

Prepared for Emerson Property Management

01/18/2025



726 McDaniel Street #B

Houston TX 77022

2 bed / 1 bath

Technician's comments:

Unit B is in the back of the property. There were no air filters at the property

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.

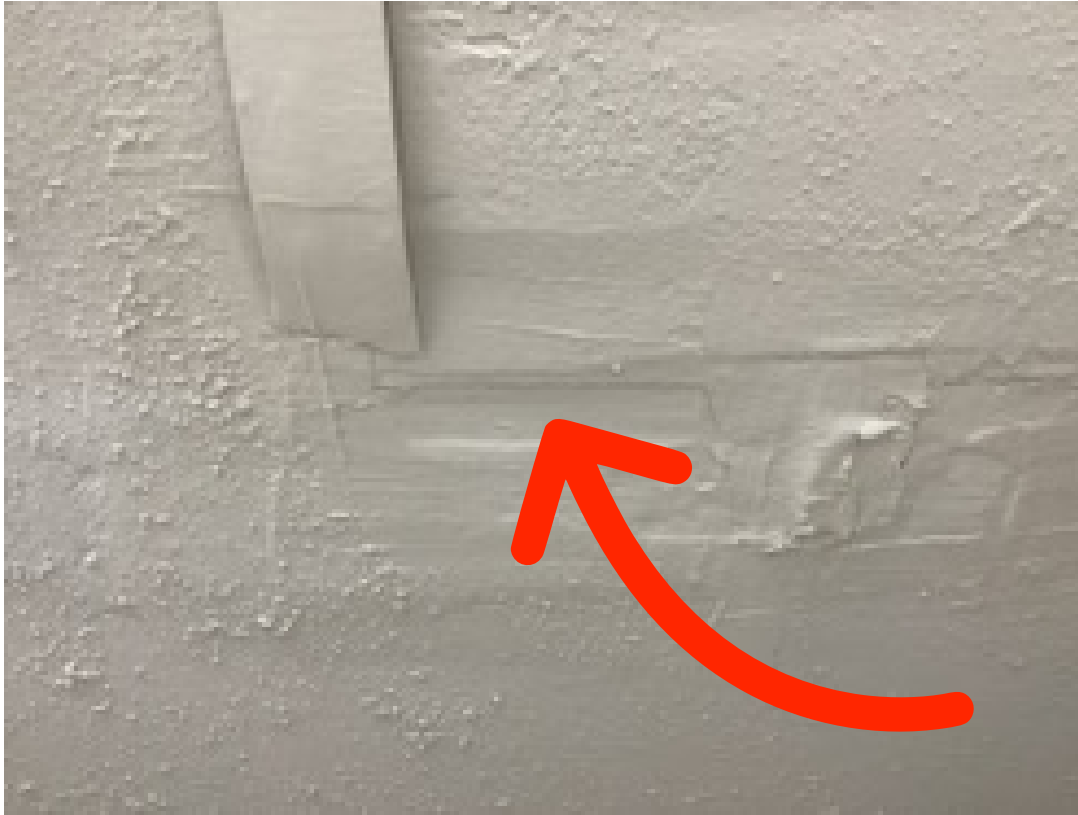
KEY ANCILLARY ITEMS

STATUS ▾

Air Filter	Entry	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 (Tamper-Proof)	Hallway/Stairway	Exp. Apr 2034	PASSED 

