

Prepared for Emerson Property Management

12/16/2024



726 McDaniel Street #Unit A

Houston TX 77022

2 bed / 1 bath

Technician's comments:
None.

Smell test performed:
No exceptions noted.

Smell tests are subjective and influenced by various factors such as individual sensitivity, environmental conditions, and recent activities. Reported odors (or lack thereof) may not fully represent ongoing conditions.

KEY ANCILLARY ITEMS

STATUS 

Air Filter	Hallway/Stairway	Size Unknown	INACCESSIBLE 
Smoke Alarm (Wireless Smoke/CO Combo)	Bedroom 1	Exp. Feb 2033	PASSED 
Smoke Alarm (Wireless Smoke/CO Combo)	Bedroom 2	Exp. Feb 2033	PASSED 
Smoke Alarm (Wireless)	Hallway/Stairway	Exp. Apr 2033	PASSED 

ROOM	ITEM	COMMENTS
Bathroom 1	Floors	Gap in flooring.
	Walls/Paint	Cracks in texture
	Walls/Paint	Cracks in texture
	Walls/Paint	Cracks in texture
	Tub/Fixture	Grout is discolored/cracking
Bedroom 1	Ceiling	Cracks in ceiling.
Bedroom 2	Floors	Flooring feels uneven
Entry	Patio/Porch	Cracks in concrete; damage ; discoloration
	Front Door Exterior	Scratches; stains; discoloration or chipping of door casing
	Front Door Interior	Gaps in weather stripping
	Ceiling	Cracks in ceiling.
	Walls/Paint	The wall is discolored
Front Exterior	Driveway	Spider cracks in driveway.
	Walls/Siding/Trim	Siding warping/pulling away
	Walls/Siding/Trim	Siding warping/pulling away
	Window Screens	Screen(s) are missing
	Window Screens	Screen(s) are missing
	Window Screens	Screen(s) are missing
Hallway/Stairway	Floors	Crack in flooring.
	Floors	Flooring feels uneven
	Floors	Gap in flooring.
Kitchen	Ceiling	Slight separation of wall and celing (see closeup).
	Walls/Paint	The wall is discolored
	Cabinet Under Sink	The base of the cabinet is discolored.
	Lower Cabinets - Exterior	The cabinet doors are discolored.
Living Room	Ceiling	Cracks in ceiling.
	Ceiling	Cracks in ceiling.
	Windows	Broken/cracked/damaged; missing/damaged locking hardware; evidence of moisture
	Windows	Broken/cracked/damaged; missing/damaged locking hardware; evidence of moisture



Bathroom 1
Floors
Gap in flooring.



Bathroom 1
Walls/Paint
Cracks in texture



Bathroom 1
Walls/Paint
Cracks in texture



Bathroom 1
Walls/Paint
Cracks in texture



Bathroom 1
Tub/Fixture
Grout is
discolored/cracking



Bedroom 1
Ceiling
Cracks in ceiling.



Bedroom 2
Floors
Flooring feels uneven



Entry
Patio/Porch
Cracks in concrete;
damage ; discoloration



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



Entry
Front Door Interior
Gaps in weather
stripping



Entry
Ceiling
Cracks in ceiling.



Entry
Walls/Paint
The wall is discolored



Front Exterior
Driveway
Spider cracks in driveway.



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



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



Front Exterior
Window Screens
Screen(s) are missing



Front Exterior
Window Screens
Screen(s) are missing



Front Exterior
Window Screens
Screen(s) are missing



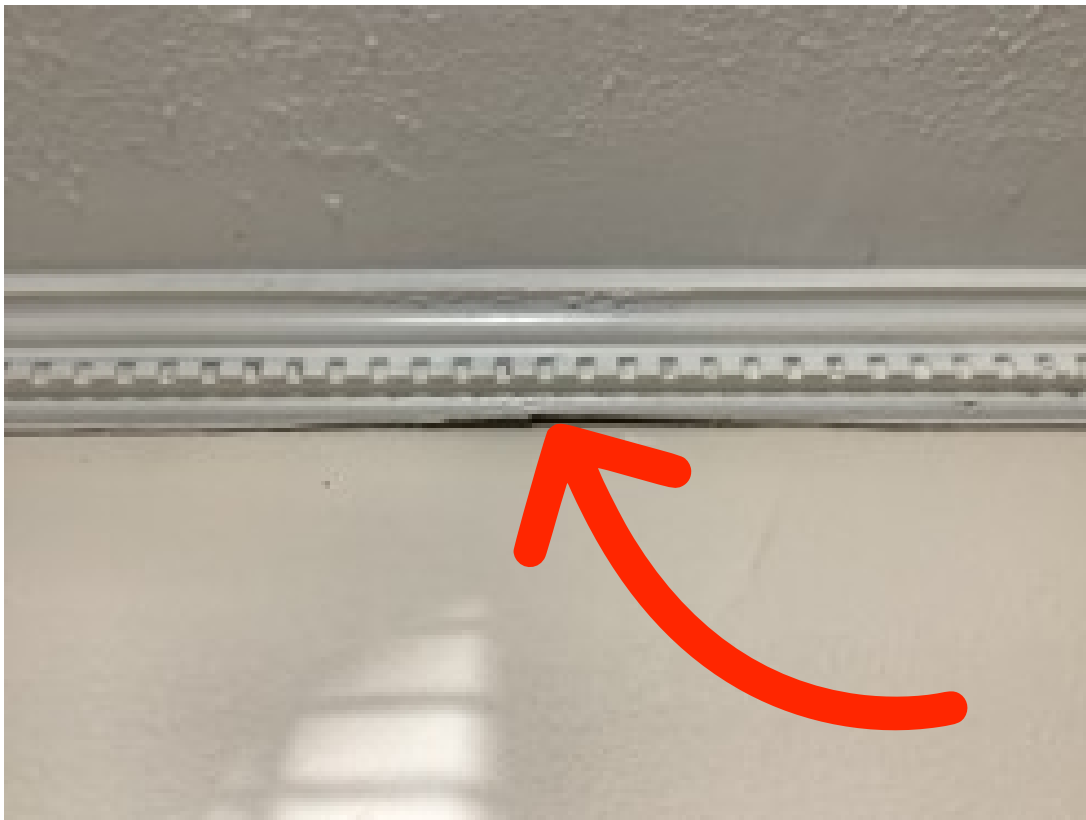
Hallway/Stairway
Floors
Crack in flooring.



Hallway/Stairway
Floors
Flooring feels uneven



Hallway/Stairway
Floors
Gap in flooring.



Kitchen
Ceiling
Slight separation of wall
and ceiling (see
closeup).



Kitchen
Walls/Paint
The wall is discolored



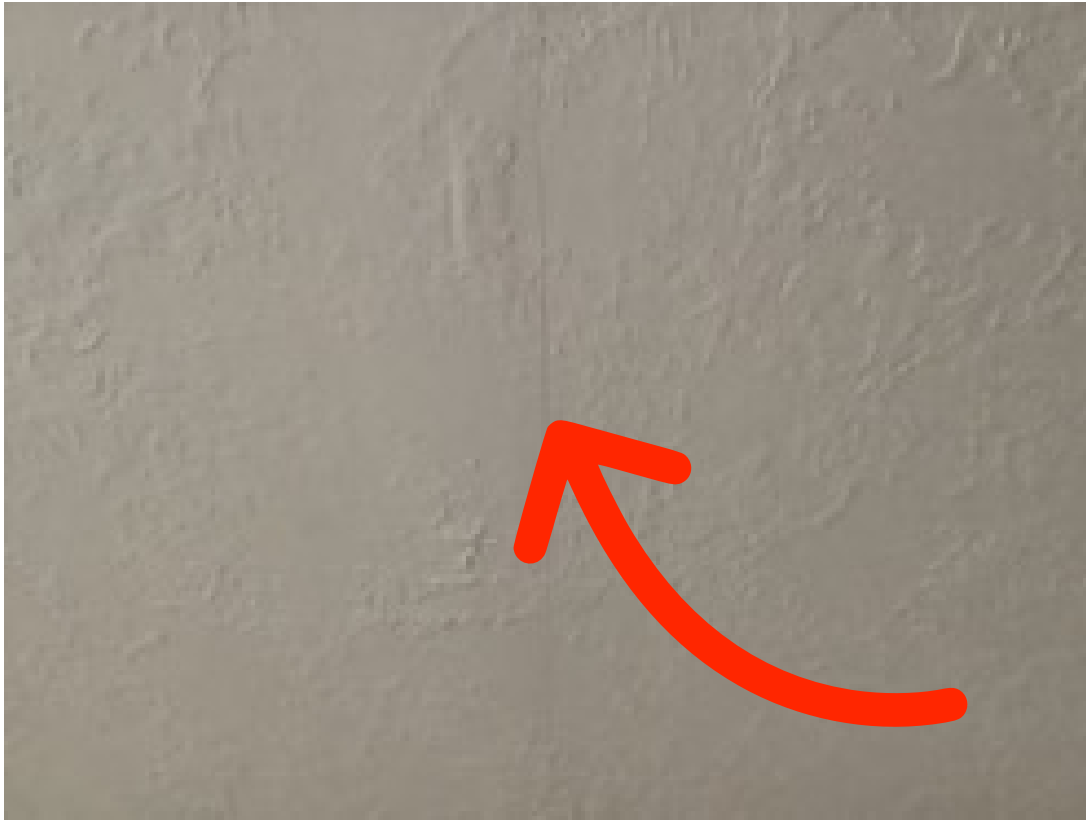
Kitchen
Cabinet Under Sink
The base of the cabinet is discolored.



Kitchen
Lower Cabinets - Exterior
The cabinet doors are discolored.



Living Room
Ceiling
Cracks in ceiling.



Living Room
Ceiling
Cracks in ceiling.



