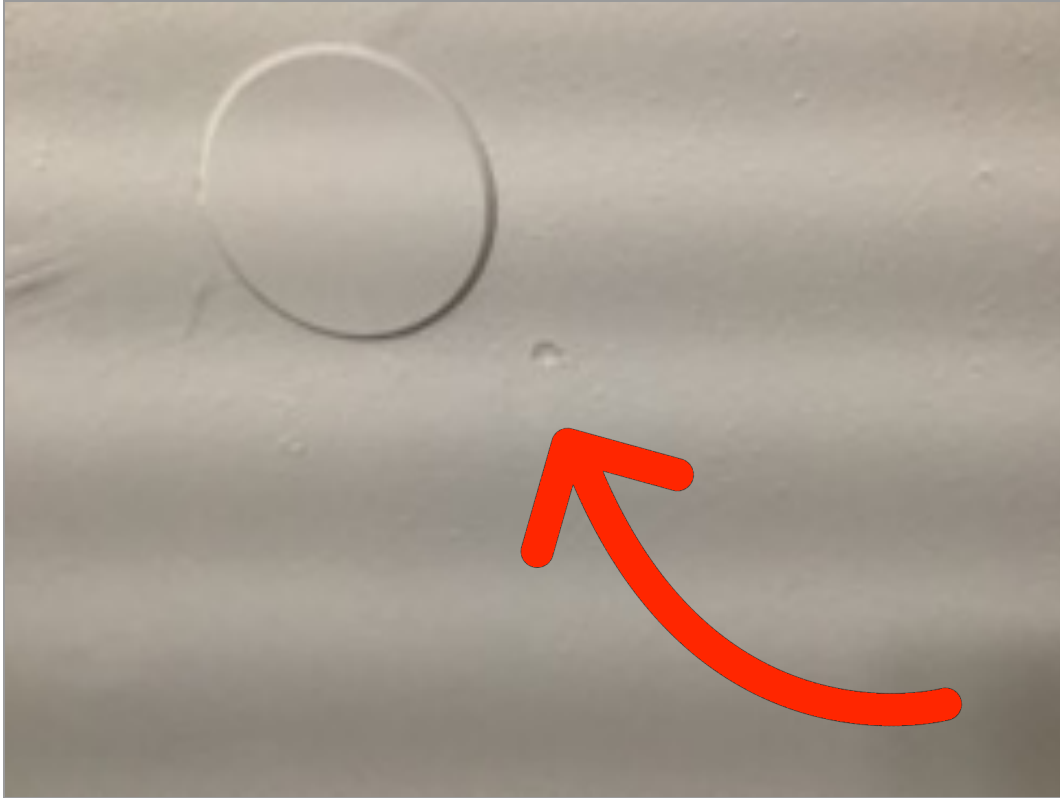
Air Filter	Kitchen	12 x 24 x 1	SLIGHTLY DUSTY 
Smoke Alarm (Wired)	Bedroom 1	Exp. Aug 2033	PASSED 
Smoke Alarm (Wired)	Bedroom 2	Exp. Sep 2033	PASSED 
Smoke Alarm (Wired)	Hallway/Stairway	Exp. Oct 2032	PASSED 

## ⚠ Items that Need Attention Summary

7809 Glass St #7809

ROOM	ITEM	COMMENTS
<b>Bathroom 1</b>	Walls/Paint	Holes in wall.
	Commode	Bolt caps missing
<b>Bedroom 1</b>	Ceiling	Holes
	Walls/Paint	Holes in wall.
	Walls/Paint	Holes in wall.
	Door Stop	Missing- no wall damage noted.
<b>Bedroom 2</b>	Door	Discolored
<b>Entry</b>	Front Door Exterior	Scratches; stains; discoloration or chipping of door casing
	Front Door Interior	Gaps in weather stripping
	Floors	Flooring is stained.
	Floors	Flooring is scratched.
	Walls/Paint	Scratches on the wall
	Other	Insects coming through entry door
	<b>Front Exterior</b>	Left Side Yard
Window Screens		Screen(s) are missing
Window Screens		Screen(s) are missing
Walkways		Cracked or uneven
<b>Hallway/Stairway</b>	Floors	Flooring is scratched.
<b>Kitchen</b>	House Keys/Qty	2
	Exterior Door	Gaps in weather stripping
	Exterior Door	Gaps in weather stripping
	Ceiling	The ceiling is discolored.
	Ceiling	The ceiling is discolored.
<b>Laundry Room</b>	Floors	Gap in flooring.
	Floors	Gap in flooring.
<b>Rear Exterior</b>	Window Screens	Screen(s) are missing
	Porch/Patio/Deck	Cracked concrete
	Yard	Patches/dead spots in the grass
	Yard	Patches/dead spots in the grass
	Light Fixtures	Light did not turn on.





**Bathroom 1**  
*Walls/Paint*  
Holes in wall.



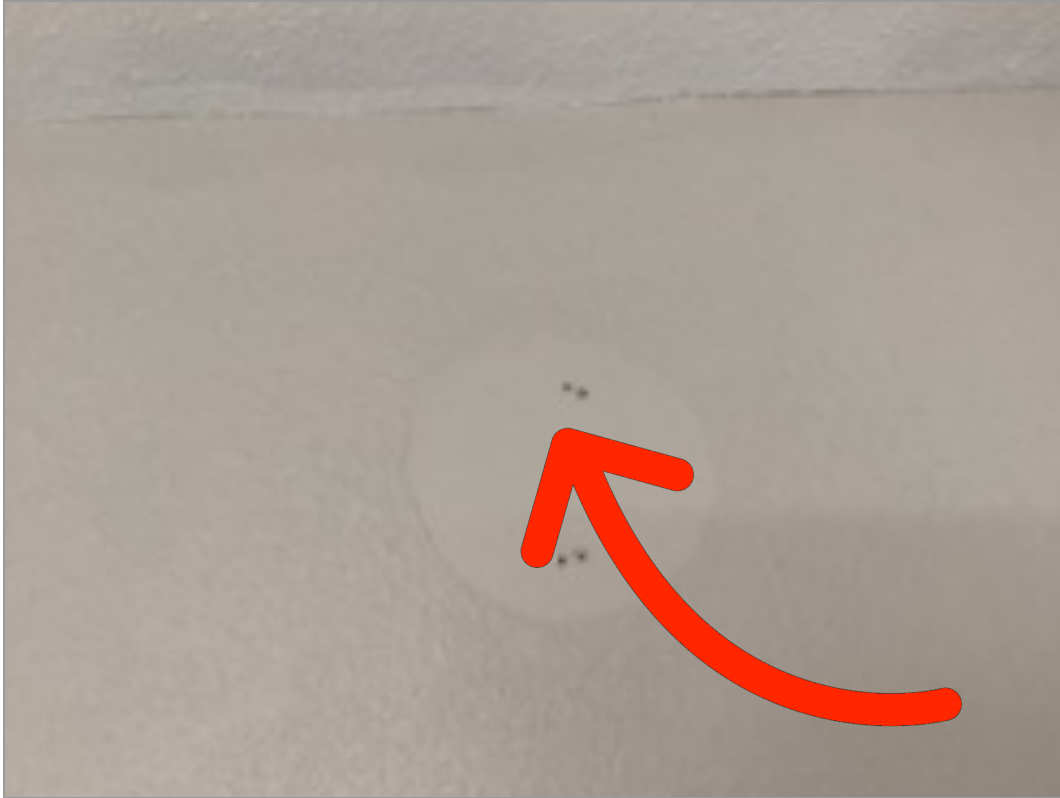
**Bathroom 1**  
*Commode*  
Bolt caps missing



**Bedroom 1**  
*Ceiling*  
Holes



**Bedroom 1**  
*Walls/Paint*  
Holes in wall.



**Bedroom 1**  
*Walls/Paint*  
Holes in wall.



**Bedroom 1**  
*Door Stop*  
Missing- no wall  
damage noted.



**Bedroom 2**  
*Door*  
Discolored



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



**Entry**  
*Front Door Interior*  
Gaps in weather stripping



**Entry**  
*Floors*  
Flooring is stained.





**Entry**  
*Floors*  
Flooring is scratched.



**Entry**  
*Walls/Paint*  
Scratches on the wall



**Entry**  
*Other*  
Insects coming through entry door



**Front Exterior**  
*Left Side Yard*  
Overgrown



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



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





**Front Exterior**  
*Walkways*  
Cracked or uneven



**Hallway/Stairway**  
*Floors*  
Flooring is scratched.



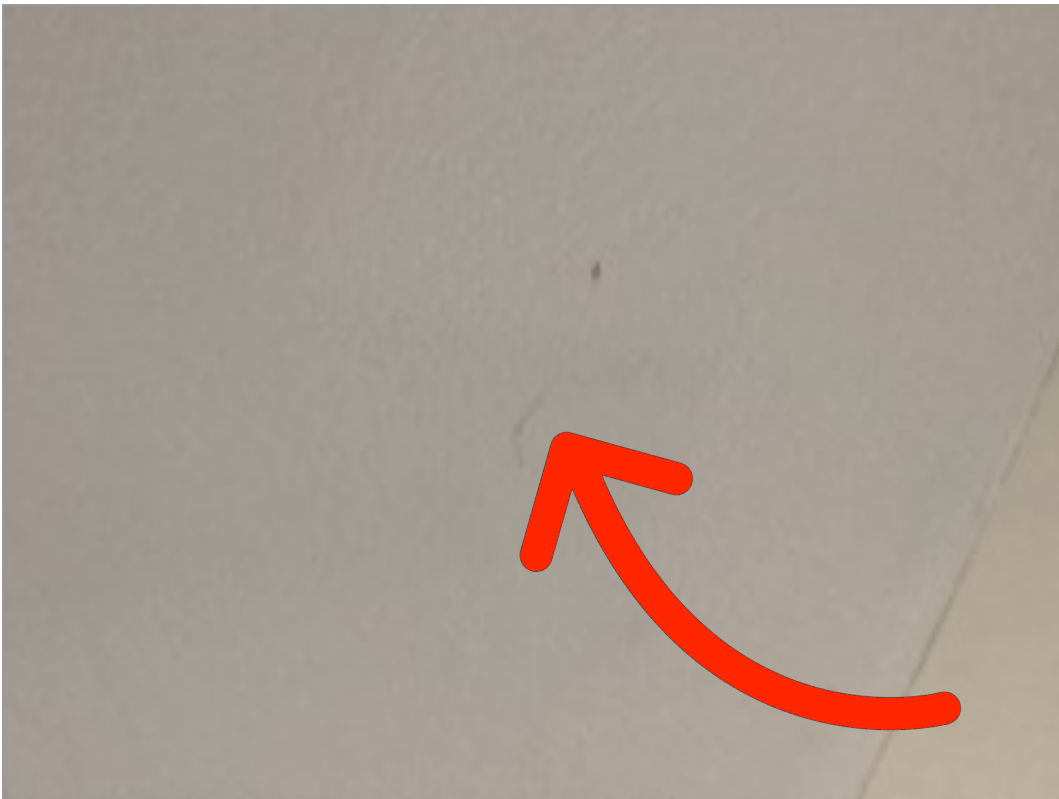
**Kitchen**  
*House Keys/Qty*  
2



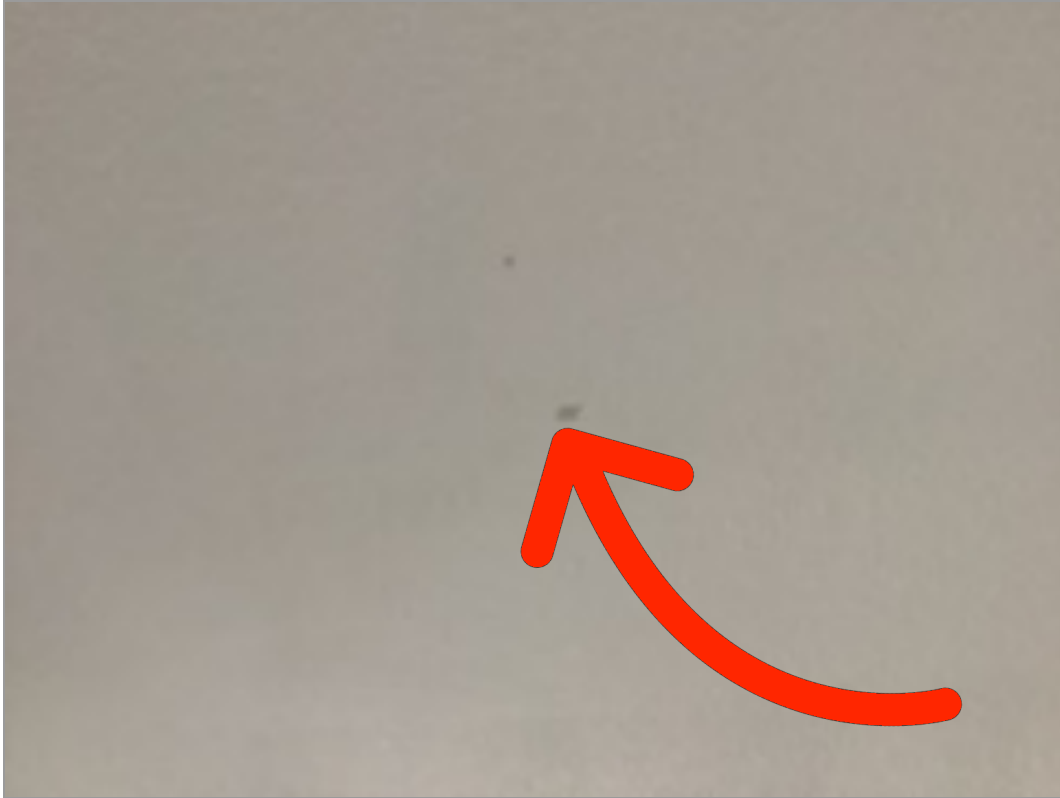
**Kitchen**  
*Exterior Door*  
Gaps in weather  
stripping