ROOM	ITEM	COMMENTS
Bathroom 1	Ceiling	Cracks in ceiling.
	Ceiling	Cracks in ceiling.
	Exhaust Fan	Exhaust fan does not turn on.
	Walls/Paint	Cracks in texture
	Walls/Paint	The wall is discolored
	Walls/Paint	The wall is discolored
	Walls/Paint	Holes in wall.
	Walls/Paint	Cracks in texture
	Tub/Fixture	Cracked tile
Bedroom 2	Ceiling	Cracks in ceiling.
	Ceiling	Cracks in ceiling.
	Walls/Paint	Cracks in texture
	Walls/Paint	Cracks in texture
Entry	Door Stop	Broken- wall damage noted.
	Ceiling	Cracks in ceiling.
	Ceiling	Cracks in ceiling.
Front Exterior	Roof/Trim/Gutter	Missing shingles.
	Walls/Siding/Trim	Siding is deteriorating
	Walls/Siding/Trim	Siding is discolored
	Window Screens	Screen(s) are missing
	Window Screens	Screen(s) are missing
Hallway/Stairway	Walls/Paint	Cracks in texture
	Walls/Paint	Cracks in texture
Kitchen	Floors	Gap in flooring.
	Ceiling	Cracks in ceiling.
	Walls/Paint	Scratches on the wall
	Walls/Paint	Cracks in texture
	Walls/Paint	Cracks in texture
	Outlet/Switch Covers	Cover is missing.

There are no functioning carbon monoxide alarms at this property.



Bathroom 1
Ceiling
Cracks in ceiling.



Bathroom 1
Ceiling
Cracks in ceiling.



Bathroom 1
Exhaust Fan
Exhaust fan does not turn on.



Bathroom 1
Walls/Paint
Cracks in texture



Bathroom 1
Walls/Paint
The wall is discolored



Bathroom 1
Walls/Paint
The wall is discolored



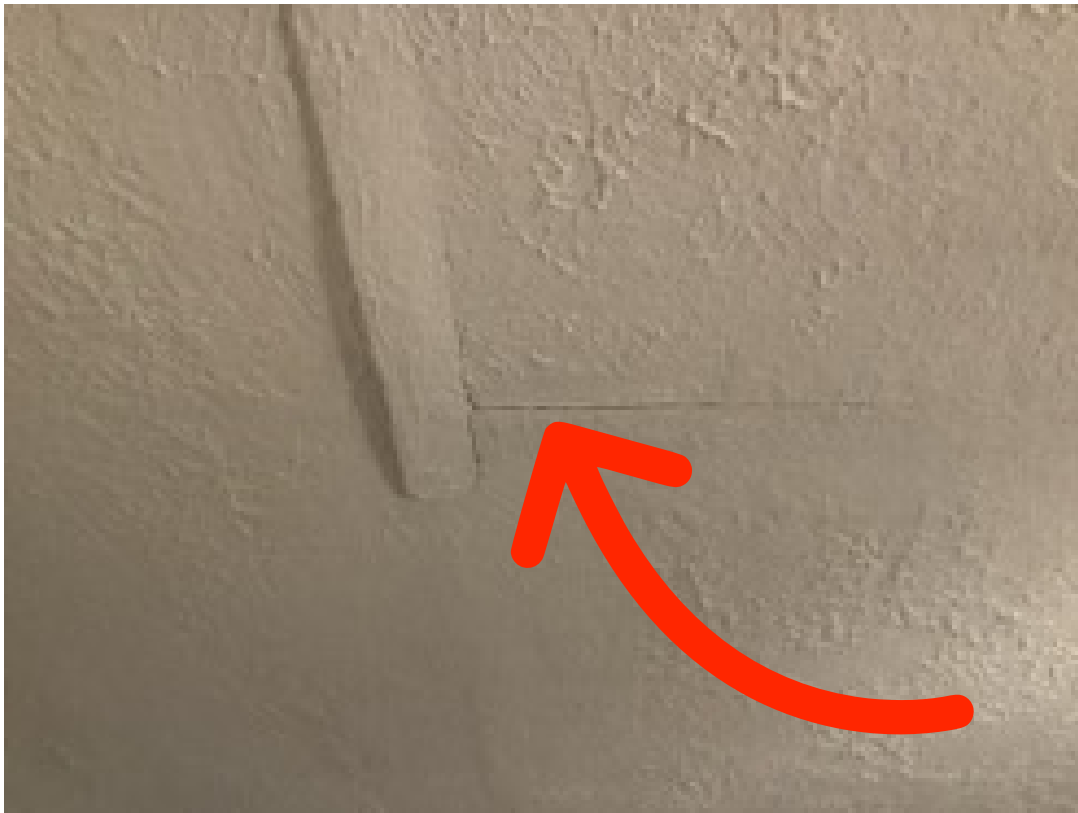
Bathroom 1
Walls/Paint
Holes in wall.