Living Room
Windows
Broken/cracked/damage
missing/damaged
locking hardware;
evidence of moisture



Living Room

Windows

Broken/cracked/damage
missing/damaged
locking hardware;
evidence of moisture

ITEM	RESULT	
1. Address		1 PHOTO
2. Center View		1 PHOTO
3. Driveway		ATTENTION
4. Front Left View		1 PHOTO
5. Front Right View		1 PHOTO
6. Gas Meter		2 PHOTOS
7. Light Fixtures		OBSERVED
8. Mail Box		1 PHOTO
9. Right Side Yard		1 PHOTO
10. Roof/Trim/Gutter		1 PHOTO
11. Walls/Siding/Trim		ATTENTION
12. Window Screens		ATTENTION
13. Yard		1 PHOTO

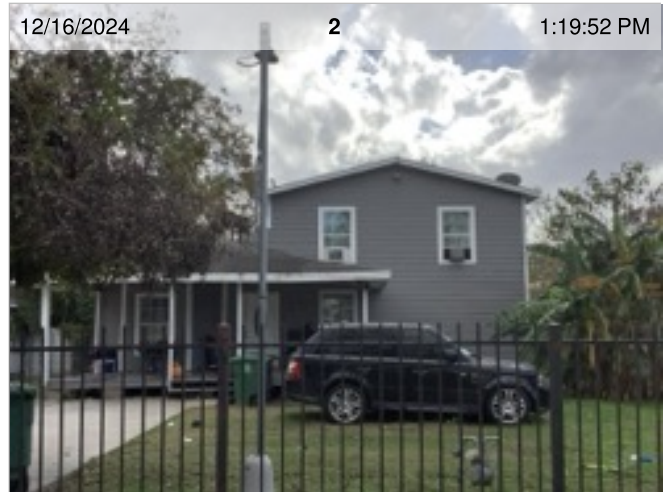
Smell test performed: No exceptions noted.

Front Exterior Photos

726 McDaniel Street #Unit A



Address



Center View



Driveway



Driveway | Spider cracks in driveway.



Driveway



Front Left View

Front Exterior Photos

726 McDaniel Street #Unit A



Front Right View



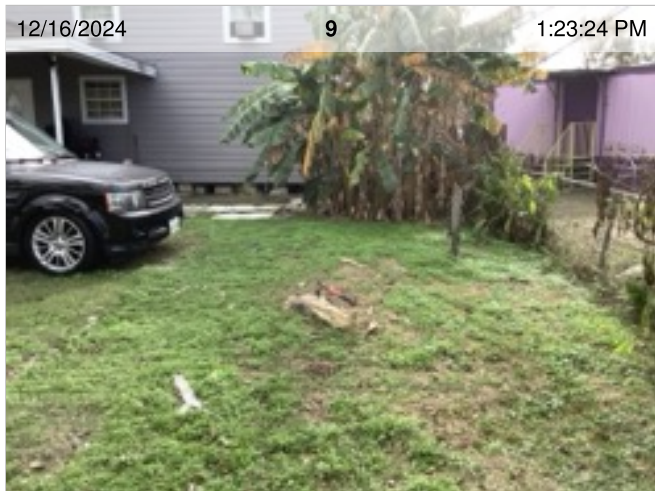
Gas Meter



Gas Meter



Mail Box



Right Side Yard



Roof/Trim/Gutter

Front Exterior Photos

726 McDaniel Street #Unit A



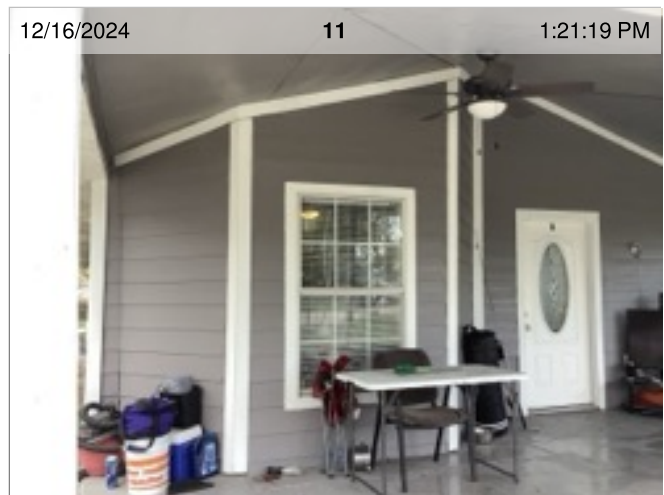
Walls/Siding/Trim



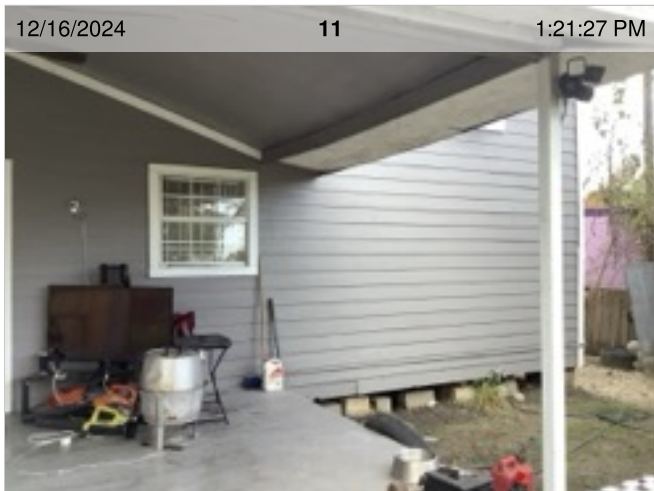
Walls/Siding/Trim | Siding warping/pulling away



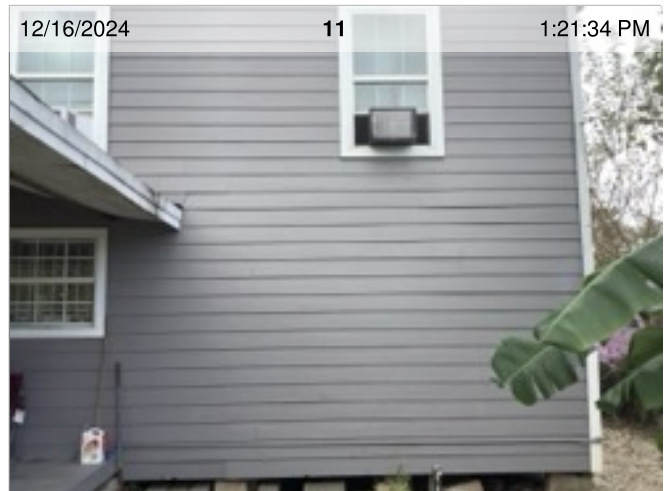
Walls/Siding/Trim | Siding warping/pulling away



Walls/Siding/Trim



Walls/Siding/Trim



Walls/Siding/Trim

Front Exterior Photos

726 McDaniel Street #Unit A

12/16/2024 12 1:21:50 PM



Window Screens

12/16/2024 12 1:21:54 PM



Window Screens | Screen(s) are missing

12/16/2024 12 1:21:59 PM



Window Screens | Screen(s) are missing

12/16/2024 12 1:22:51 PM



Window Screens

12/16/2024 12 1:22:55 PM



Window Screens

12/16/2024 12 1:22:59 PM



Window Screens | Screen(s) are missing

Front Exterior Photos

726 McDaniel Street #Unit A



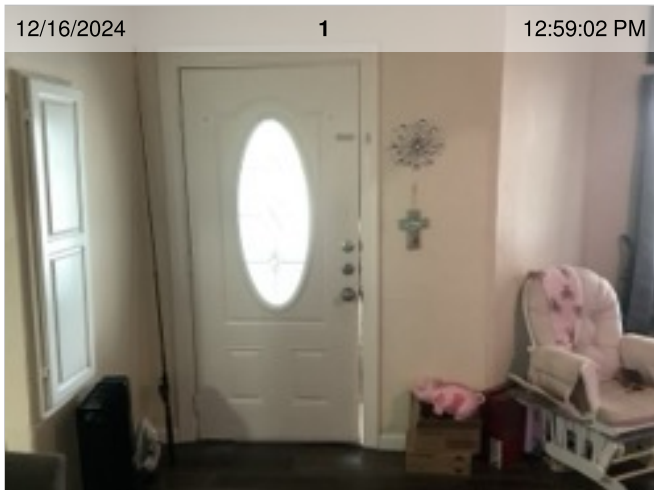
Yard

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

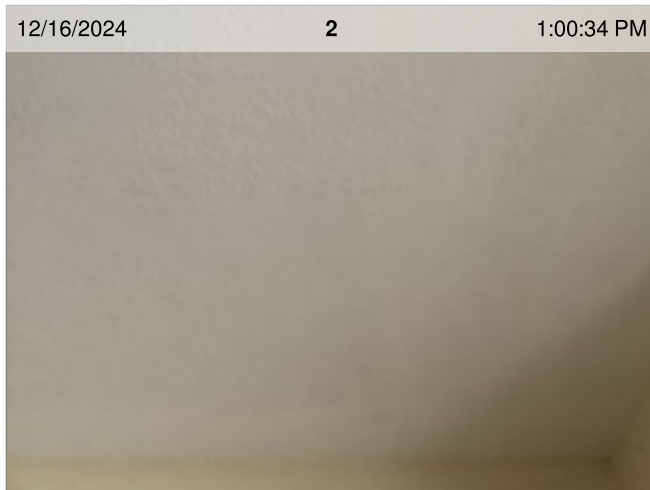
Smell test performed: No exceptions noted.