**Kitchen**  
*Exterior Door*  
Gaps in weather stripping



**Kitchen**  
*Ceiling*  
The ceiling is discolored.



**Kitchen**  
*Ceiling*  
The ceiling is discolored.



**Laundry Room**  
*Floors*  
Gap in flooring.



**Laundry Room**  
*Floors*  
Gap in flooring.



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





**Rear Exterior**  
*Porch/Patio/Deck*  
Cracked concrete





**Rear Exterior**  
*Yard*  
Patches/dead spots  
in the grass



**Rear Exterior**  
*Yard*  
Patches/dead spots  
in the grass



**Rear Exterior**  
*Light Fixtures*  
Light did not turn  
on.

ITEM	RESULT
1. Address	 1 PHOTO
2. Carport	 N/A
3. Center View	 1 PHOTO
4. Downspout/Splash Blocks	 N/A
5. Drainage Issues	 N/A
6. Driveway	 1 PHOTO
7. Electric Meter	 1 PHOTO
8. Electrical Breaker Panel	 1 PHOTO
9. Front Left View	 1 PHOTO
10. Front Right View	 1 PHOTO
11. Garage Door	 N/A
12. Left Side Yard	 ATTENTION
13. Light Fixtures	 1 PHOTO
14. Mail Box	 N/A
15. Other	 N/A
16. Right Side Yard	 1 PHOTO
17. Roof/Trim/Gutter	 1 PHOTO
18. Trees/Shrubs/Landscaping	 1 PHOTO
19. Trees/Touching House	 N/A
20. Walkways	 ATTENTION
21. Walls/Siding/Trim	 3 PHOTOS
22. Water Shut Off	 1 PHOTO
23. Window Screens	 ATTENTION
24. Yard	 1 PHOTO
<b>Smell test performed, no exceptions noted.</b>	PASS



# Front Exterior Photos

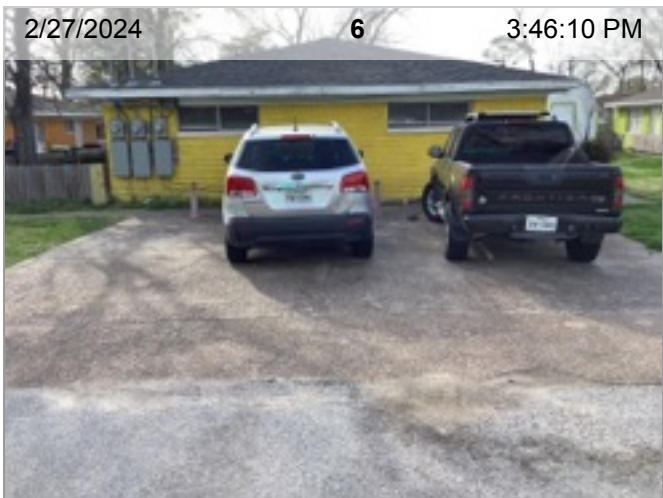
7809 Glass St #7809



Address



Center View



Driveway



Electric Meter



Electrical Breaker Panel



Front Left View



# Front Exterior Photos

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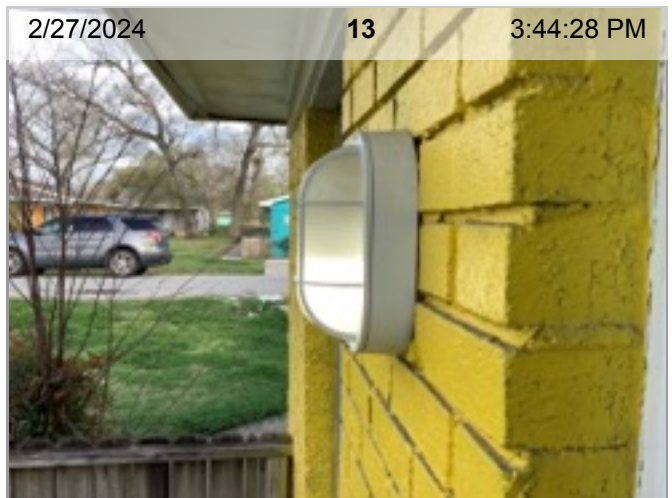
Front Right View



Left Side Yard



Left Side Yard | Overgrown



Light Fixtures



Right Side Yard



Roof/Trim/Gutter

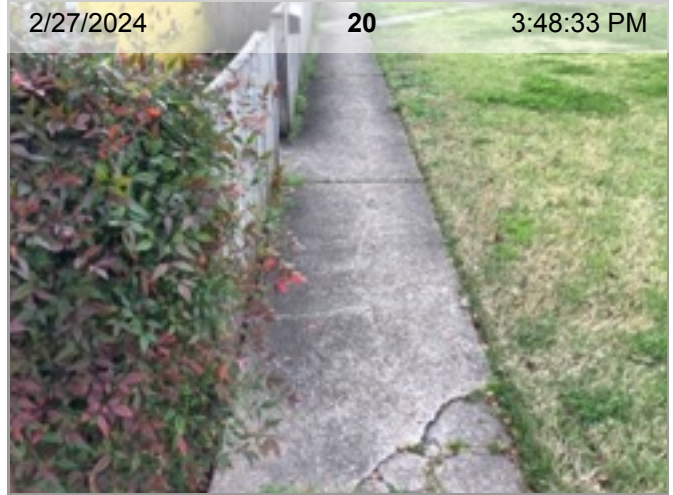


# Front Exterior Photos

7809 Glass St #7809



Trees/Shrubs/Landscaping



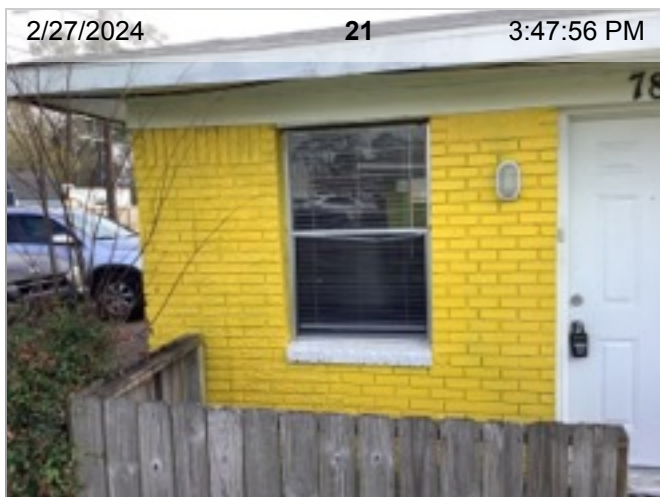
Walkways



Walkways | Cracked or uneven



Walls/Siding/Trim



Walls/Siding/Trim



Walls/Siding/Trim



# Front Exterior Photos

7809 Glass St #7809



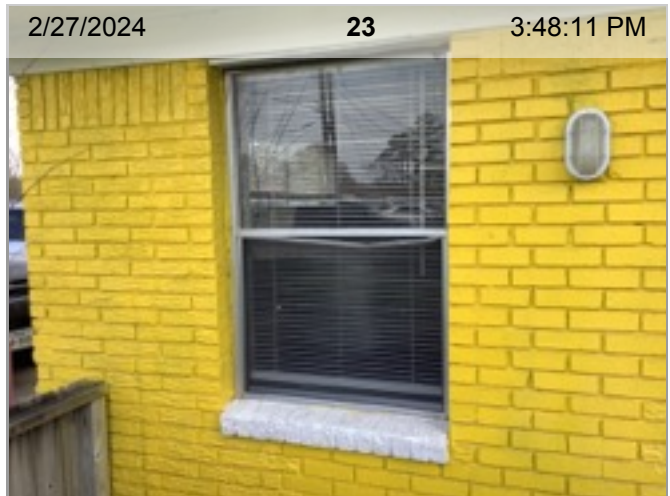
Water Shut Off



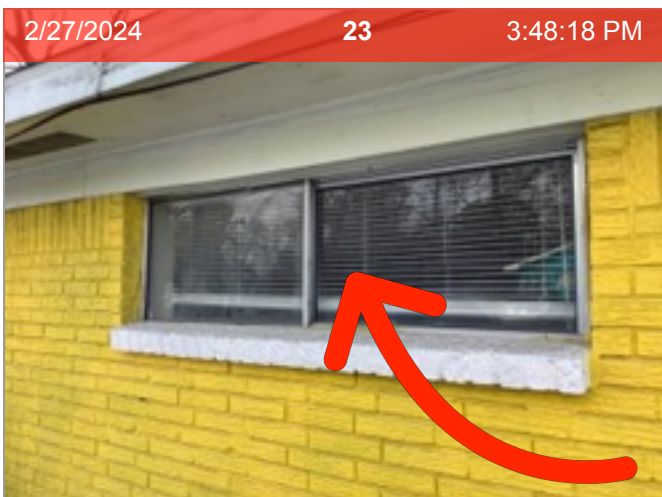
Window Screens



Window Screens | Screen(s) are missing



Window Screens



Window Screens | Screen(s) are missing



Window Screens






























## Front Exterior Photos

7809 Glass St #7809



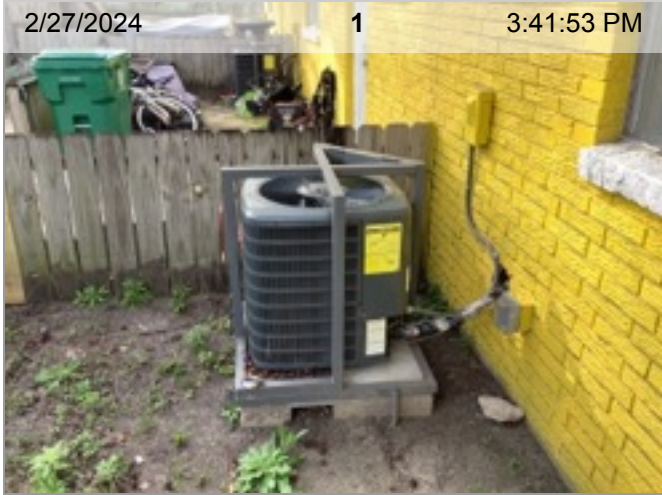
Yard



ITEM	RESULT
1. Air Conditioner	 1 PHOTO
2. Animal Evidence	 N/A
3. BBQ Grill	 N/A
4. Downspout/Splash Blocks	 N/A
5. Drainage Issues	 N/A
6. Fence	 4 PHOTOS
7. Gas Meter	 2 PHOTOS
8. Keyless Deadbolt/Pin Lock	 1 PHOTO
9. Left Side Yard	 N/A
10. Light Fixtures	 ATTENTION
11. Other	 N/A
12. Peephole	 1 PHOTO
13. Pool	 N/A
14. Pool Fence & Lock	 N/A
15. Porch/Patio/Deck	 ATTENTION
16. Possible Hazard	 N/A
17. Rear Center View	 1 PHOTO
18. Rear Door	 1 PHOTO
19. Rear Gate	 N/A
20. Right Side Yard	 N/A
21. Roof/Trim/Gutter	 1 PHOTO
22. Shed/Storage Building	 N/A
23. Sliding Door Secondary Lock	 N/A
24. Trees/Shrubs/Landscaping	 N/A
25. Trees/Touching House	 N/A
26. Walkways	 1 PHOTO
27. Walls/Siding/Trim	 2 PHOTOS
28. Window Screens	 ATTENTION
29. Yard	 ATTENTION
<b>Smell test performed, no exceptions noted.</b>	PASS