Bathroom 1
Walls/Paint
Cracks in texture



Bathroom 1
Tub/Fixture
Cracked tile



Bedroom 2
Ceiling
Cracks in ceiling.



Bedroom 2
Ceiling
Cracks in ceiling.



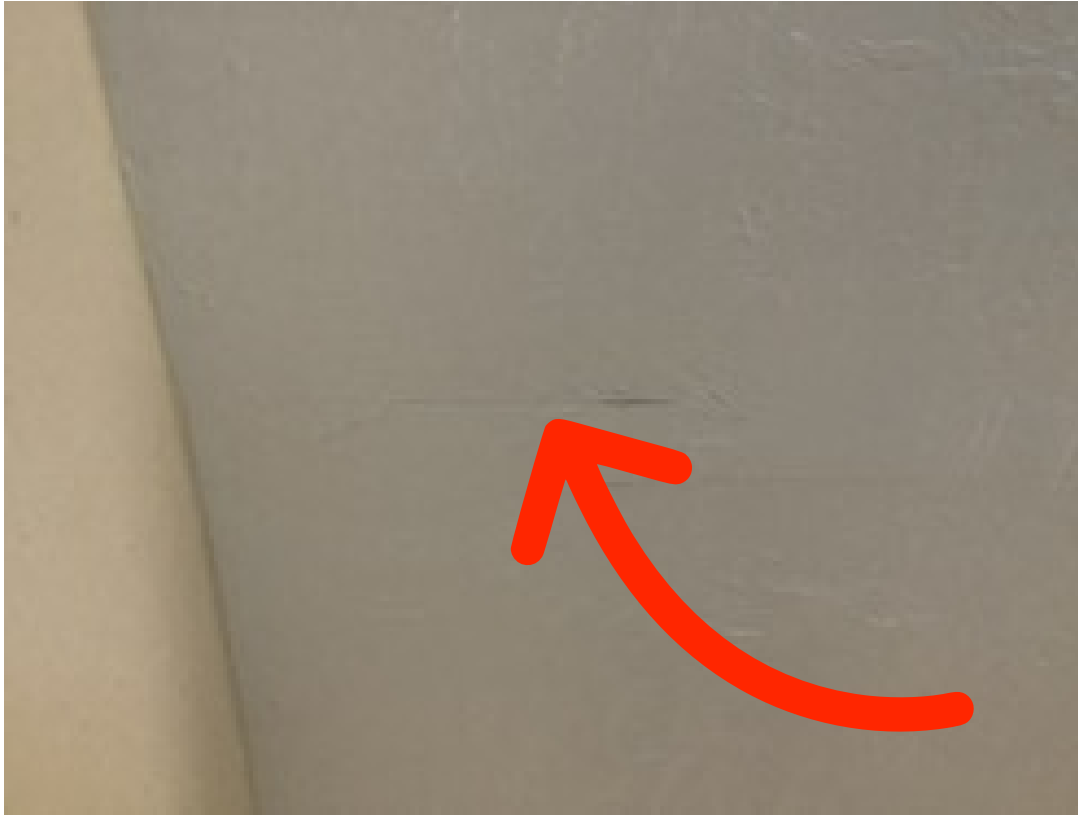
Bedroom 2
Walls/Paint
Cracks in texture



Bedroom 2
Walls/Paint
Cracks in texture



Entry
Door Stop
Broken- wall damage
noted.



Entry
Ceiling
Cracks in ceiling.



Entry
Ceiling
Cracks in ceiling.



Front Exterior
Roof/Trim/Gutter
Missing shingles.



Front Exterior
Walls/Siding/Trim
Siding is deteriorating



Front Exterior
Walls/Siding/Trim
Siding is discolored



Front Exterior
Window Screens
Screen(s) are missing



Front Exterior
Window Screens
Screen(s) are missing



Hallway/Stairway
Walls/Paint
Cracks in texture



Hallway/Stairway
Walls/Paint
Cracks in texture



Kitchen
Floors
Gap in flooring.