Entry Photos

726 McDaniel Street #Unit A



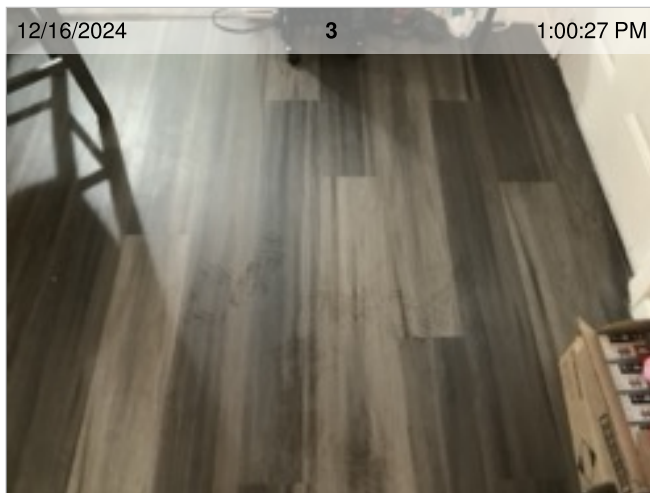
Overview (Interior)



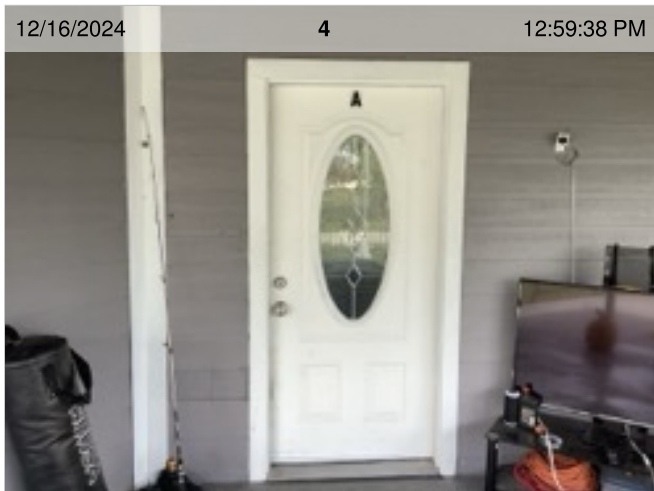
Ceiling



Ceiling | Cracks in ceiling.



Floors



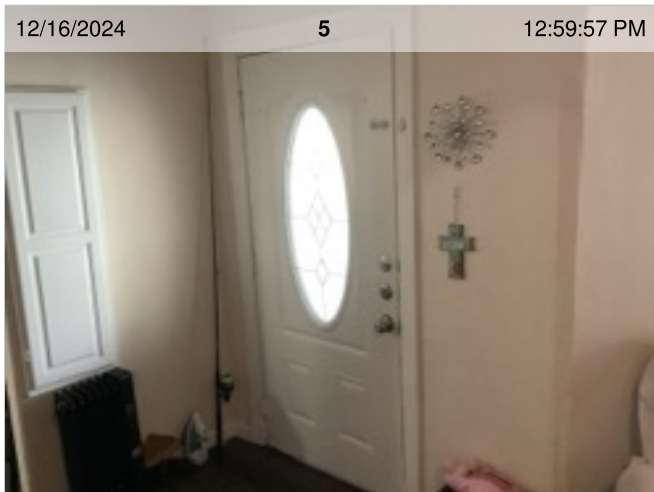
Front Door Exterior



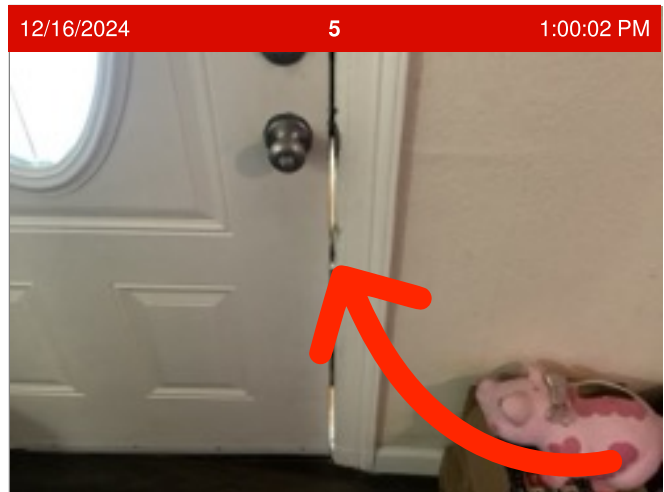
Front Door Exterior | Scratches; stains; discoloration or chipping of door casing

Entry Photos

726 McDaniel Street #Unit A



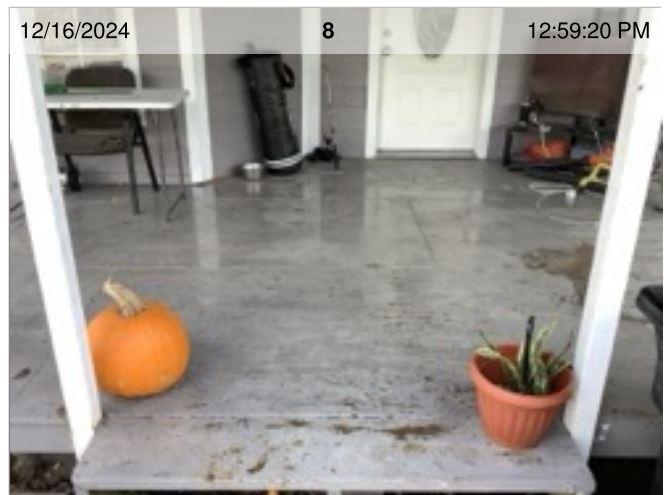
Front Door Interior



Front Door Interior | Gaps in weather stripping



Keyless Deadbolt/Pin Lock



Patio/Porch



Patio/Porch



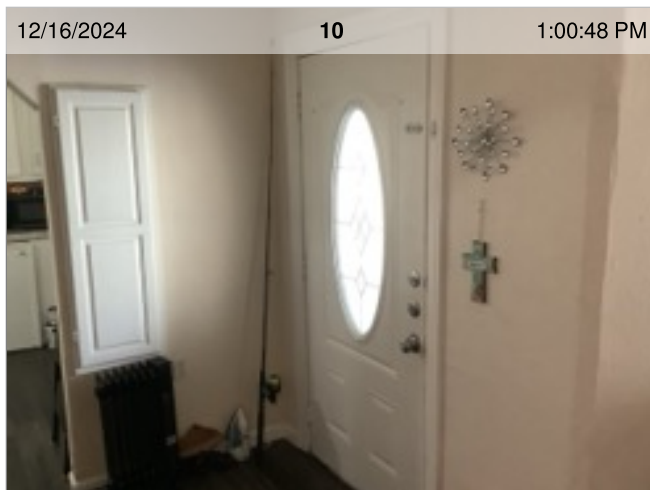
Patio/Porch | Cracks in concrete; damage ; discoloration