# Rear Exterior Photos

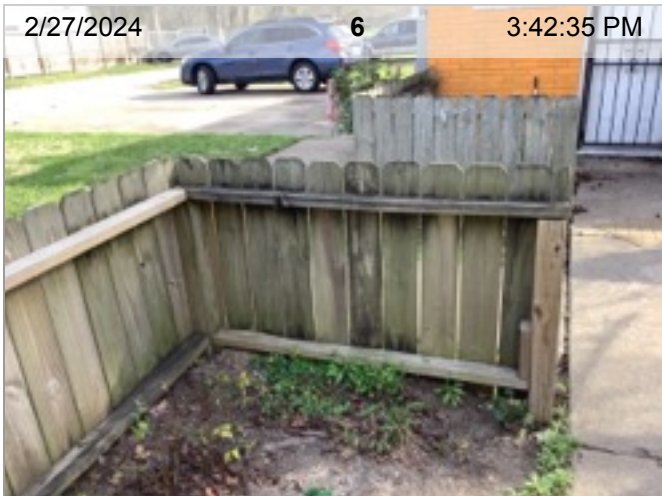
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**Air Conditioner**



**Fence**



**Fence**



**Fence**



**Fence**



**Gas Meter**



# Rear Exterior Photos

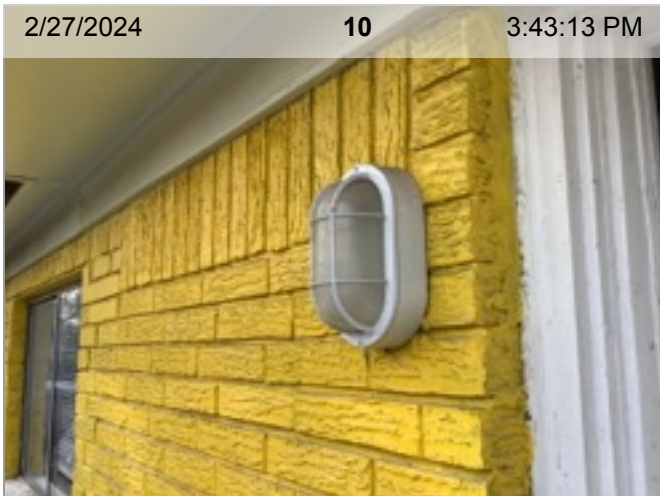
7809 Glass St #7809



Gas Meter



Keyless Deadbolt/Pin Lock



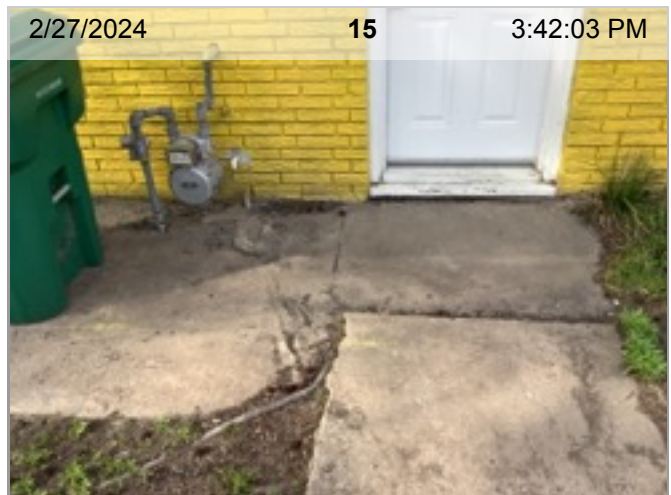
Light Fixtures



Light Fixtures | Light did not turn on. |



Peephole



Porch/Patio/Deck

# Rear Exterior Photos

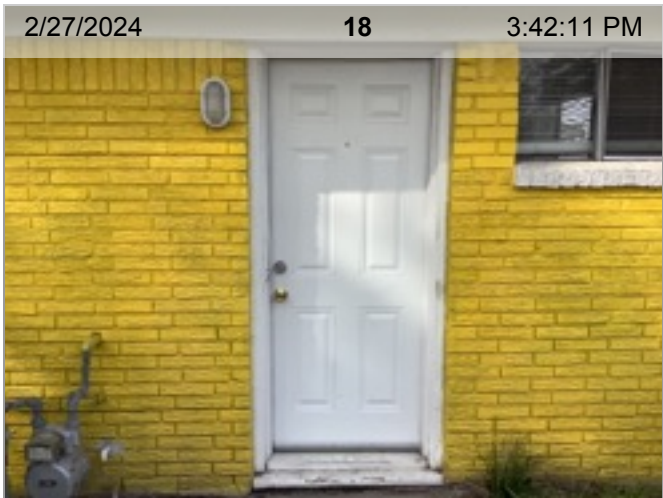
7809 Glass St #7809



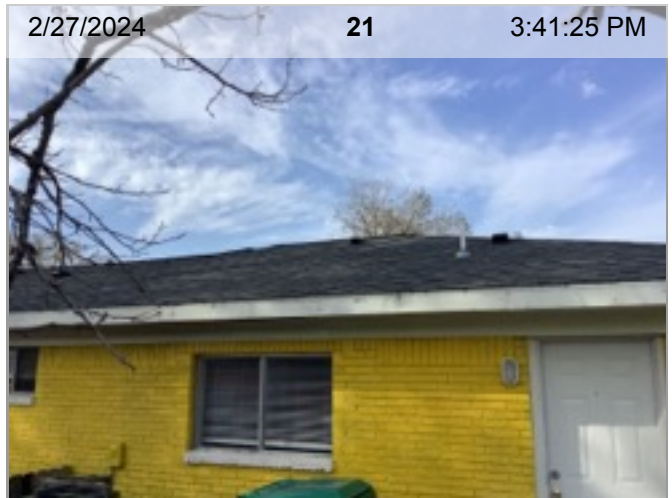
Porch/Patio/Deck | Cracked concrete



Rear Center View



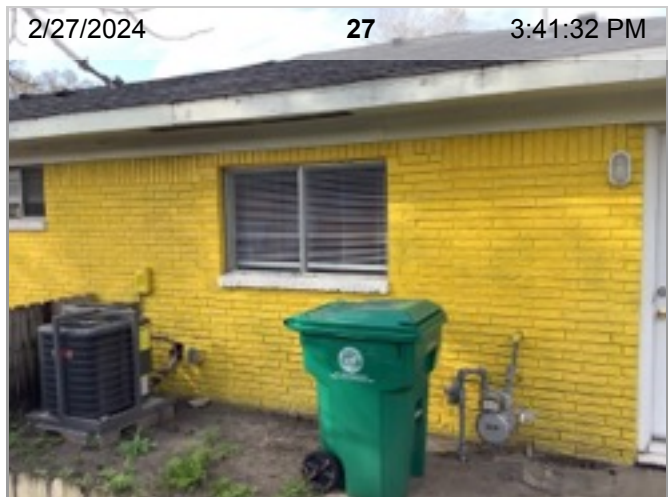
Rear Door



Roof/Trim/Gutter



Walkways

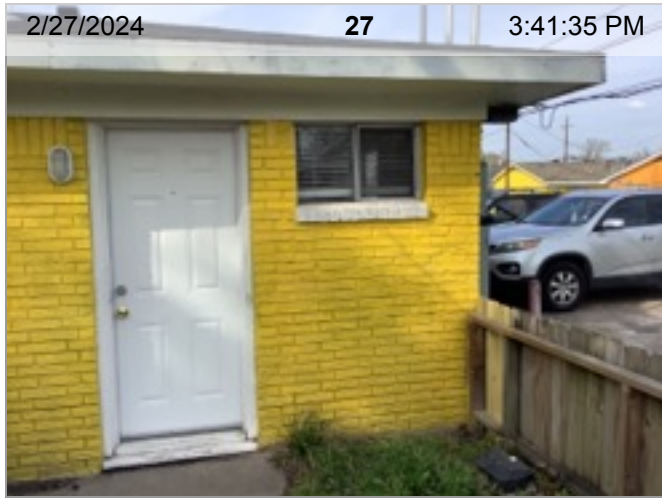


Walls/Siding/Trim



# Rear Exterior Photos

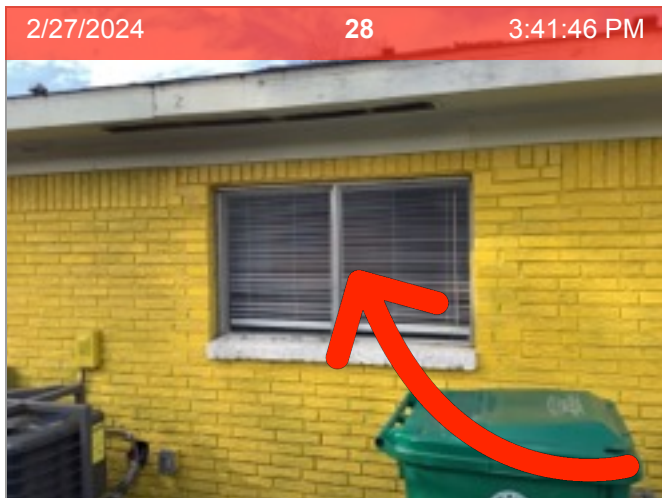
7809 Glass St #7809



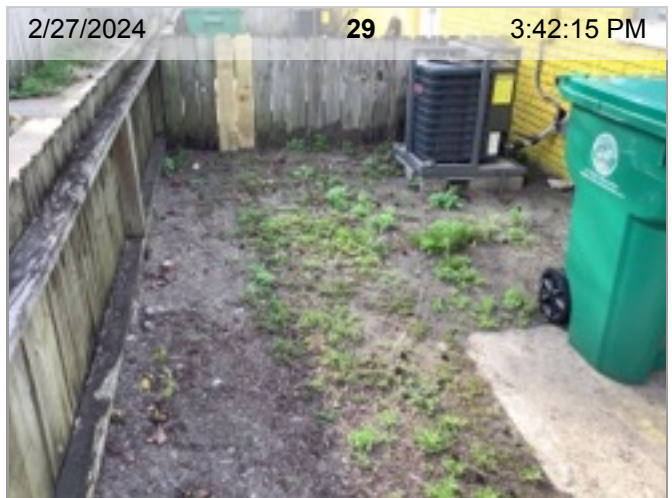
Walls/Siding/Trim



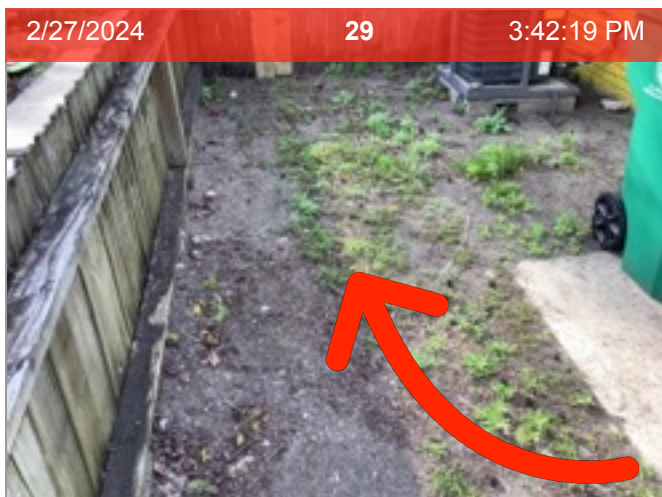
Window Screens



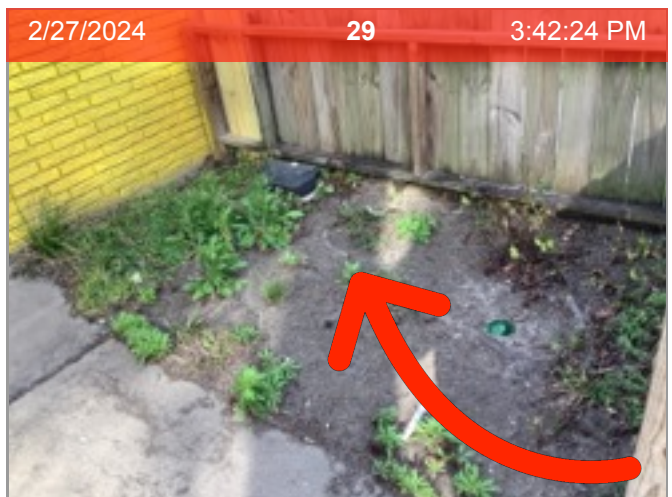
Window Screens | Screen(s) are missing

























Yard



Yard | Patches/dead spots in the grass



Yard | Patches/dead spots in the grass

ITEM	RESULT
1. 360 Images	 1 PHOTO
2. Blinds/Drapes	 OBSERVED
3. Carbon Monoxide Alarm	 N/A
4. Ceiling	 OBSERVED
5. Ceiling Fan	 N/A
6. Closets	 N/A
7. Door Stop	 1 PHOTO
8. Floors	 ATTENTION
9. Front Door Exterior	 ATTENTION
10. Front Door Interior	 ATTENTION
11. Keyless Deadbolt/Pin Lock	 1 PHOTO
12. Light Fixtures	 1 PHOTO
13. Other	 ATTENTION
14. Outlet/Switch Covers	 OBSERVED
15. Overview (Interior)	 1 PHOTO
16. Patio/Porch	 1 PHOTO
17. Peephole	 1 PHOTO
18. Railings	 N/A
19. Thermostat	 1 PHOTO
20. Walls/Paint	 ATTENTION
21. Windows	 2 PHOTOS
22. Smoke Alarm	 N/A
<b>Smell test performed, no exceptions noted.</b>	PASS