Kitchen
Ceiling
Cracks in ceiling.



Kitchen
Walls/Paint
Scratches on the wall



Kitchen
Walls/Paint
Cracks in texture



Kitchen
Walls/Paint
Cracks in texture



Kitchen
Outlet/Switch Covers
Cover is missing.

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

Smell test performed: No exceptions noted.

Front Exterior Photos

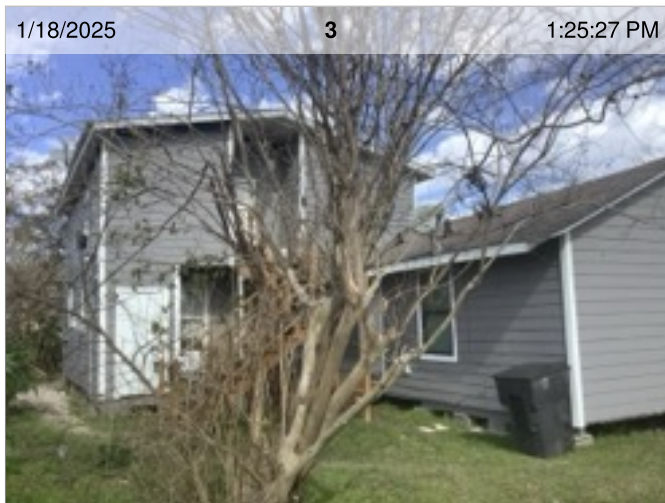
726 McDaniel Street #B



Address