Entry Photos

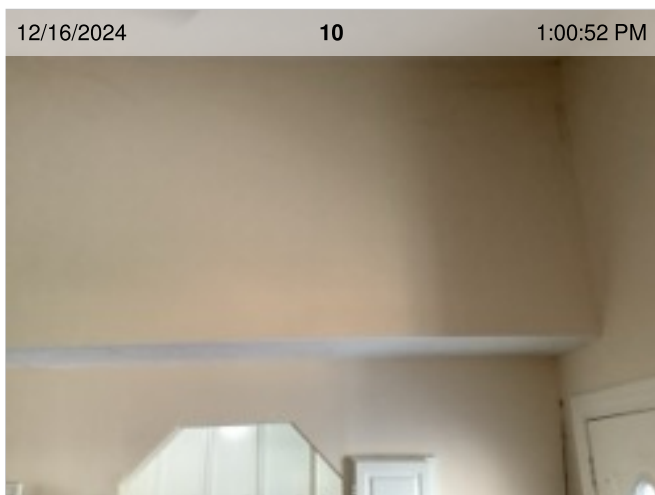
726 McDaniel Street #Unit A



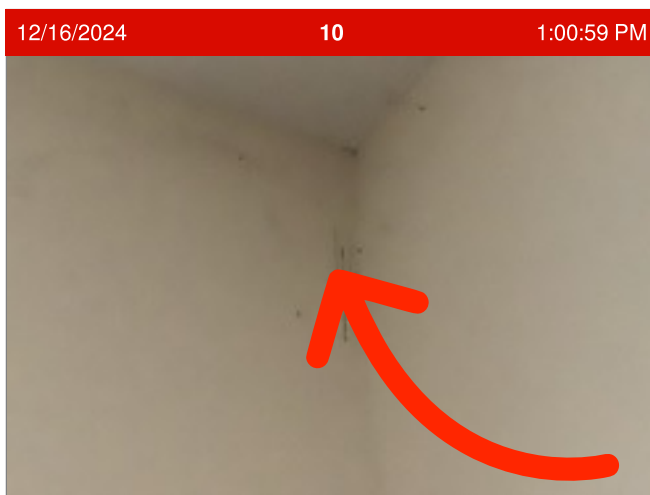
Peephole



Walls/Paint



Walls/Paint

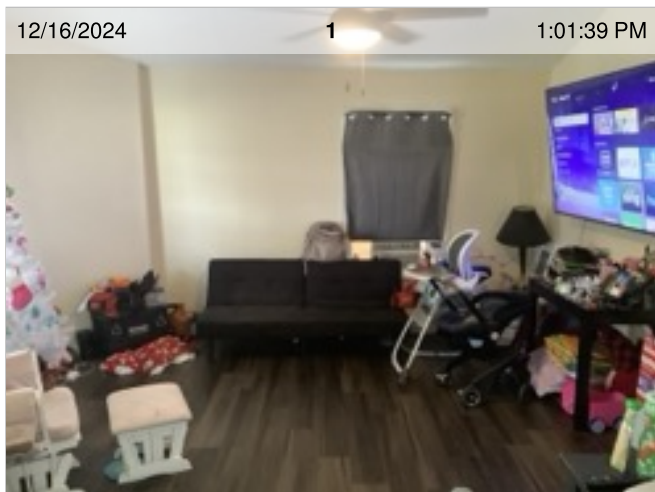


Walls/Paint | The wall is discolored

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

Living Room Photos

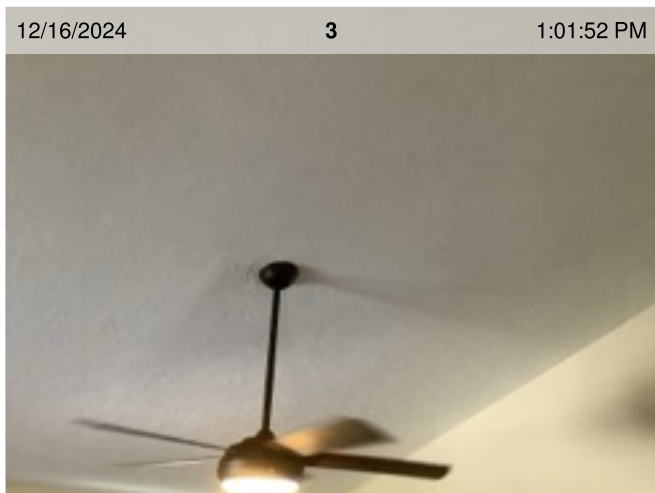
726 McDaniel Street #Unit A



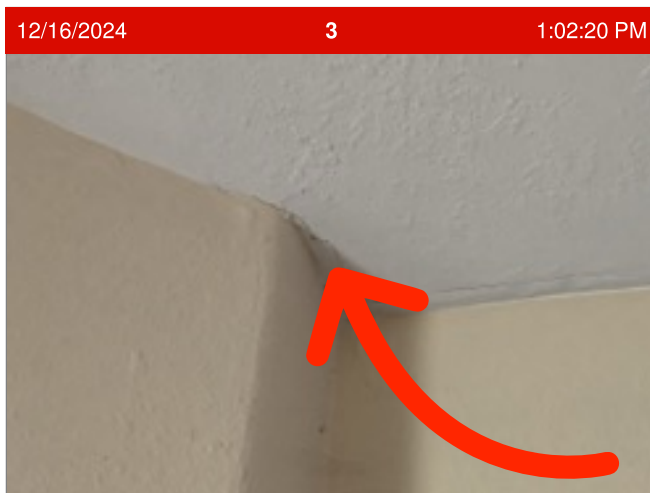
Overview (Interior)



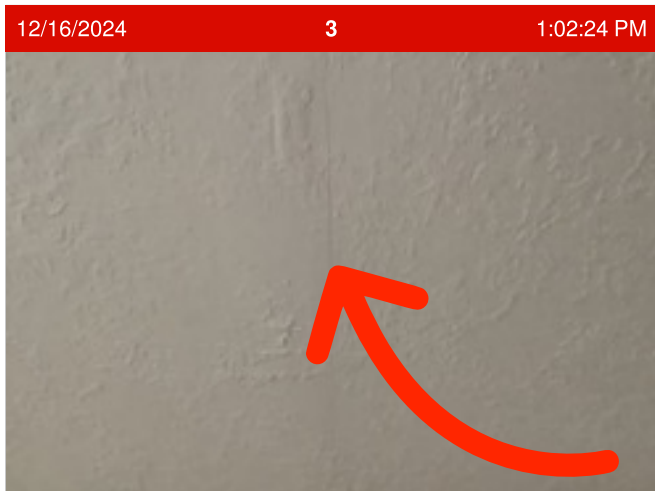
Ceiling



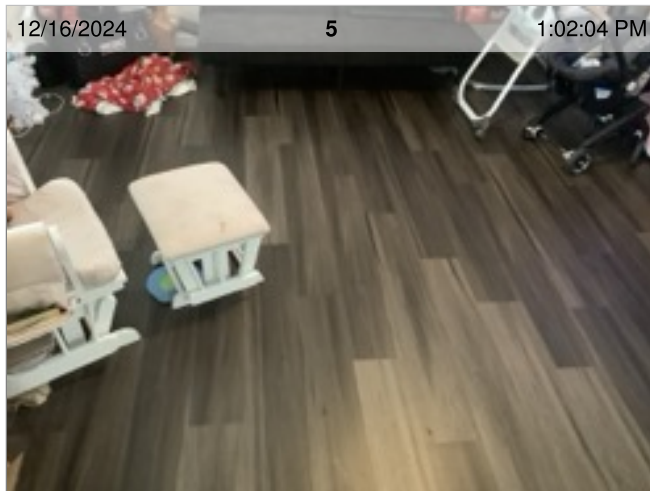
Ceiling



Ceiling | Cracks in ceiling.



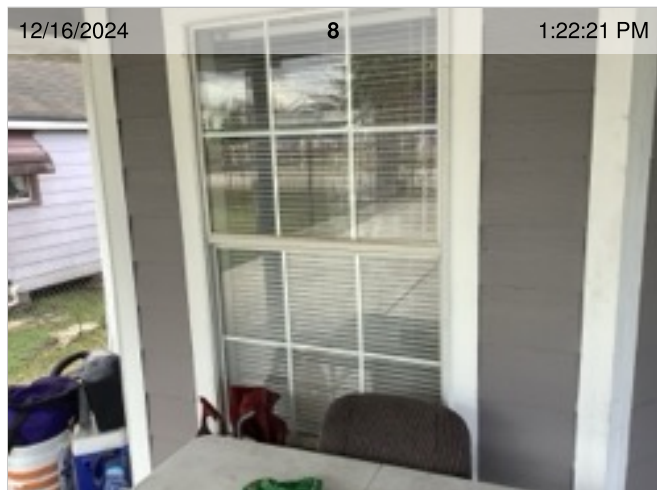
Ceiling | Cracks in ceiling.



Floors

Living Room Photos

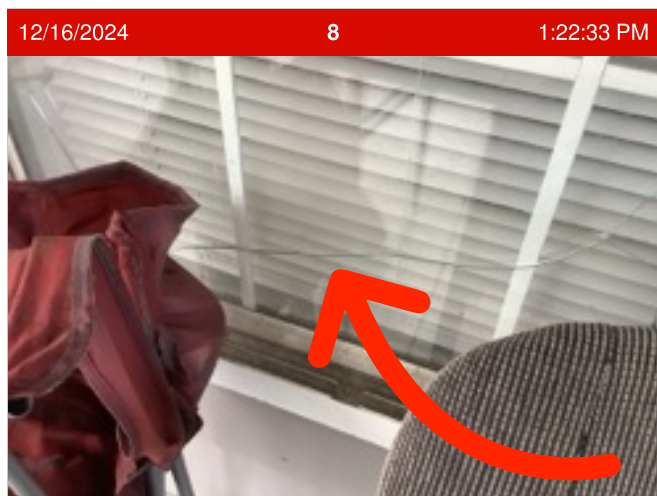
726 McDaniel Street #Unit A



Windows



Windows | Broken/cracked/damaged; missing/damaged locking hardware; evidence of moisture



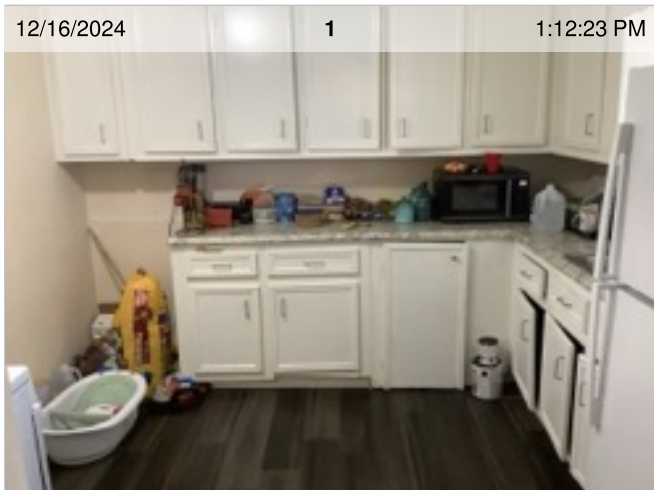
Windows | Broken/cracked/damaged; missing/damaged locking hardware; evidence of moisture

ITEM	RESULT	
1. Overview (Interior)		1 PHOTO
2. Blinds/Drapes		OBSERVED
3. Cabinet Under Sink		ATTENTION
4. Ceiling		ATTENTION
5. Counter Top/Back Splash		OBSERVED
6. Exhaust Fan		1 PHOTO
7. Floors		1 PHOTO
8. Light Fixtures		OBSERVED
9. Lower Cabinets - Exterior		ATTENTION
10. Outlet/Switch Covers		OBSERVED
11. Range/Cooktop/Oven		1 PHOTO
12. Refrigerator		OBSERVED
13. Sink/Faucet		1 PHOTO
14. Upper Cabinets - Exterior		3 PHOTOS
15. Walls/Paint		ATTENTION
16. Windows		OBSERVED

Smell test performed: No exceptions noted.

Kitchen Photos

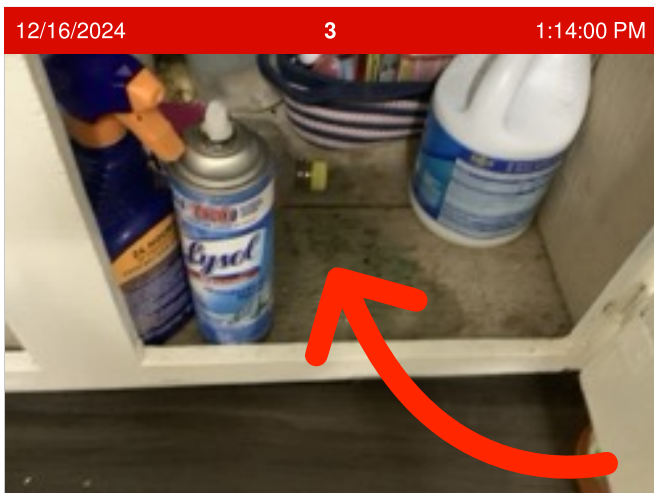
726 McDaniel Street #Unit A



Overview (Interior)