# Entry Photos

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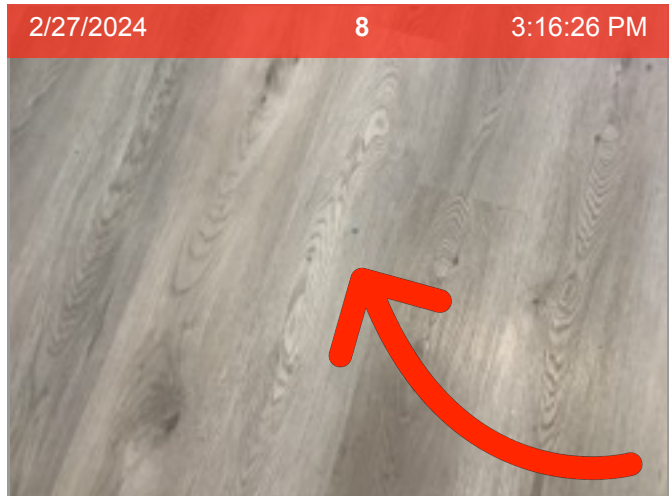
360 Image



Door Stop



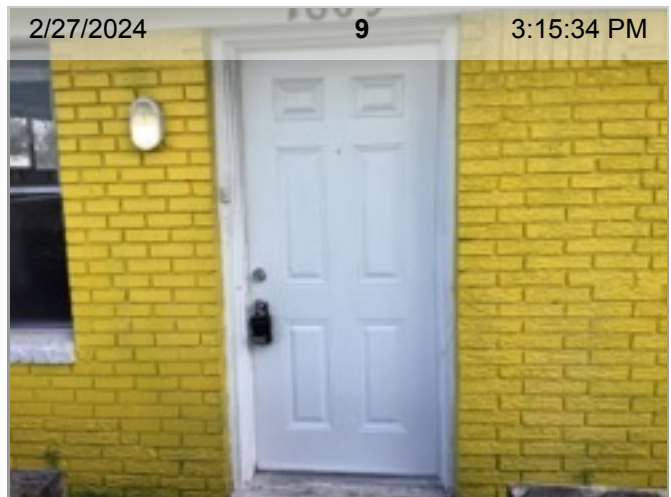
Floors



Floors | Flooring is stained.



Floors | Flooring is scratched.



Front Door Exterior

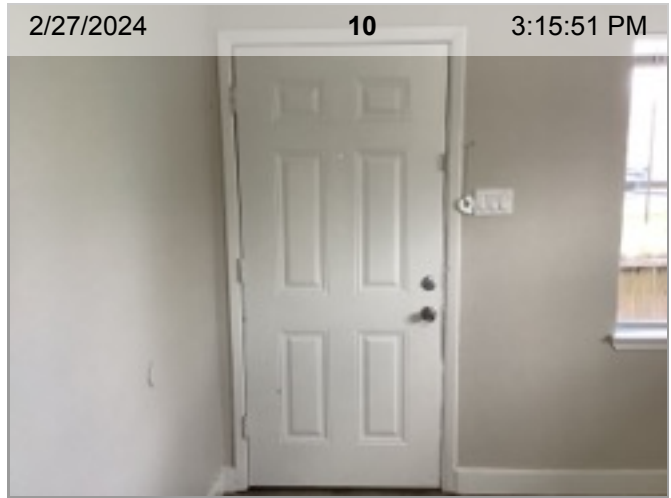


# Entry Photos

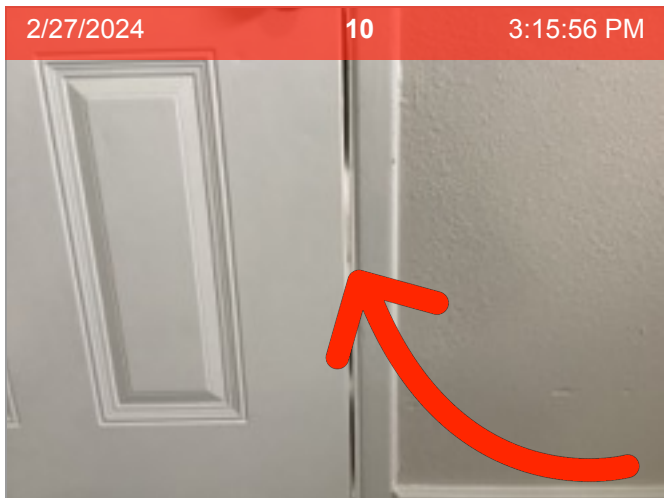
7809 Glass St #7809



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



**Front Door Interior**



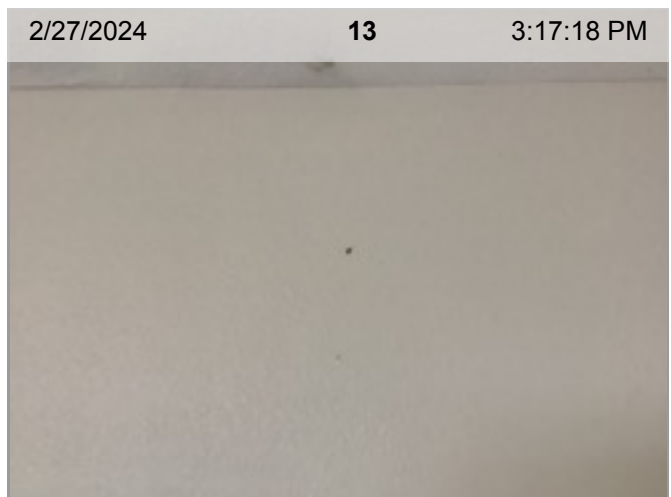
**Front Door Interior** | Gaps in weather stripping