Center View



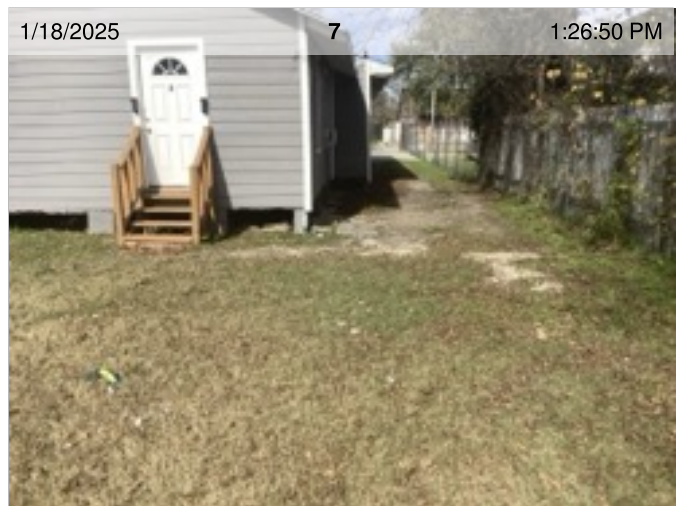
Front Left View



Front Right View



Left Side Yard



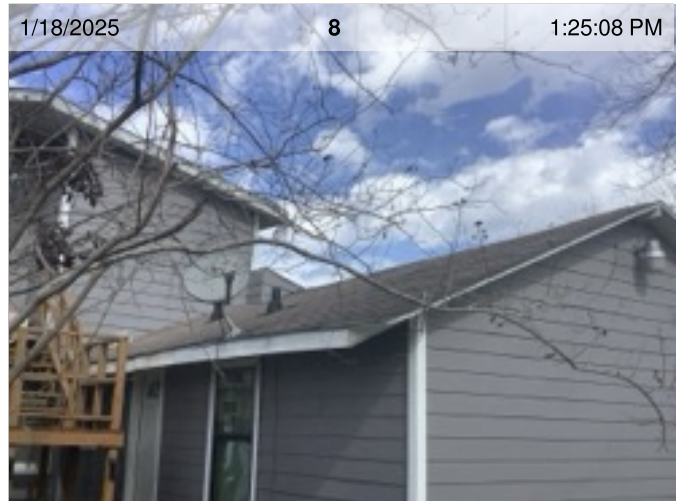
Right Side Yard

Front Exterior Photos

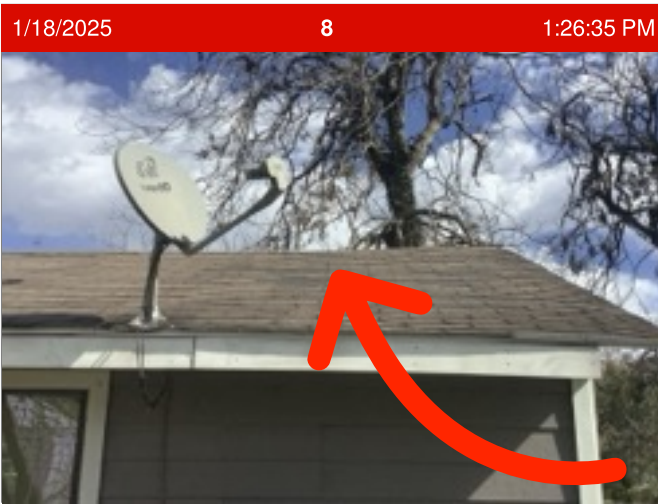
726 McDaniel Street #B



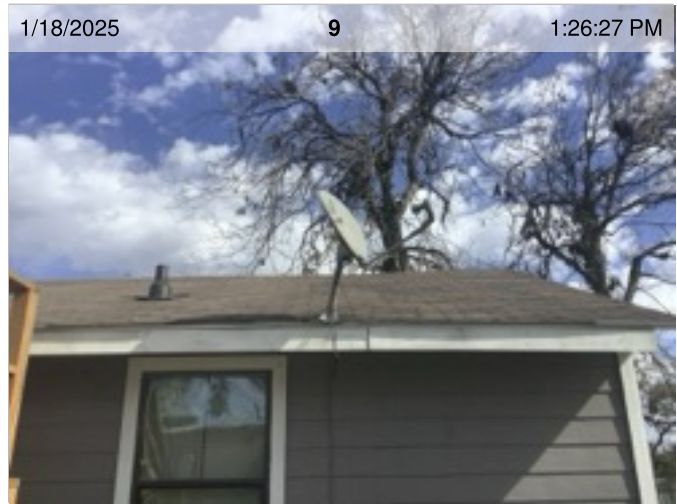
Roof/Trim/Gutter



Roof/Trim/Gutter



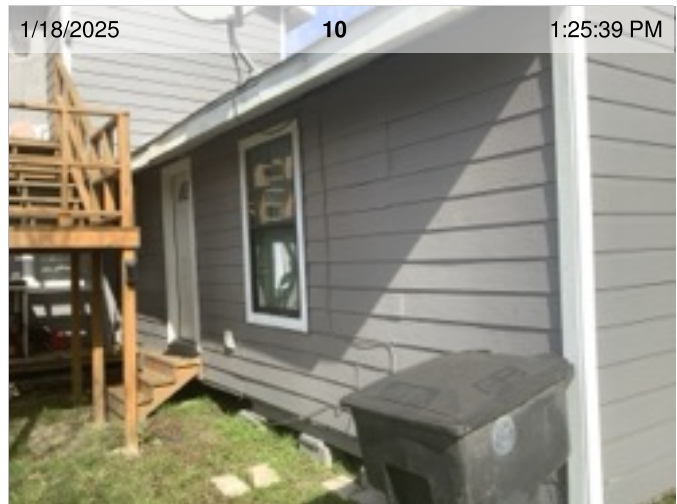
Roof/Trim/Gutter | Missing shingles.