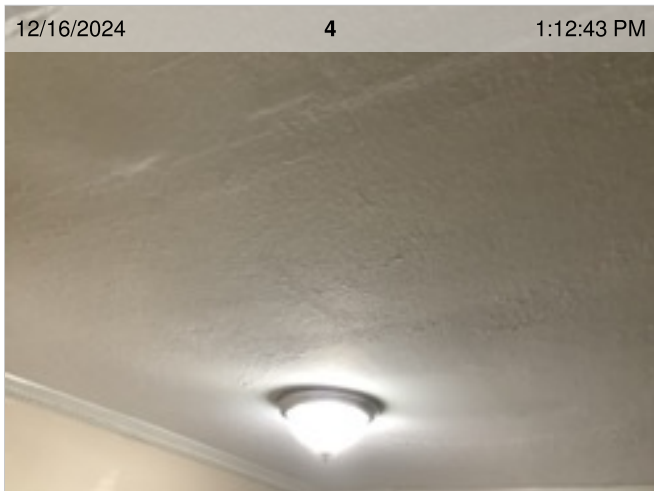
Cabinet Under Sink



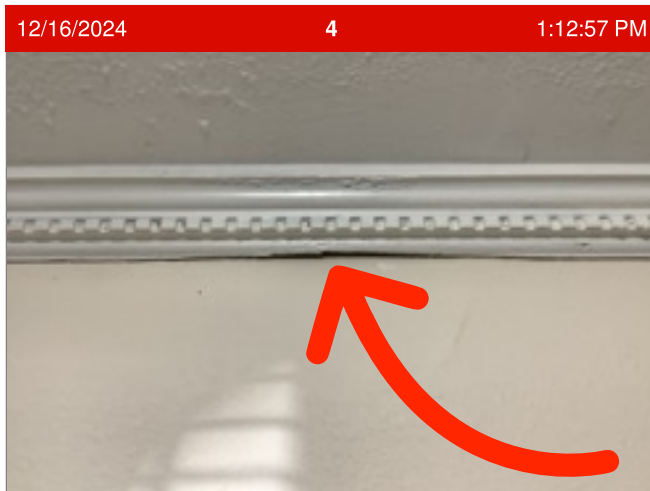
Cabinet Under Sink | The base of the cabinet is discolored.



Ceiling



Ceiling



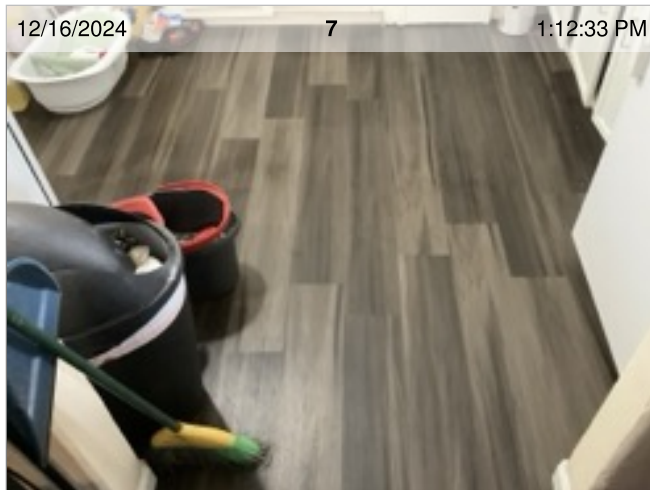
Ceiling | Slight separation of wall and ceiling (see closeup).

Kitchen Photos

726 McDaniel Street #Unit A



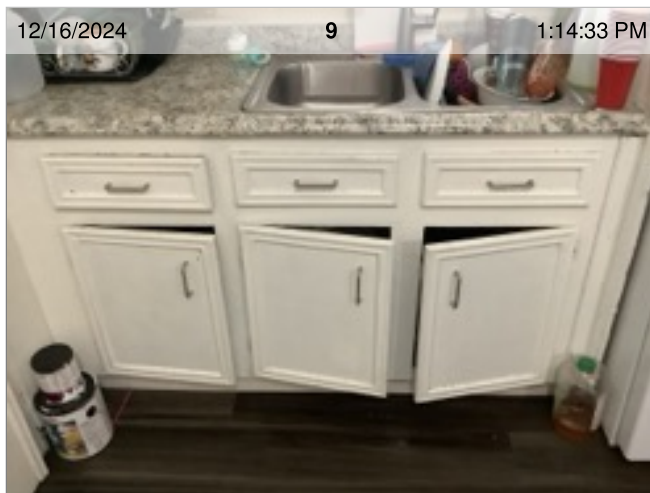
Exhaust Fan



Floors



Lower Cabinets - Exterior



Lower Cabinets - Exterior



Lower Cabinets - Exterior | The cabinet doors are discolored.



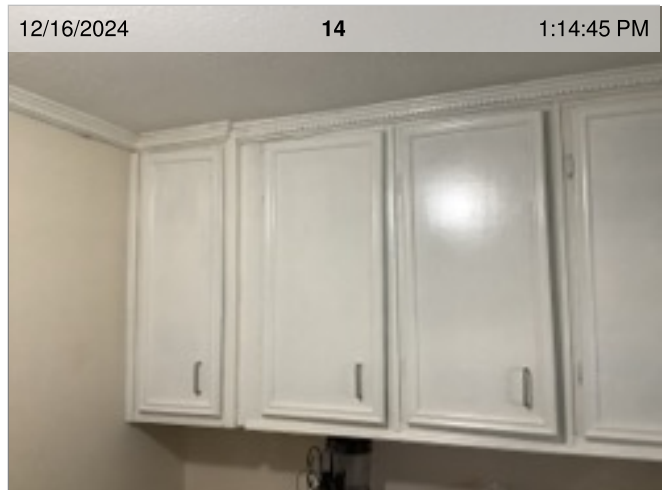
Range/Cooktop/Oven | GE | Exterior

Kitchen Photos

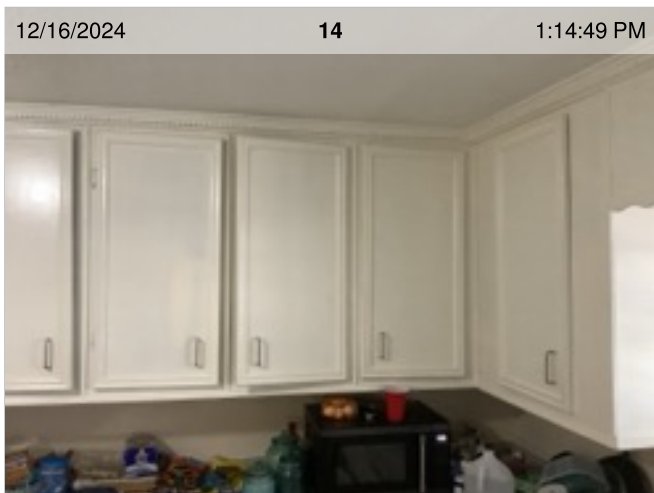
726 McDaniel Street #Unit A



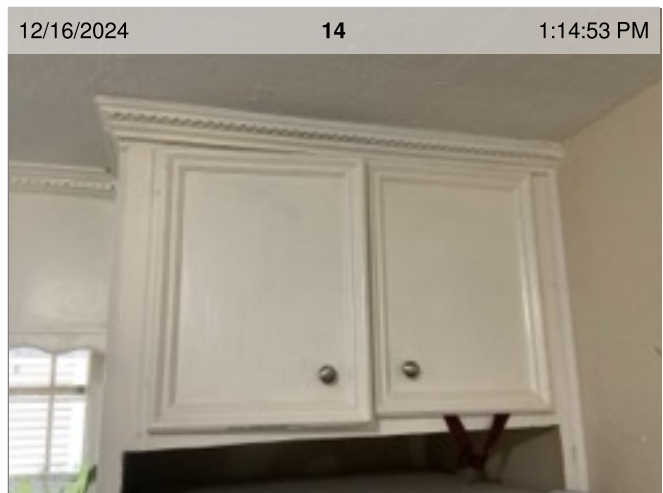
Sink/Faucet



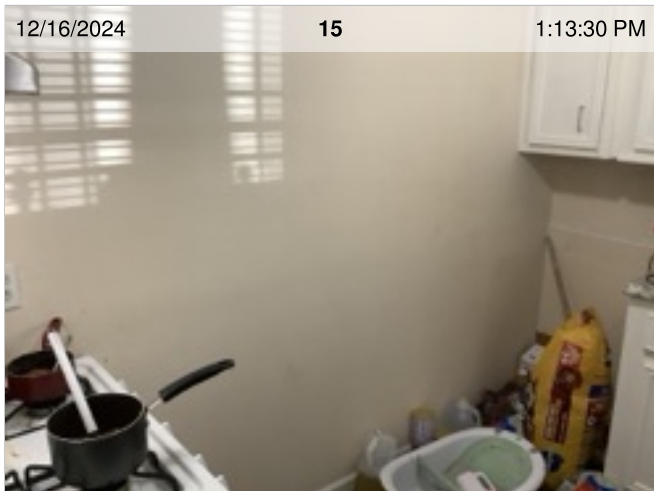
Upper Cabinets - Exterior



Upper Cabinets - Exterior



Upper Cabinets - Exterior



Walls/Paint

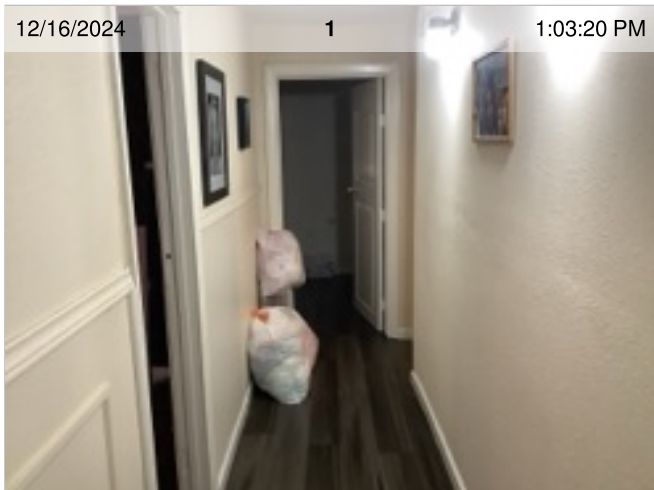


Walls/Paint | The wall is discolored

ITEM	RESULT
1. Overview (Interior)	 1 PHOTO
2. Unknown Air Filter	 INACCESSIBLE
3. Ceiling	 1 PHOTO
4. Floors	 ATTENTION
5. Light Fixtures	 OBSERVED
6. Outlet/Switch Covers	 OBSERVED
7. Walls/Paint	 OBSERVED
8. Wireless Smoke Alarm	 PASSED
Smell test performed: No exceptions noted.	