**Keyless Deadbolt/Pin Lock**



**Light Fixtures**

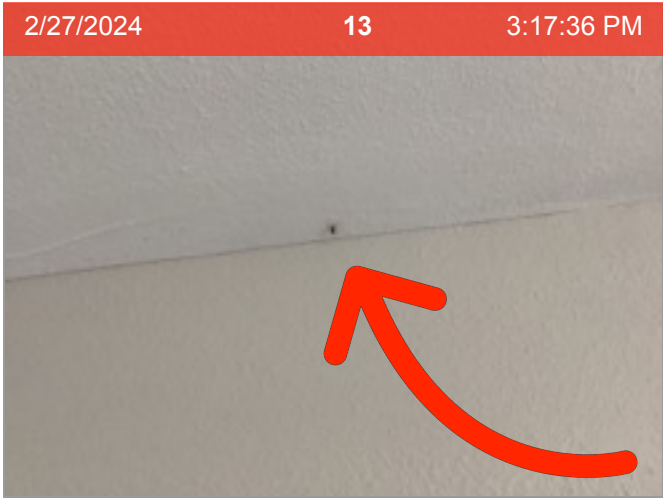


**Other**

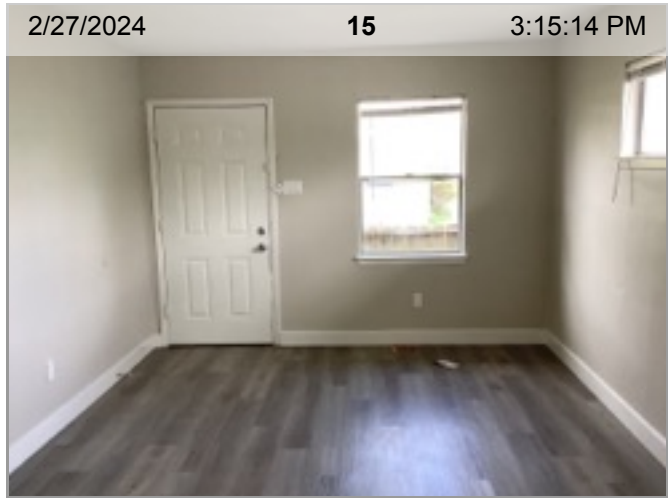


# Entry Photos

7809 Glass St #7809



**Other** | Insects coming through entry door



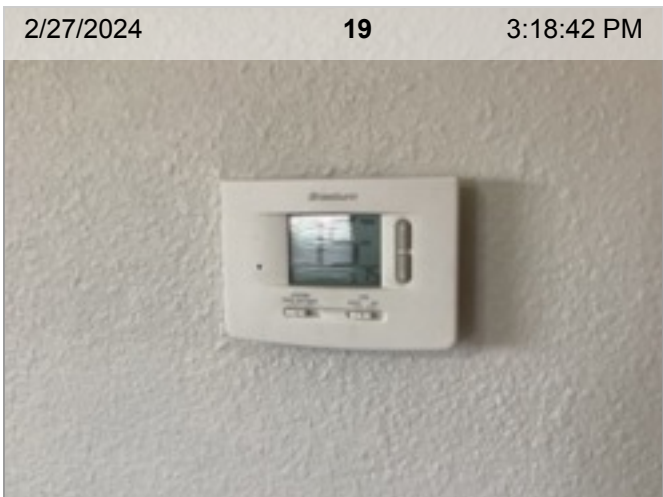
**Overview (Interior)**



**Patio/Porch**



**Peephole**



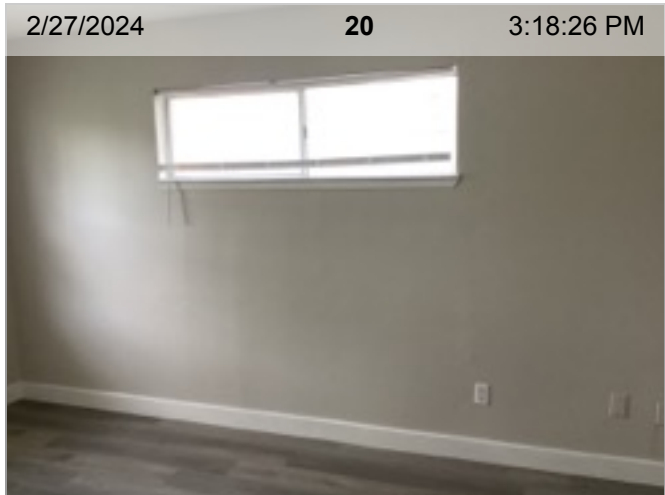
**Thermostat**



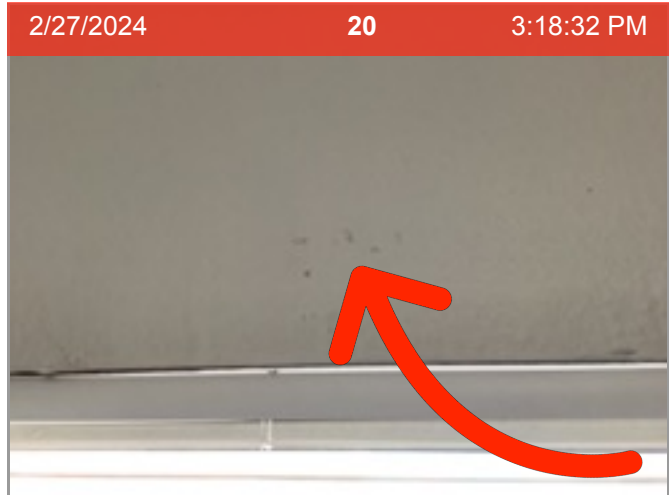
**Walls/Paint**

# Entry Photos

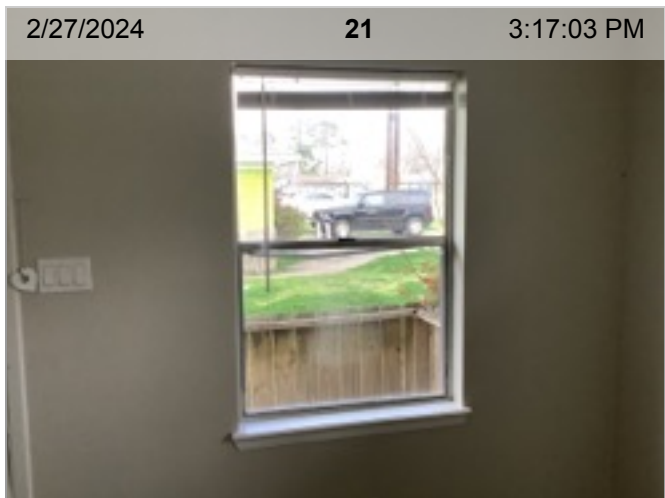
7809 Glass St #7809



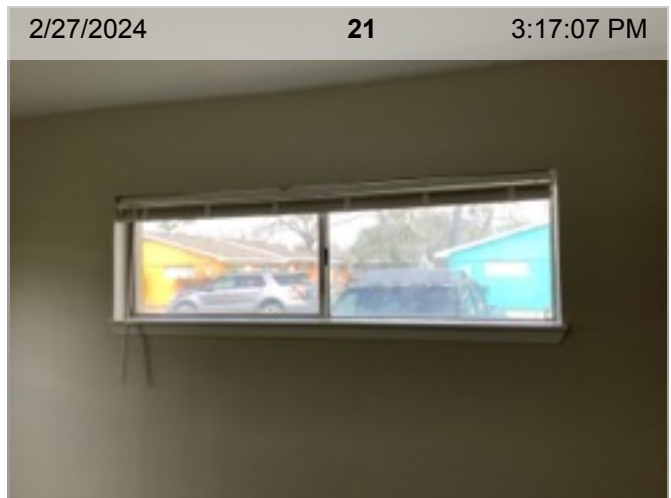
Walls/Paint



Walls/Paint | Scratches on the wall




Windows



Windows

ITEM	RESULT
1. 360 Images	 2 PHOTOS
2. 12 x 24 x 1 Air Filter	 3 PHOTOS
3. Blinds/Drapes	 OBSERVED
4. Cabinet Under Sink	 1 PHOTO
5. Carbon Monoxide Alarm	 N/A
6. Ceiling	 ATTENTION
7. Counter Top/Back Splash	 2 PHOTOS
8. Dishwasher	 N/A
9. Door	 N/A
10. Door Stop	 N/A
11. Exhaust Fan	 1 PHOTO
12. Exterior Door	 ATTENTION
13. Faucet Spray Hose	 N/A
14. Fire Extinguisher	 2 PHOTOS
15. Floors	 OBSERVED
16. Garbage Disposal	 N/A
17. House Keys/Qty	 ATTENTION
18. Light Fixtures	 1 PHOTO
19. Lower Cabinets - Exterior	 2 PHOTOS
20. Lower Cabinets - Interior	 4 PHOTOS
21. Microwave Oven	 N/A
22. Other	 N/A
23. Outlet/Switch Covers	 OBSERVED
24. Overview (Interior)	 1 PHOTO
25. Pantry	 1 PHOTO
26. Range/Cooktop/Oven	 4 PHOTOS
27. Refrigerator	 3 PHOTOS
28. Sink/Faucet	 1 PHOTO
29. Upper Cabinets - Exterior	 2 PHOTOS
30. Upper Cabinets - Interior	 2 PHOTOS
31. Walls/Paint	 OBSERVED

ITEM	RESULT
32. Windows <b>Smell test performed, no exceptions noted.</b>	 2 PHOTOS PASS

# Kitchen Photos

7809 Glass St #7809



360 Image



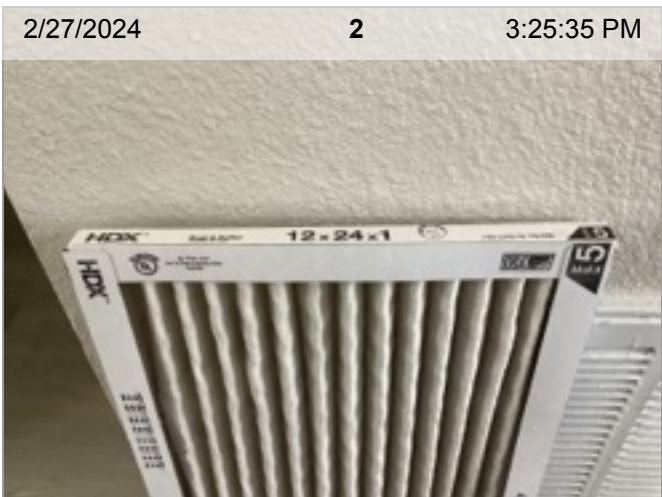
360 Image



12 x 24 x 1 Air Filter | Front



12 x 24 x 1 Air Filter | Back



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



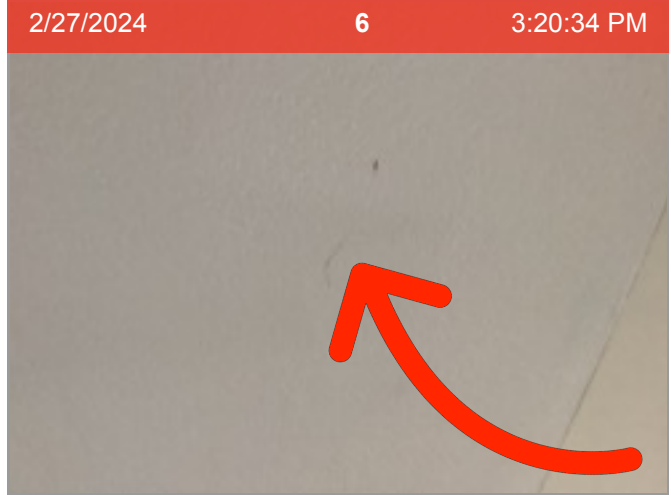
Cabinet Under Sink

# Kitchen Photos

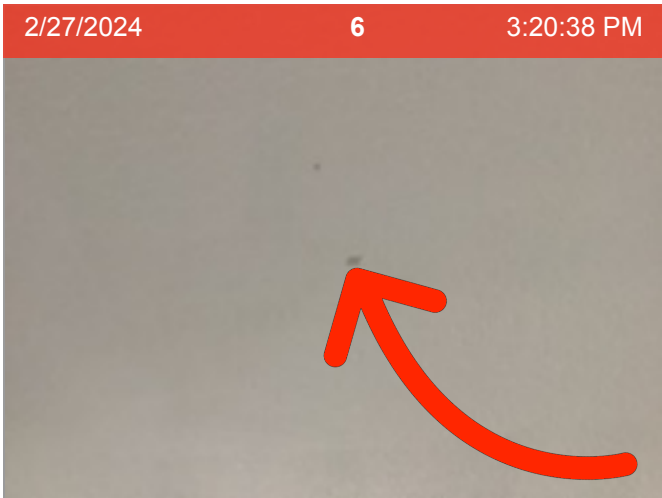
7809 Glass St #7809



**Ceiling**



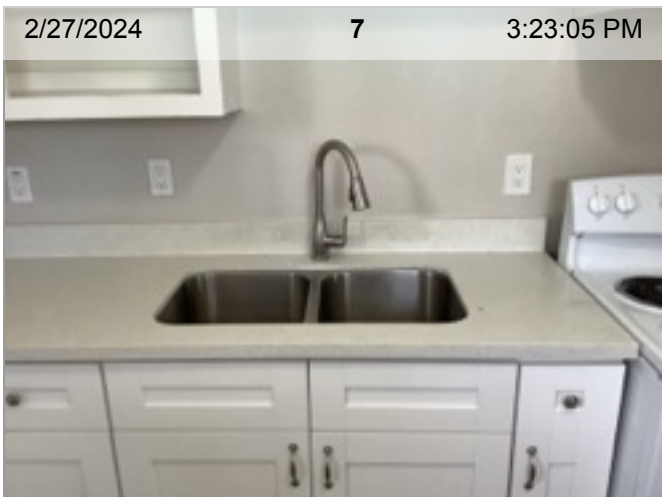
**Ceiling** | The ceiling is discolored. |



**Ceiling** | The ceiling is discolored. |



**Counter Top/Back Splash**



**Counter Top/Back Splash**

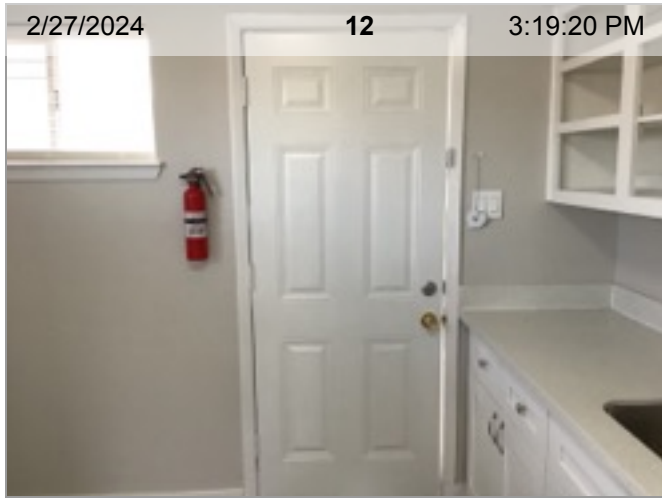


**Exhaust Fan**

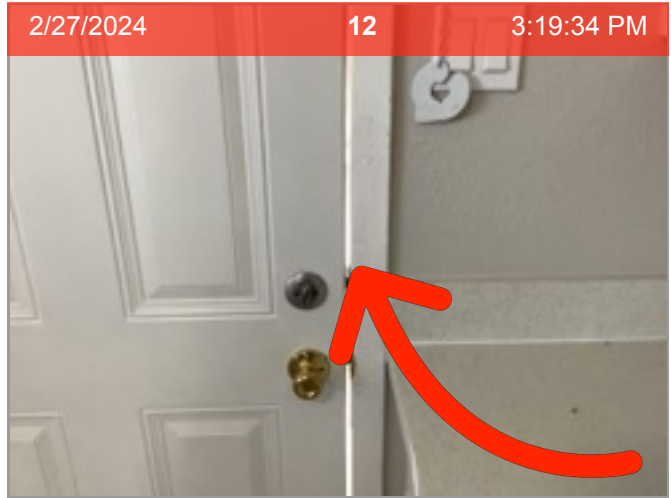


# Kitchen Photos

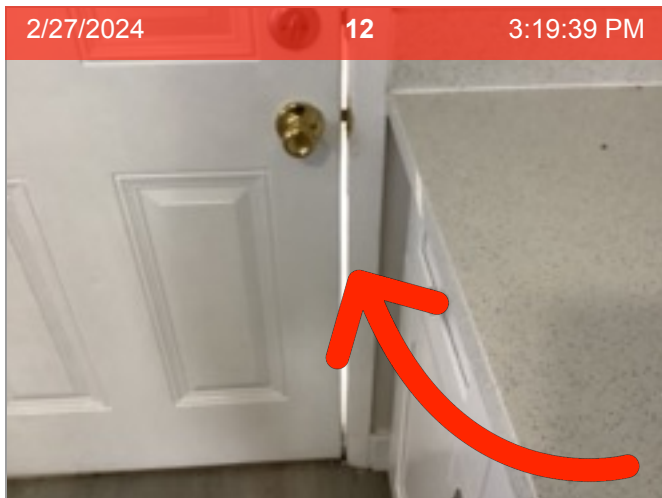
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Exterior Door