Satellite Dish



Walls/Siding/Trim



Walls/Siding/Trim

Front Exterior Photos

726 McDaniel Street #B



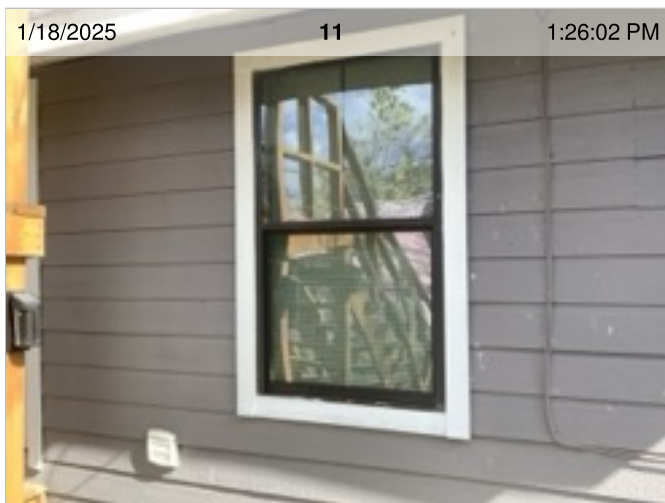
Walls/Siding/Trim



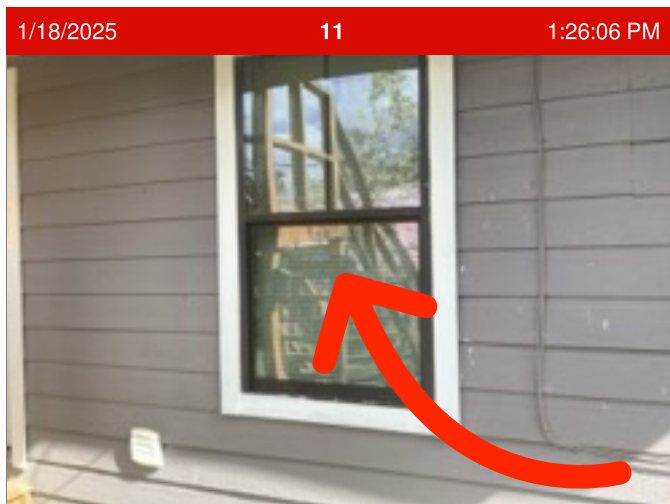
Walls/Siding/Trim | Siding is deteriorating



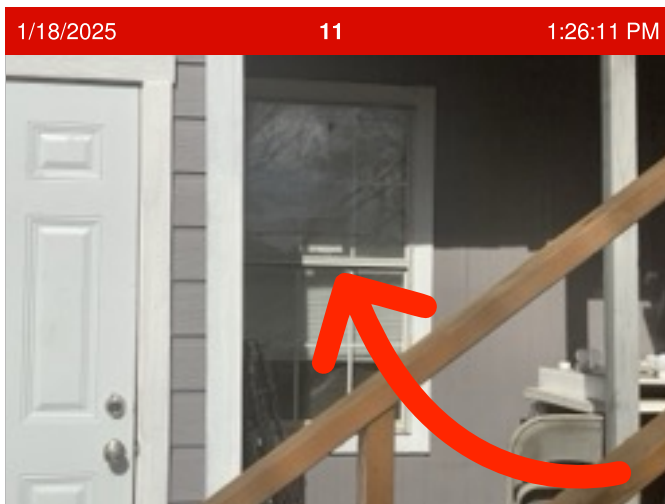
Walls/Siding/Trim | Siding is discolored