Hallway/Stairway Photos

726 McDaniel Street #Unit A



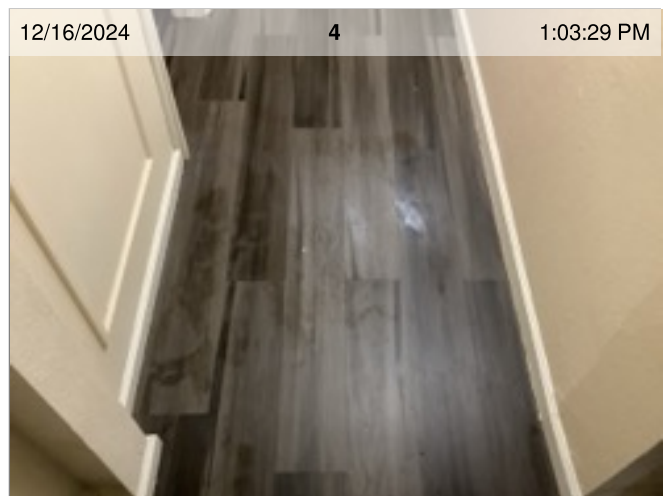
Overview (Interior)



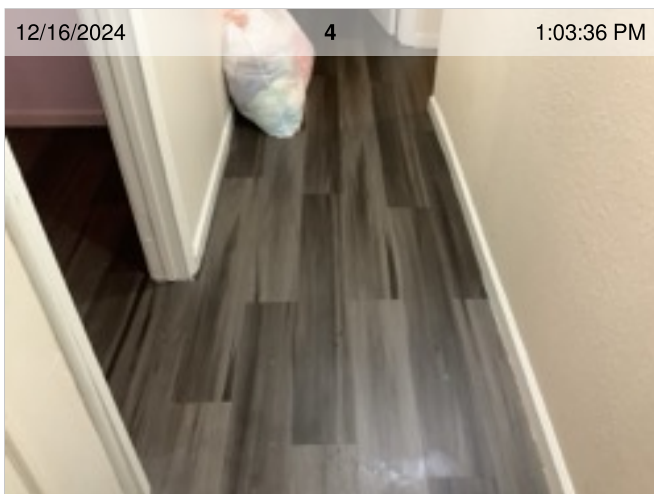
Unknown Air Filter | Front | There are no air filters at the property due to



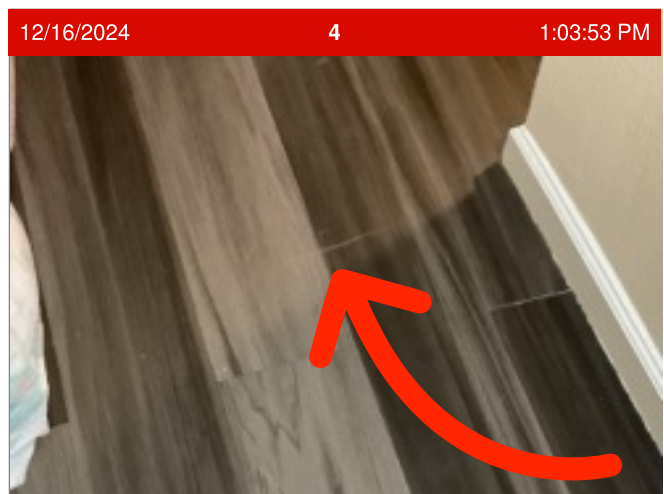
Ceiling



Floors



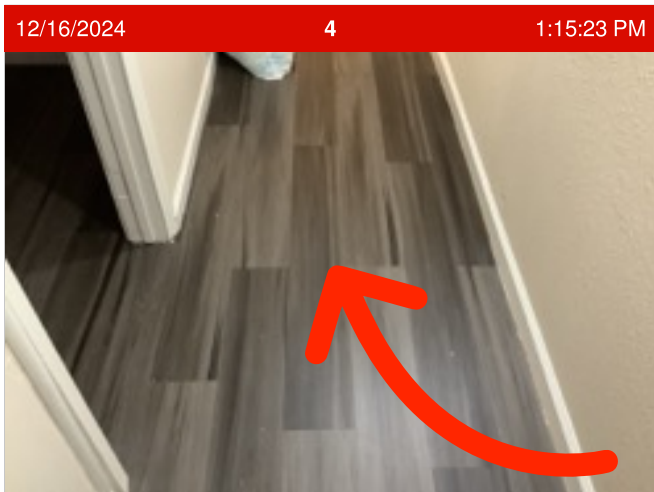
Floors



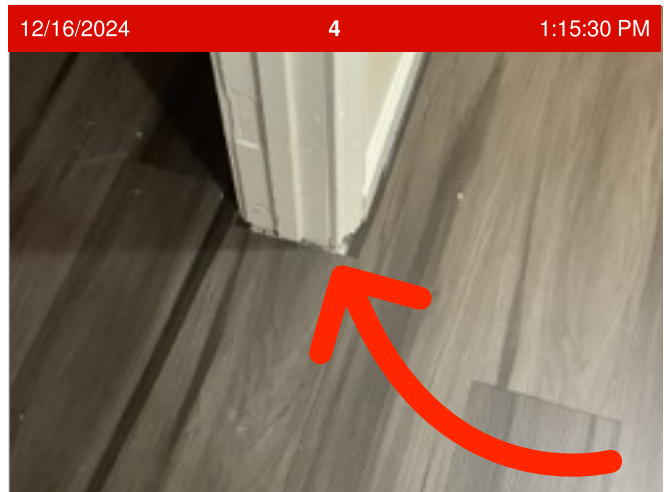
Floors | Crack in flooring.

Hallway/Stairway Photos

726 McDaniel Street #Unit A



Floors | Flooring feels uneven



Floors | Gap in flooring.



Wireless Smoke Alarm (mfd 4/2023) | Smoke test: Passed | Alarm in place

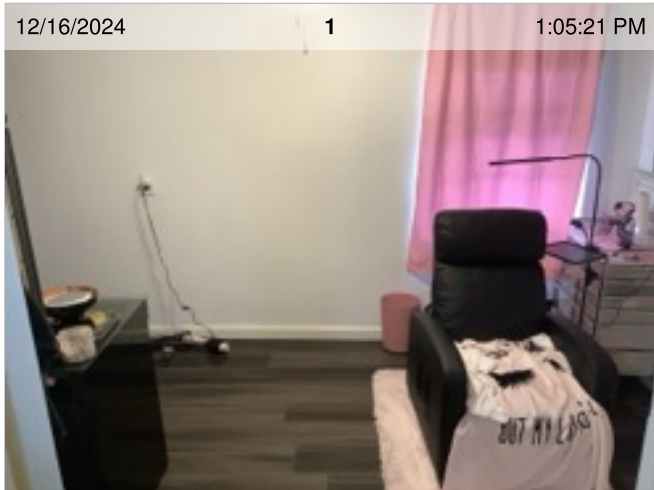


Wireless Smoke Alarm (mfd 4/2023) | Smoke test: Passed | Close-up of printed manufacture date | 1.7 years old

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

Bedroom 1 Photos

726 McDaniel Street #Unit A



Overview (Interior)



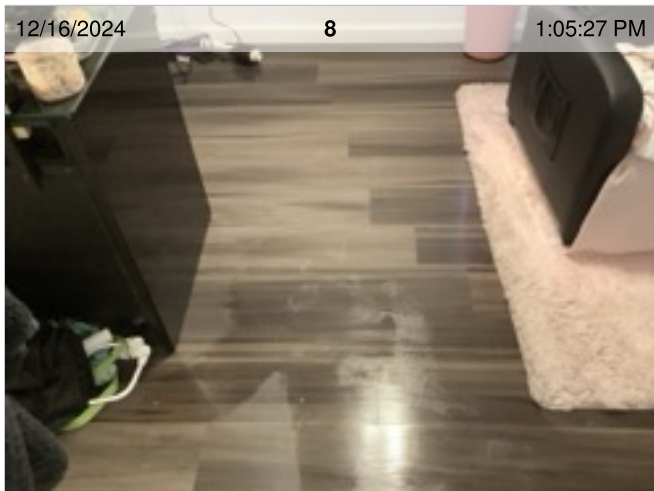
Ceiling



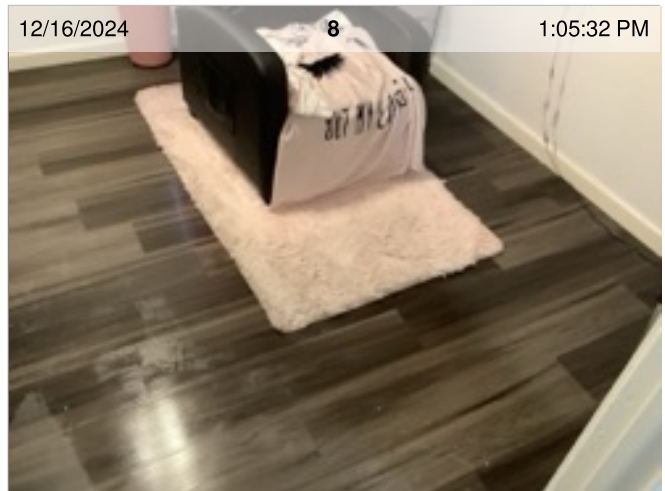
Ceiling



Ceiling | Cracks in ceiling.