Exterior Door | Gaps in weather stripping



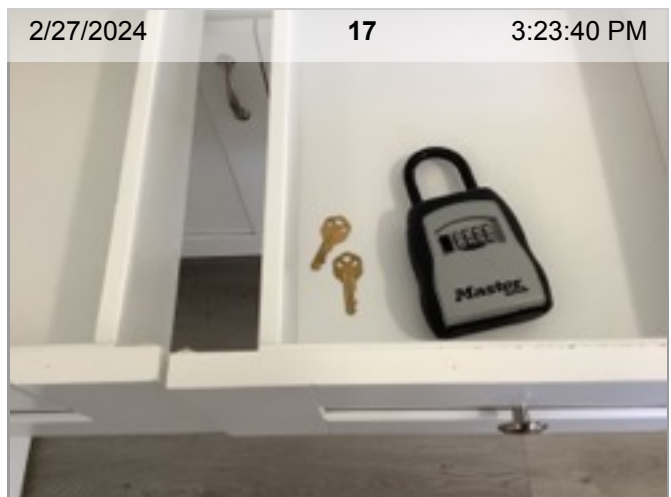
Exterior Door | Gaps in weather stripping



Fire Extinguisher



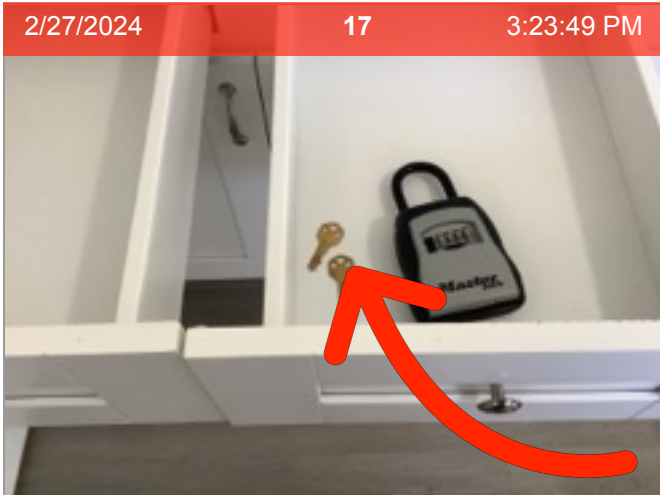
Fire Extinguisher



House Keys/Qty

# Kitchen Photos

7809 Glass St #7809



House Keys/Qty | 2



Light Fixtures



Lower Cabinets - Exterior



Lower Cabinets - Exterior



Lower Cabinets - Interior



Lower Cabinets - Interior



# Kitchen Photos

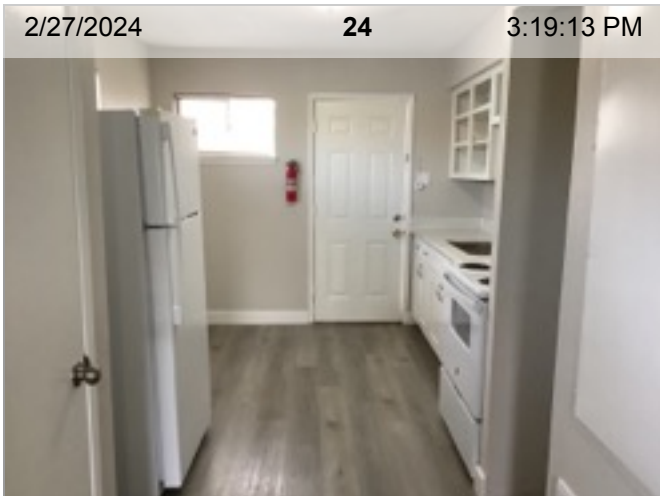
7809 Glass St #7809



Lower Cabinets - Interior



Lower Cabinets - Interior



Overview (Interior)



Pantry



Range/Cooktop/Oven | GE | Exterior



Range/Cooktop/Oven | GE | Interior

# Kitchen Photos

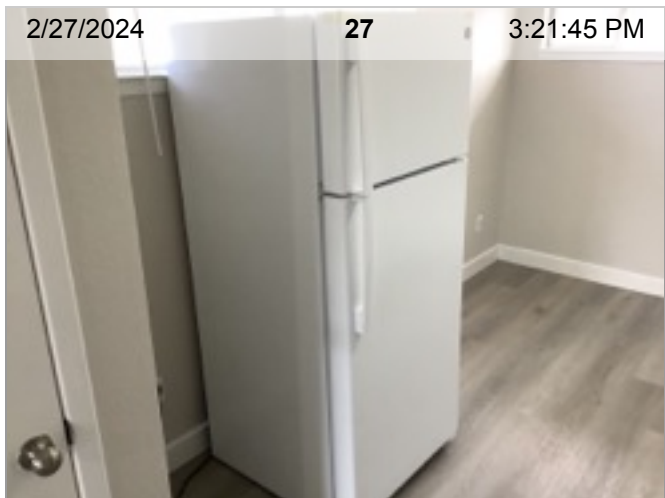
7809 Glass St #7809



2/27/2024 26 3:22:43 PM  
**Range/Cooktop/Oven | GE | Interior of Bottom Oven Drawer**



2/27/2024 26 3:22:49 PM  
**Range/Cooktop/Oven | GE | Serial #**



2/27/2024 27 3:21:45 PM  
**Refrigerator | GE | Exterior**



2/27/2024 27 3:21:56 PM  
**Refrigerator | GE | Interior**



2/27/2024 27 3:22:03 PM  
**Refrigerator | GE | Serial # | Insects in refrigerator**



2/27/2024 28 3:20:54 PM  
**Sink/Faucet**

# Kitchen Photos

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Upper Cabinets - Exterior



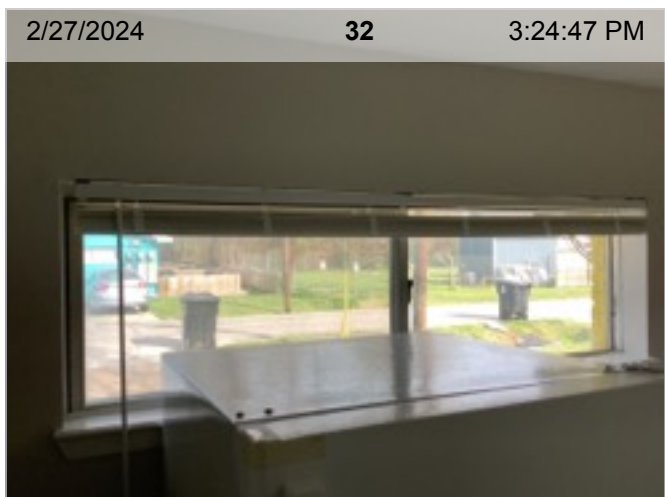
Upper Cabinets - Exterior



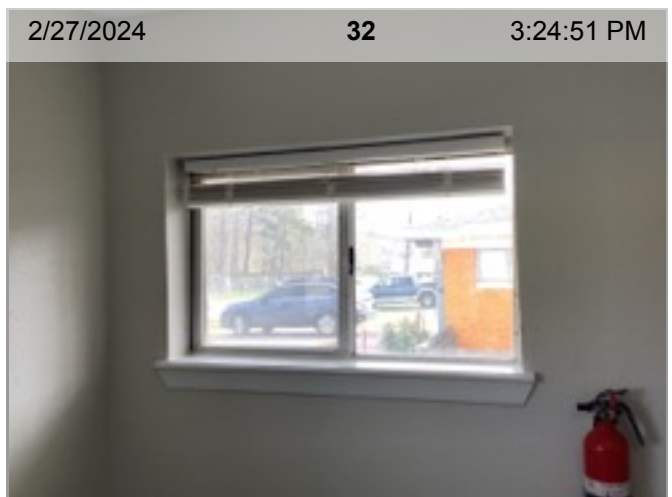
Upper Cabinets - Interior


















Upper Cabinets - Interior



Windows



Windows

ITEM	RESULT	
1. 360 Images		1 PHOTO
2. Carbon Monoxide Alarm		N/A
3. Ceiling		OBSERVED
4. Closets		1 PHOTO
5. Door Stop		N/A
6. Floors		ATTENTION
7. Light Fixtures		1 PHOTO
8. Other		N/A
9. Outlet/Switch Covers		OBSERVED
10. Overview (Interior)		1 PHOTO
11. Railings		N/A
12. Stairs		N/A
13. Walls/Paint		OBSERVED
14. Electric Water Heater		2 PHOTOS
15. Wired Smoke Alarm		PASSED
<b>Smell test performed, no exceptions noted.</b>		PASS



# Hallway/Stairway Photos

7809 Glass St #7809



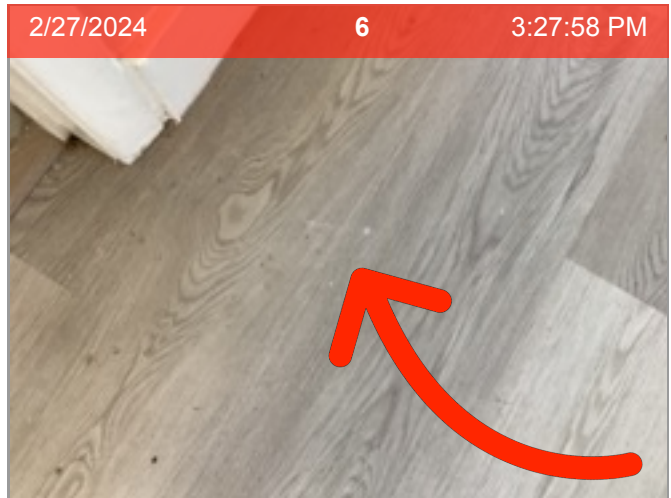
360 Image



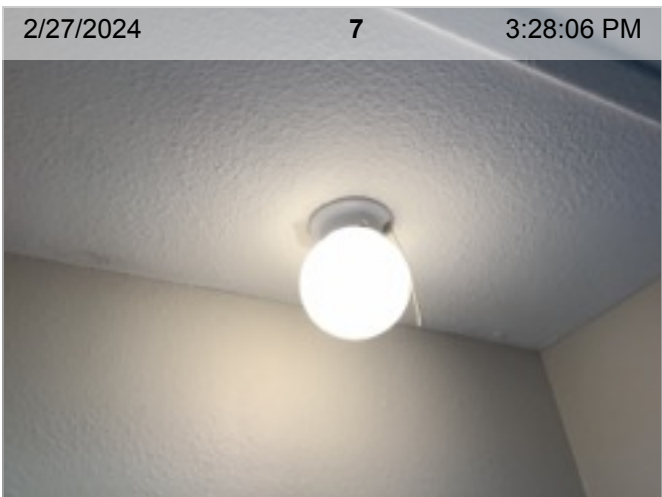
Closets



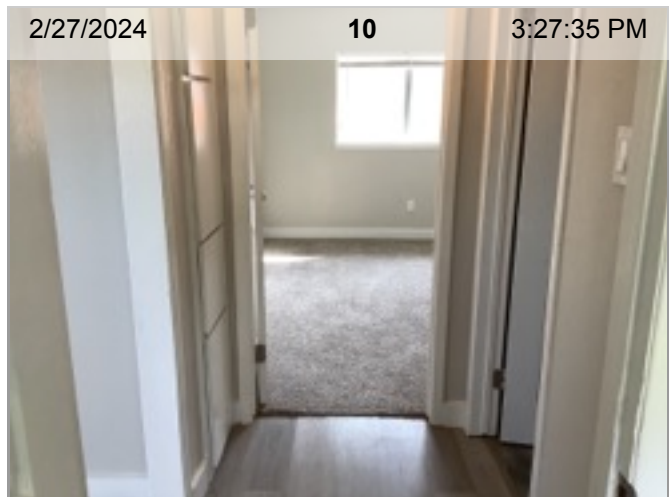
Floors



Floors | Flooring is scratched.