Window Screens



Window Screens | Screen(s) are missing



Window Screens | Screen(s) are missing

Front Exterior Photos

726 McDaniel Street #B



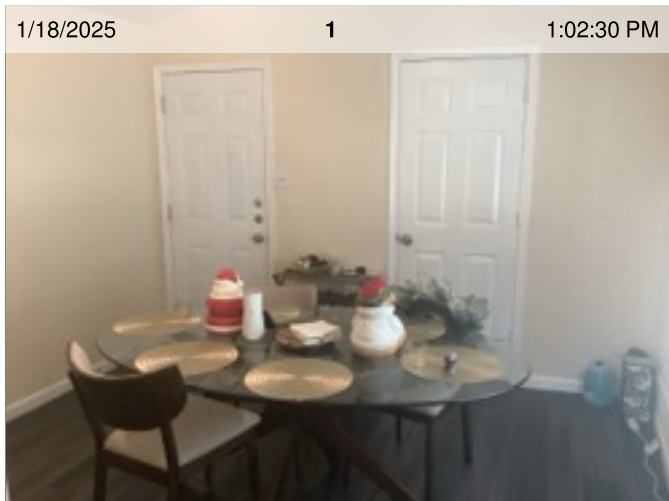
Yard

ITEM	RESULT
1. Overview (Interior)	 1 PHOTO
2. Unknown Air Filter	 INACCESSIBLE
3. Blinds/Drapes	 OBSERVED
4. Ceiling	 ATTENTION
5. Ceiling Fan	 OBSERVED
6. Closets	 OBSERVED
7. Door Stop	 ATTENTION
8. Floors	 2 PHOTOS
9. Front Door Exterior	 1 PHOTO
10. Front Door Interior	 1 PHOTO
11. Keyless Deadbolt/Pin Lock	 1 PHOTO
12. Outlet/Switch Covers	 OBSERVED
13. Patio/Porch	 1 PHOTO
14. Peephole	 1 PHOTO
15. Railings	 2 PHOTOS
16. Stairs	 2 PHOTOS
17. Thermostat	 1 PHOTO
18. Walls/Paint	 OBSERVED
19. Windows	 OBSERVED

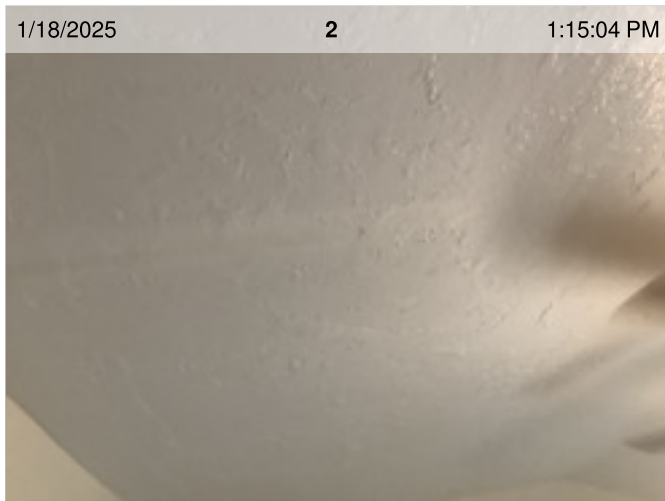
Smell test performed: No exceptions noted.

Entry Photos

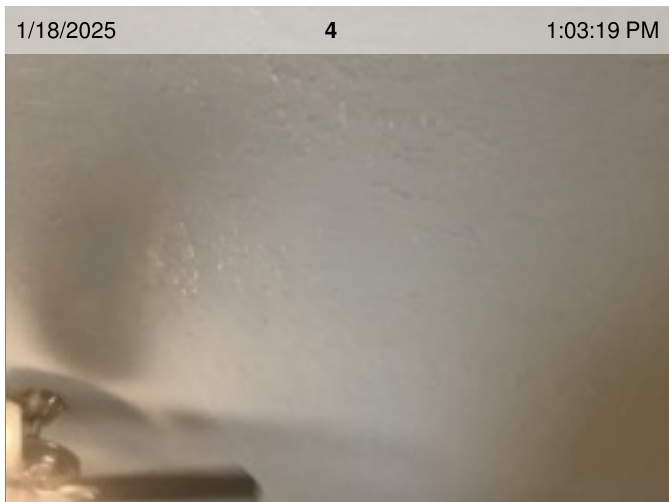
726 McDaniel Street #B



Overview (Interior)



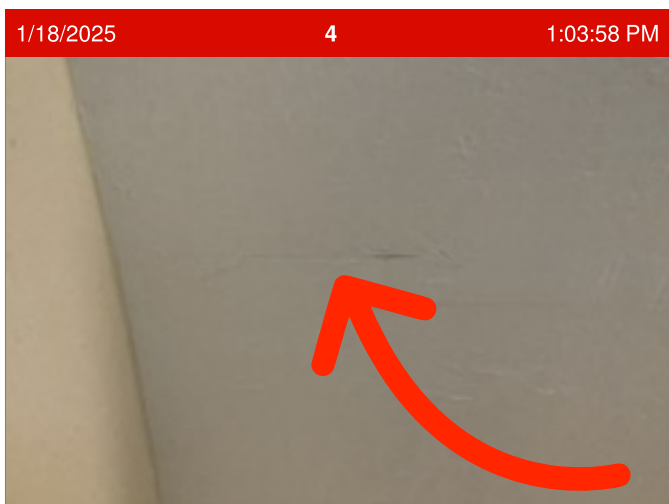
Unknown Air Filter | Front | There are no air filters at the property