Floors



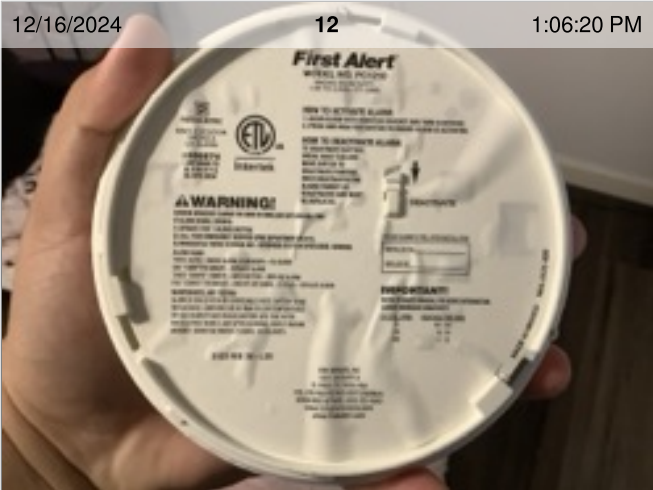
Floors

Bedroom 1 Photos

726 McDaniel Street #Unit A



Wireless Smoke/CO Combo Smoke Alarm (mfd 2/2023) |
Smoke test: Passed | Alarm in place

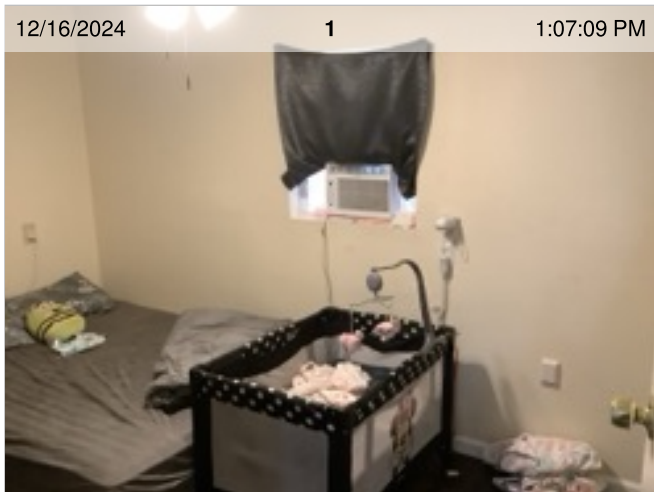


Wireless Smoke/CO Combo Smoke Alarm (mfd 2/2023) |
Smoke test: Passed | Close-up of printed manufacture date | 1.9 years old

ITEM	RESULT	
1. Overview (Interior)		1 PHOTO
2. Air Conditioner		1 PHOTO
3. Blinds/Drapes		OBSERVED
4. Ceiling		2 PHOTOS
5. Ceiling Fan		OBSERVED
6. Closets		OBSERVED
7. Door		OBSERVED
8. Door Stop		OBSERVED
9. Floors		ATTENTION
10. Outlet/Switch Covers		OBSERVED
11. Thermostat		1 PHOTO
12. Walls/Paint		OBSERVED
13. Windows		OBSERVED
14. Wireless Smoke/CO Combo Smoke Alarm		PASSED
Smell test performed: No exceptions noted.		

Bedroom 2 Photos

726 McDaniel Street #Unit A



Overview (Interior)



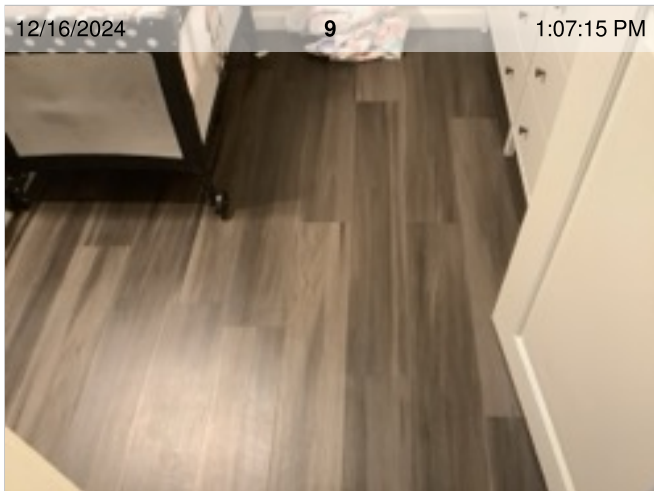
Air Conditioner



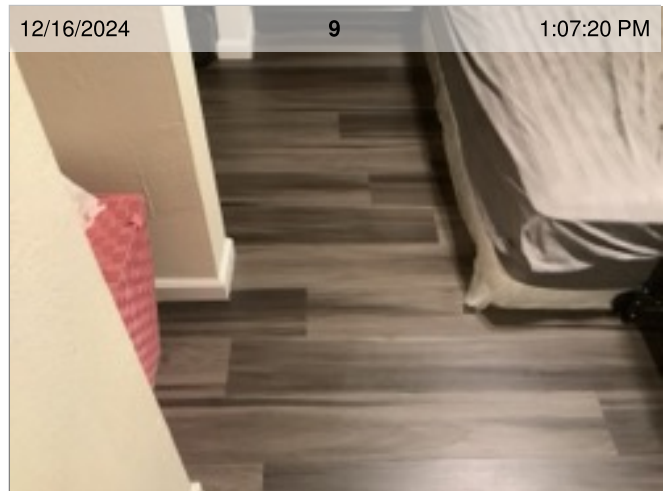
Ceiling



Ceiling



Floors



Floors

Bedroom 2 Photos

726 McDaniel Street #Unit A



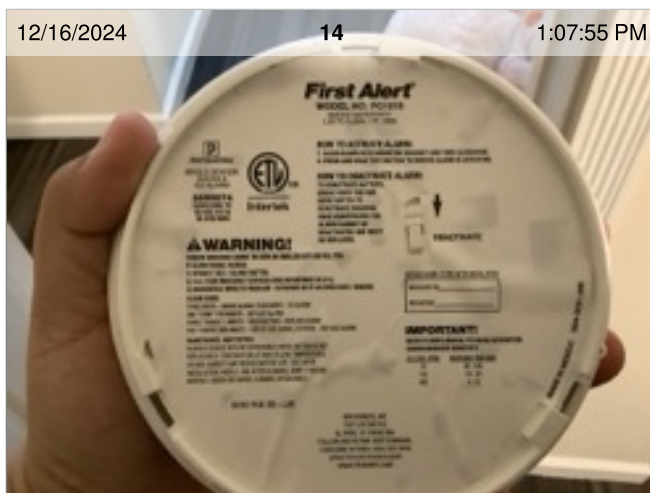
Floors | Flooring feels uneven



Thermostat



Wireless Smoke/CO Combo Smoke Alarm (mfd 2/2023) |
Smoke test: Passed | Alarm in place



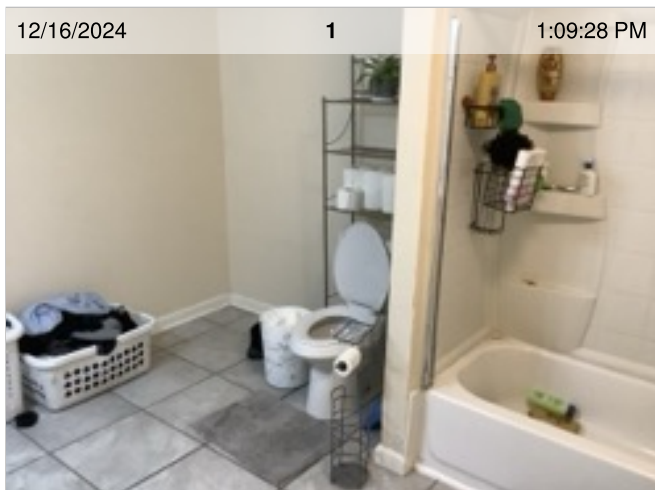
Wireless Smoke/CO Combo Smoke Alarm (mfd 2/2023) |
Smoke test: Passed | Close-up of printed manufacture date | 1.9
years old

ITEM	RESULT	
1. Overview (Interior)		1 PHOTO
2. Blinds/Drapes		OBSERVED
3. Cabinet Under Sink		1 PHOTO
4. Ceiling		2 PHOTOS
5. Closets		OBSERVED
6. Door		OBSERVED
7. Door Stop		OBSERVED
8. Floors		ATTENTION
9. Light Fixtures		OBSERVED
10. Outlet/Switch Covers		OBSERVED
11. Shower/Fixture		1 PHOTO
12. Sink/Faucet		1 PHOTO
13. Toilet		1 PHOTO
14. Tub/Fixture		ATTENTION
15. Walls/Paint		ATTENTION
16. Windows		OBSERVED

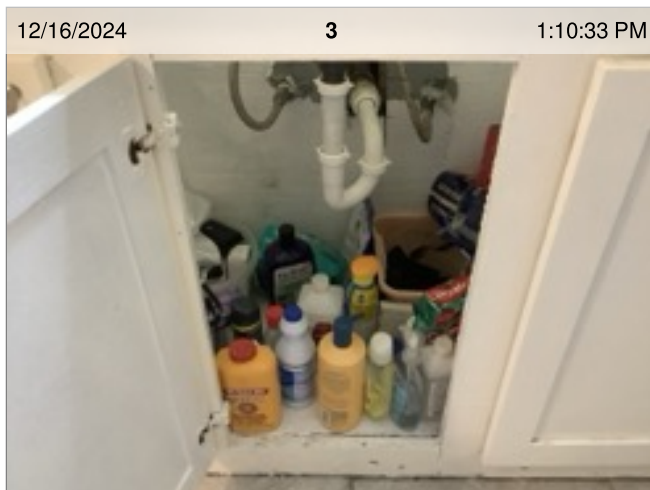
Smell test performed: No exceptions noted.