Light Fixtures



Overview (Interior)

# Hallway/Stairway Photos

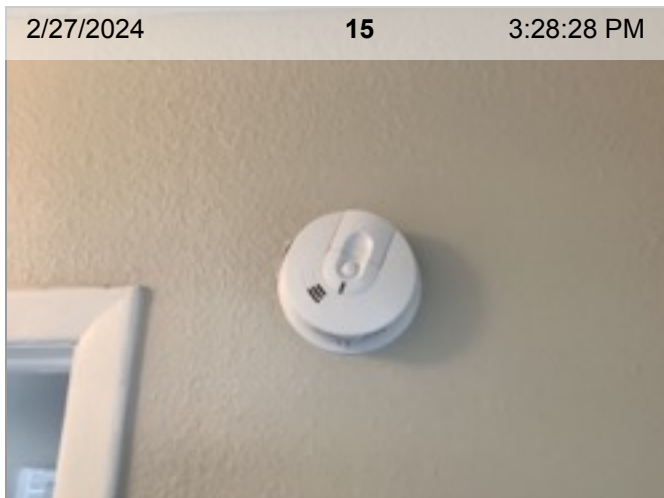
7809 Glass St #7809



**Electric Water Heater | Rheem | Water heater (with expansion tank if present)**



















**Electric Water Heater | Rheem | Water heater label**



**Wired Smoke Alarm (mfd 10/2022) | Smoke test: Passed | Alarm in place**



**Wired Smoke Alarm (mfd 10/2022) | Smoke test: Passed | Close-up of printed manufacture date | 1.4 years old**

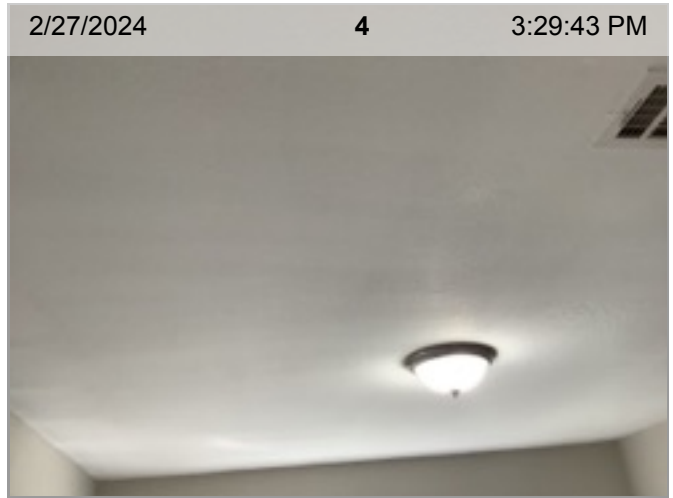
ITEM	RESULT	
1. 360 Images		1 PHOTO
2. Blinds/Drapes		OBSERVED
3. Carbon Monoxide Alarm		N/A
4. Ceiling		ATTENTION
5. Ceiling Fan		N/A
6. Closets		2 PHOTOS
7. Door		1 PHOTO
8. Door Stop		ATTENTION
9. Floors		OBSERVED
10. Light Fixtures		1 PHOTO
11. Other		N/A
12. Outlet/Switch Covers		OBSERVED
13. Overview (Interior)		1 PHOTO
14. Walls/Paint		ATTENTION
15. Windows		1 PHOTO
16. Wired Smoke Alarm		PASSED
<b>Smell test performed, no exceptions noted.</b>		PASS

# Bedroom 1 Photos

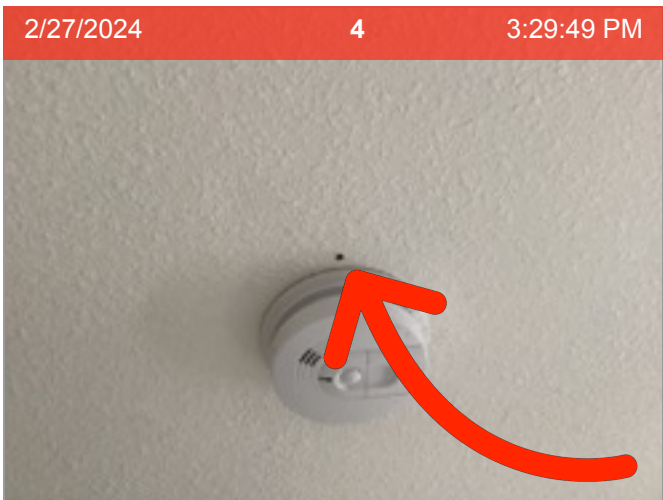
7809 Glass St #7809



360 Image



Ceiling



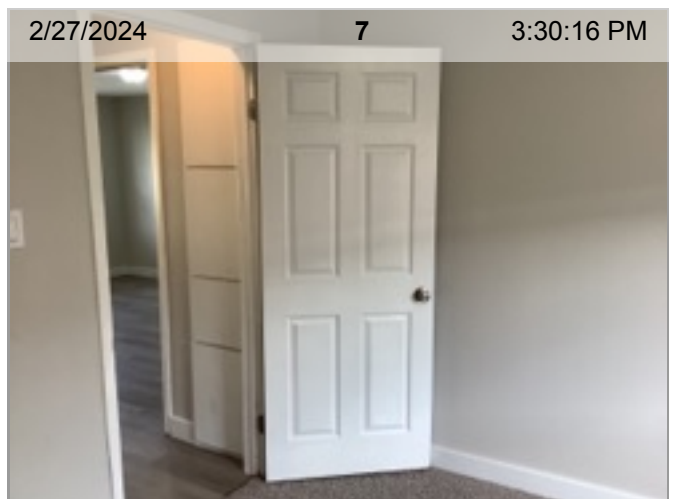
Ceiling | Holes



Closets



Closets



Door



# Bedroom 1 Photos

7809 Glass St #7809



Door Stop



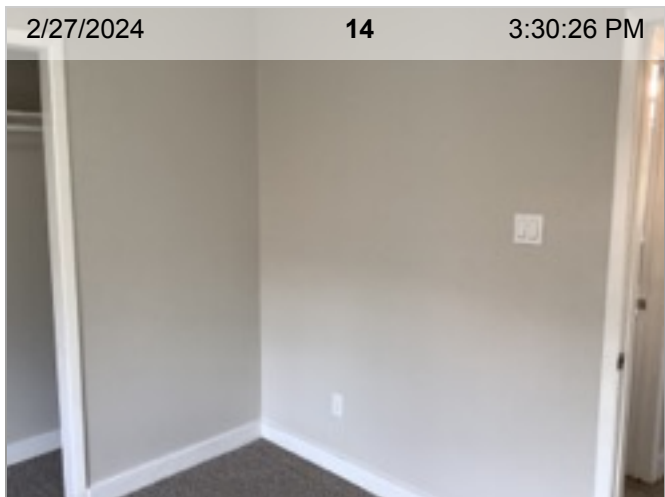
Door Stop | Missing- no wall damage noted.



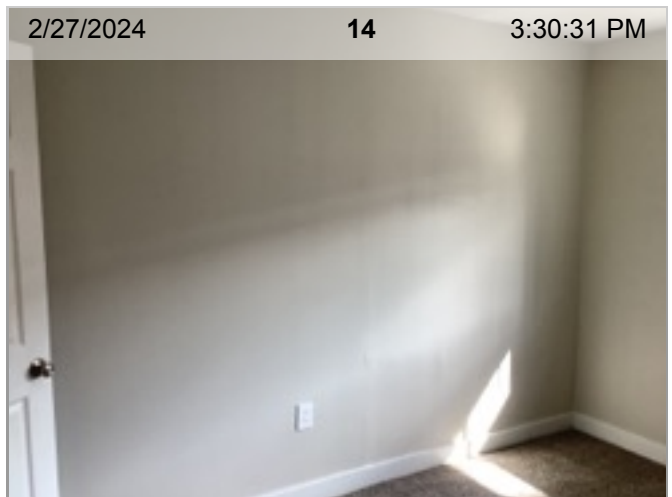
Light Fixtures



Overview (Interior)



Walls/Paint



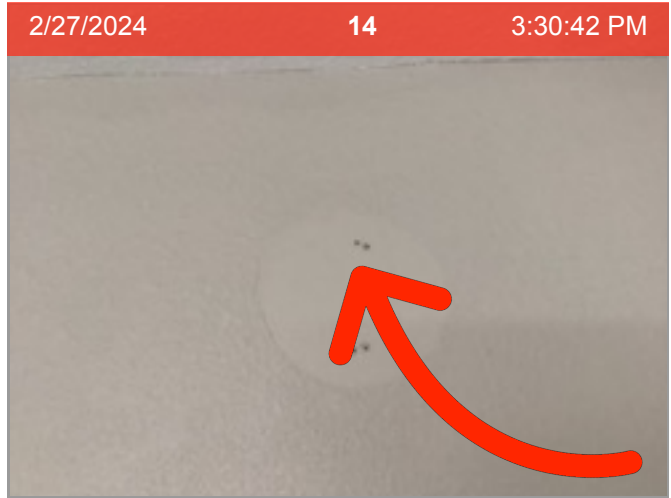
Walls/Paint

# Bedroom 1 Photos

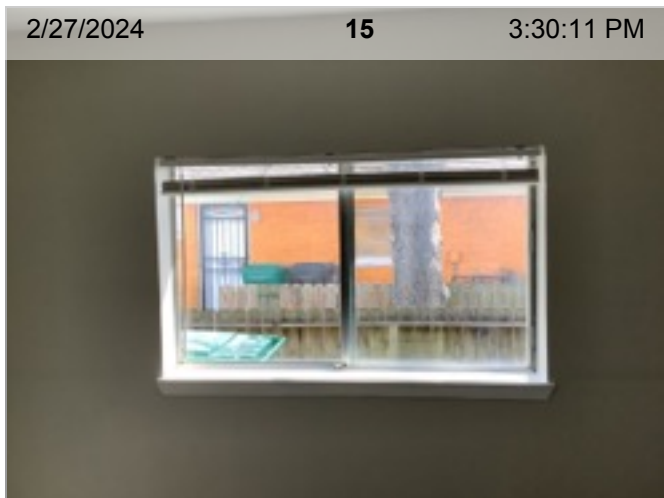
7809 Glass St #7809



**Walls/Paint** | Holes in wall.



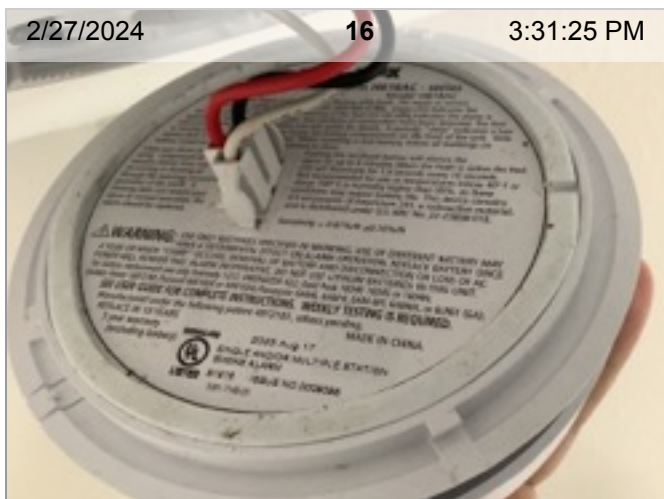
**Walls/Paint** | Holes in wall.



















**Windows**



**Wired Smoke Alarm (mfd 8/2023)** | Smoke test: Passed | Alarm in place



**Wired Smoke Alarm (mfd 8/2023)** | Smoke test: Passed | Close-up of printed manufacture date | .6 years old

ITEM	RESULT	
1. 360 Images		1 PHOTO
2. Blinds/Drapes		OBSERVED
3. Carbon Monoxide Alarm		N/A
4. Ceiling		OBSERVED
5. Ceiling Fan		N/A
6. Closets		2 PHOTOS
7. Door		ATTENTION
8. Door Stop		1 PHOTO
9. Floors		OBSERVED
10. Light Fixtures		1 PHOTO
11. Other		N/A
12. Outlet/Switch Covers		OBSERVED
13. Overview (Interior)		1 PHOTO
14. Walls/Paint		OBSERVED
15. Windows		1 PHOTO
16. Wired Smoke Alarm		PASSED
<b>Smell test performed, no exceptions noted.</b>		PASS

# Bedroom 2 Photos

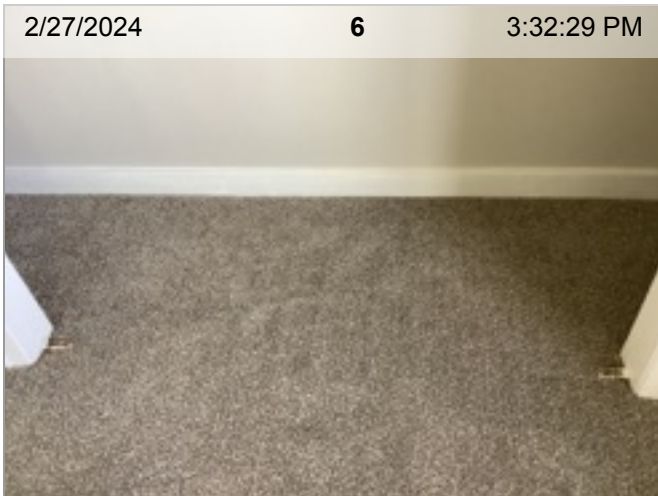
7809 Glass St #7809



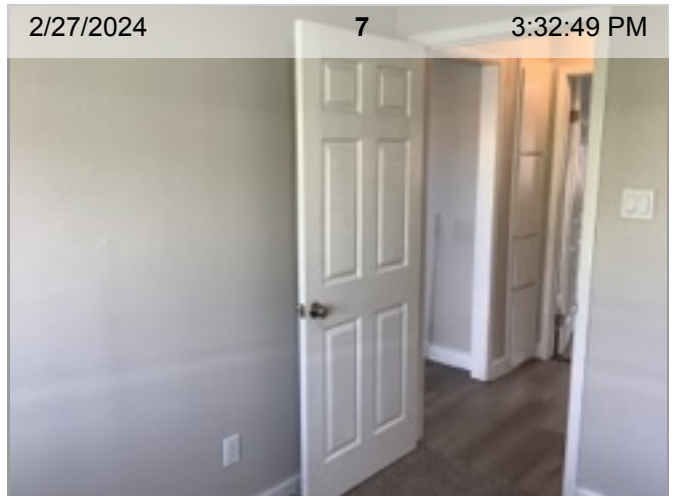
360 Image



Closets



Closets



Door



Door | Discolored



Door Stop



# Bedroom 2 Photos

7809 Glass St #7809



Light Fixtures



Overview (Interior)
























Windows



Wired Smoke Alarm (mfd 9/2023) | Smoke test: Passed | Alarm in place



Wired Smoke Alarm (mfd 9/2023) | Smoke test: Passed | Close-up of printed manufacture date | .5 years old

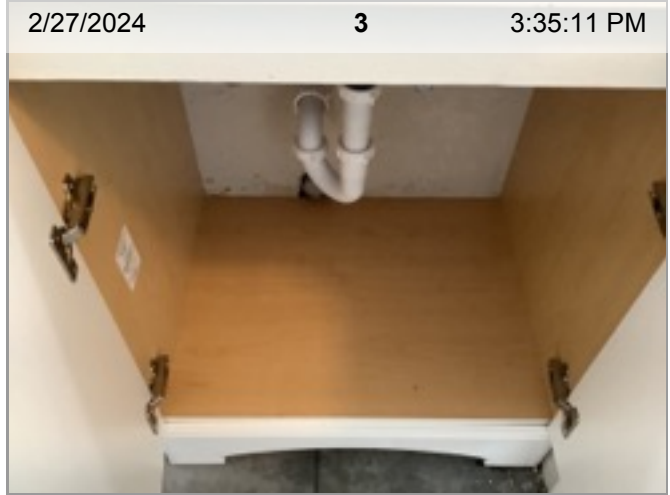
ITEM	RESULT
1. 360 Images	 1 PHOTO
2. Blinds/Drapes	 N/A
3. Cabinet Under Sink	 1 PHOTO
4. Carbon Monoxide Alarm	 N/A
5. Ceiling	 OBSERVED
6. Closets	 N/A
7. Commode	 ATTENTION
8. Door	 1 PHOTO
9. Door Stop	 1 PHOTO
10. Exhaust Fan	 1 PHOTO
11. Floors	 OBSERVED
12. Light Fixtures	 1 PHOTO
13. Other	 N/A
14. Outlet/Switch Covers	 OBSERVED
15. Overview (Interior)	 1 PHOTO
16. Shower/Fixture	 1 PHOTO
17. Sink/Faucet	 1 PHOTO
18. Towel Bars	 1 PHOTO
19. Tub/Fixture	 1 PHOTO
20. Walls/Paint	 ATTENTION
21. Windows	 N/A
<b>Smell test performed, no exceptions noted.</b>	PASS

# Bathroom 1 Photos

7809 Glass St #7809



360 Image



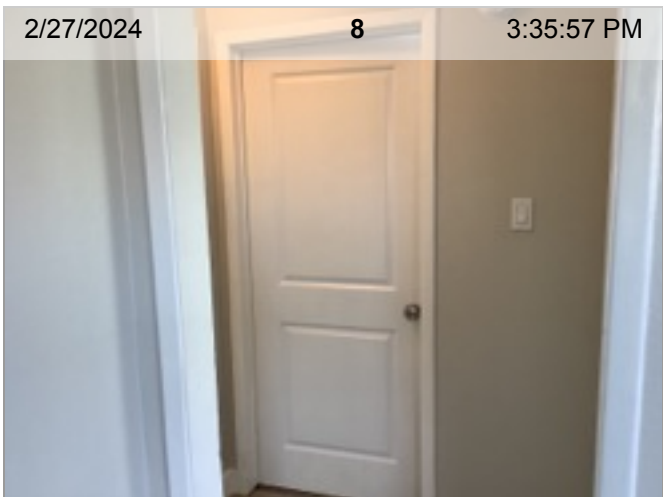
Cabinet Under Sink



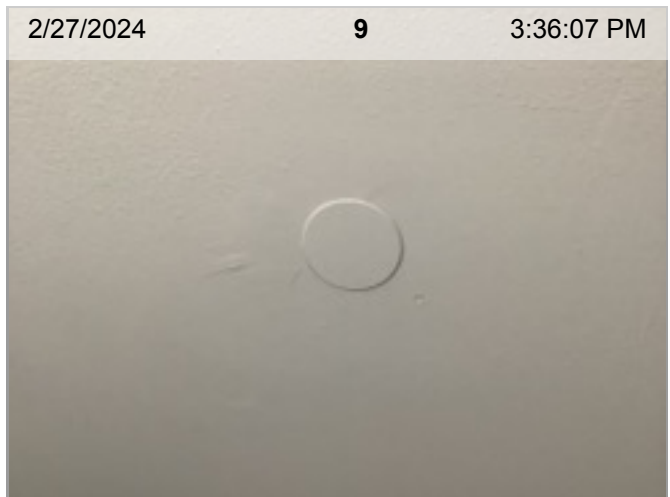
Commode



Commode | Bolt caps missing



Door



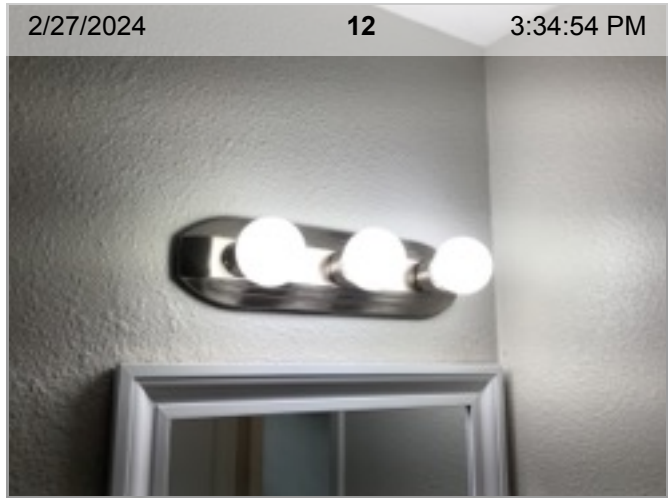
Door Stop

# Bathroom 1 Photos

7809 Glass St #7809



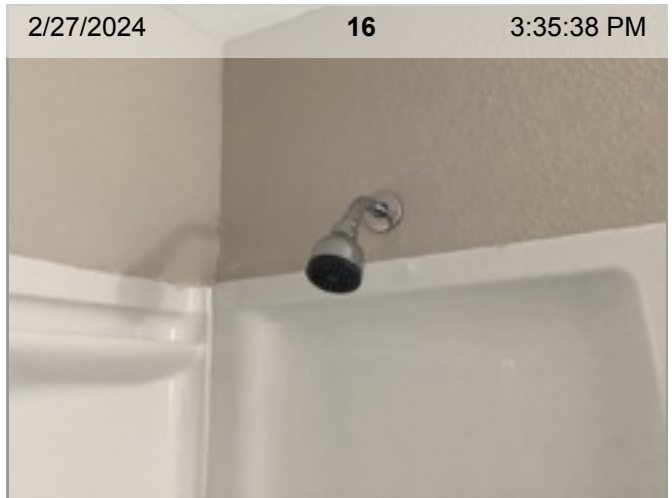
**Exhaust Fan**



**Light Fixtures**



**Overview (Interior)**



**Shower/Fixture**



**Sink/Faucet**



**Towel Bars**



# Bathroom 1 Photos

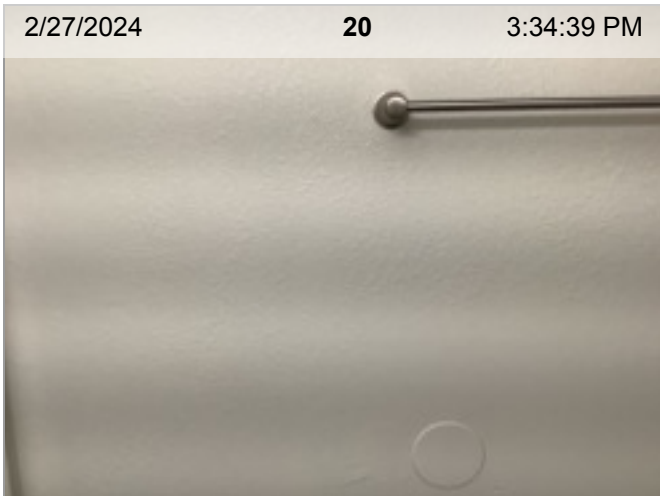
7809 Glass St #7809



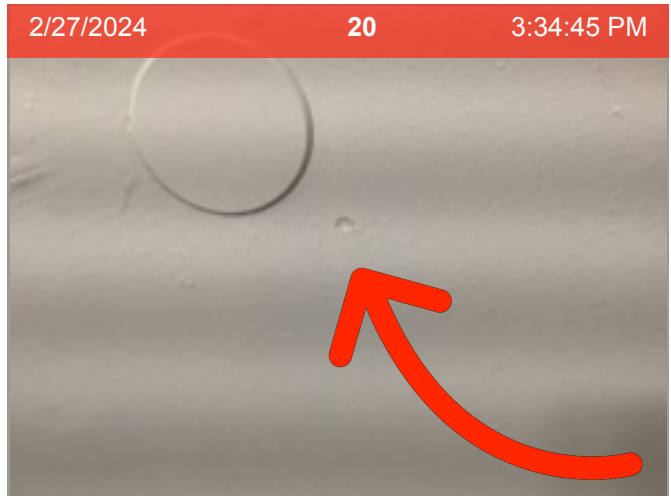
Tub/Fixture | Base of Tub






















Walls/Paint



Walls/Paint



Walls/Paint | Holes in wall.

ITEM	RESULT	
1. 360 Images		1 PHOTO
2. Blinds/Drapes		N/A
3. Cabinet Under Sink		N/A
4. Carbon Monoxide Alarm		N/A
5. Ceiling		OBSERVED
6. Closets		N/A
7. Door		N/A
8. Door Stop		N/A
9. Dryer		N/A
10. Floors		ATTENTION
11. Light Fixtures		N/A
12. Other		N/A
13. Outlet/Switch Covers		N/A
14. Overview (Interior)		1 PHOTO
15. Utility Sink		N/A
16. Walls/Paint		OBSERVED
17. Washer Connection		1 PHOTO
18. Washing Machine		N/A
19. Windows		N/A
<b>Smell test performed, no exceptions noted.</b>		PASS

# Laundry Room Photos

7809 Glass St #7809



360 Image



Floors



Floors | Gap in flooring.















Floors | Gap in flooring.



Overview (Interior)



Washer Connection

ITEM	RESULT	
1. Air Filter 2		N/A
2. Air Filter 3		N/A
3. Air Handler		N/A
4. Carbon Monoxide Alarm		N/A
5. Garage Remotes/Qty		N/A
6. Mailbox Keys/Qty		N/A
7. Pet Evidence		N/A
8. Propane Tank Gauge		N/A
9. Satellite Dish		N/A
10. Security System		N/A
11. Tobacco Remains		N/A
12. Trip Hazards		N/A