Bathroom 1 Photos

726 McDaniel Street #Unit A



Overview (Interior)



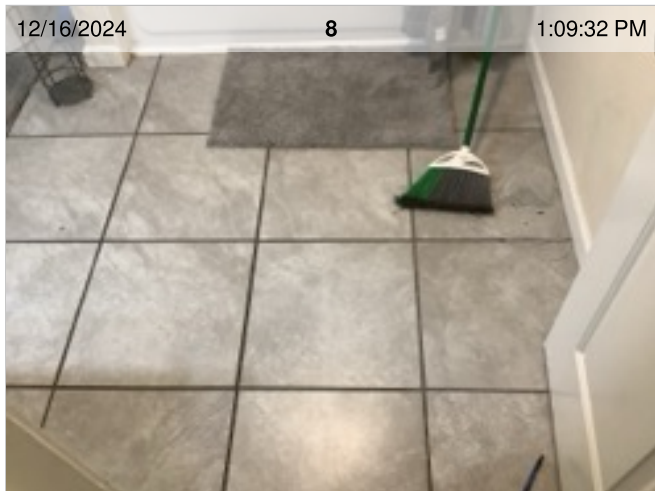
Cabinet Under Sink



Ceiling



Ceiling



Floors



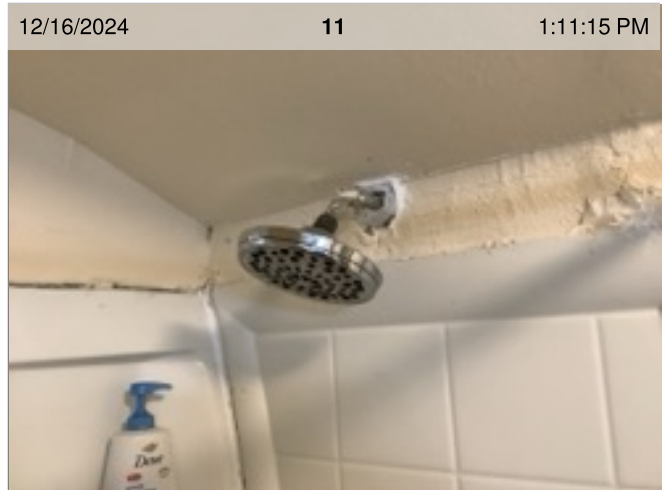
Floors

Bathroom 1 Photos

726 McDaniel Street #Unit A



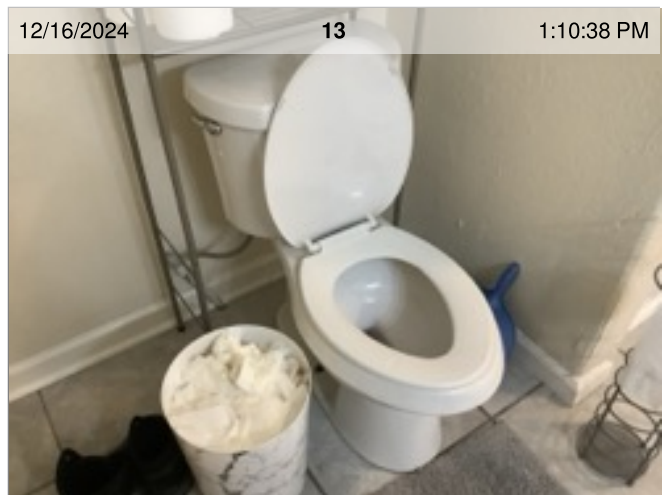
Floors | Gap in flooring.



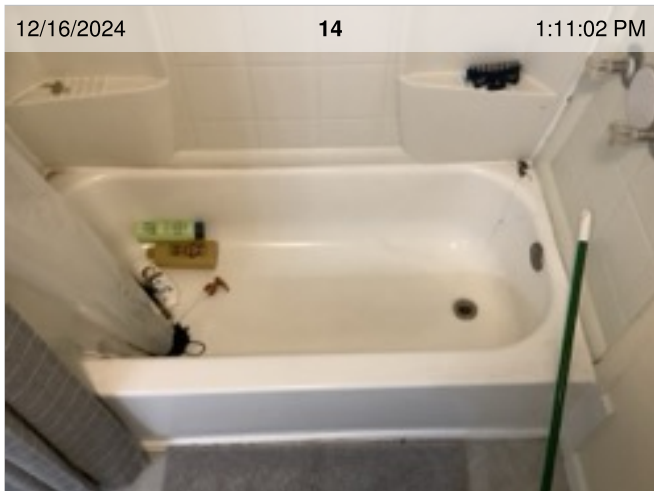
Shower/Fixture



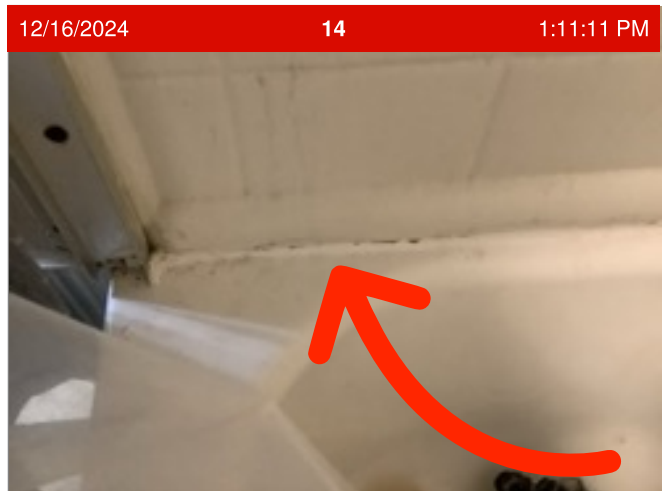
Sink/Faucet



Toilet



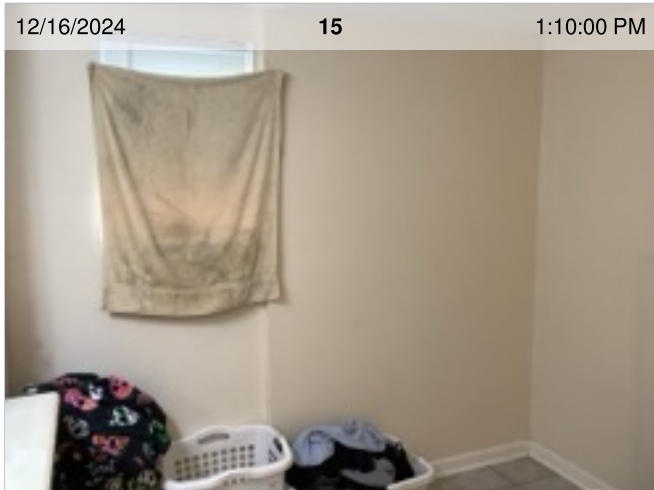
Tub/Fixture | Base of Tub



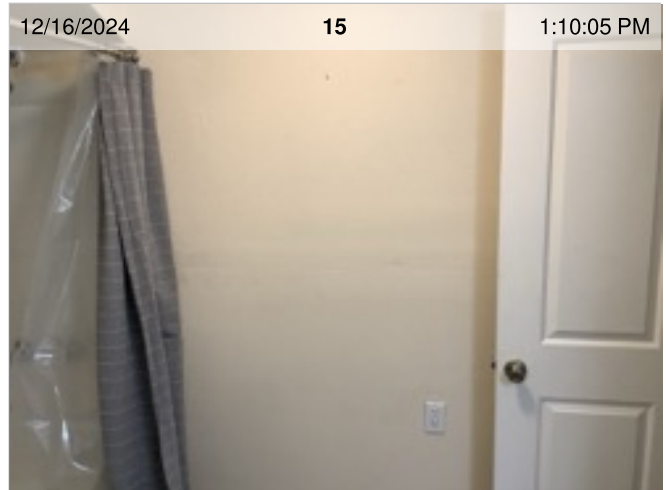
Tub/Fixture | Grout is discolored/cracking

Bathroom 1 Photos

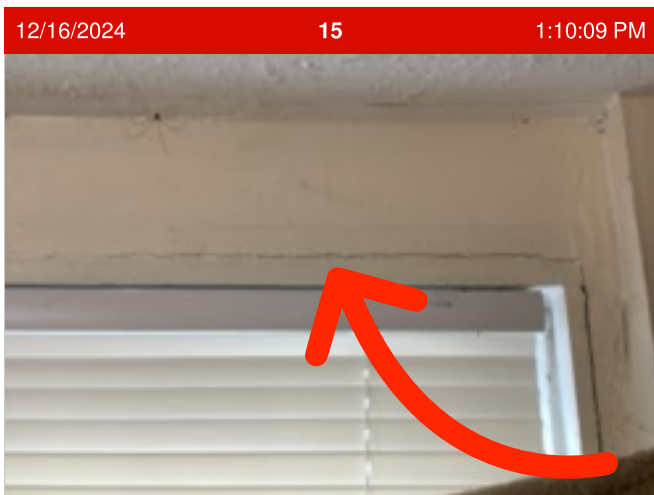
726 McDaniel Street #Unit A



Walls/Paint



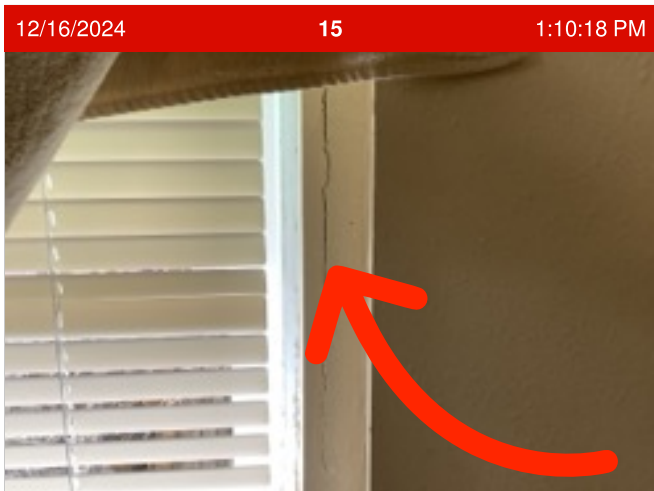
Walls/Paint



Walls/Paint | Cracks in texture



Walls/Paint | Cracks in texture



Walls/Paint | Cracks in texture