Ceiling



Ceiling



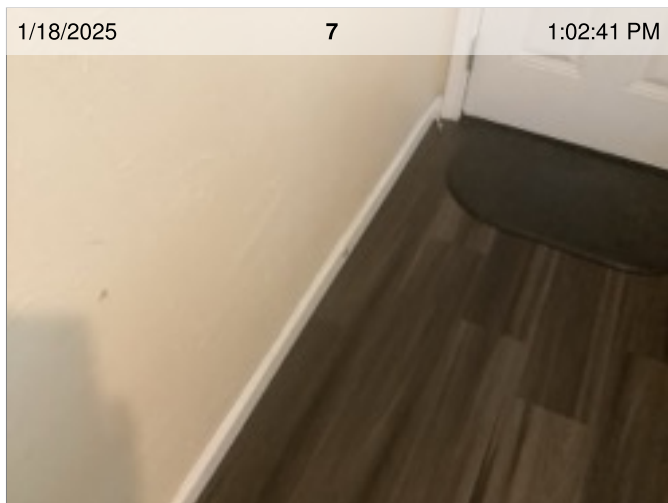
Ceiling | Cracks in ceiling.



Ceiling | Cracks in ceiling.

Entry Photos

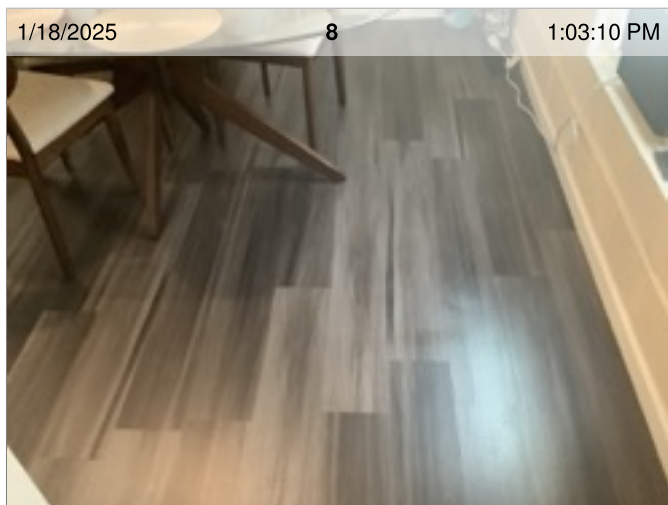
726 McDaniel Street #B



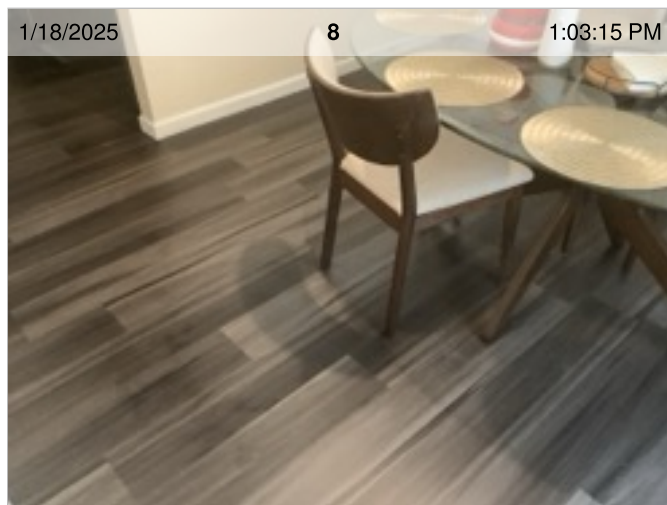
Door Stop



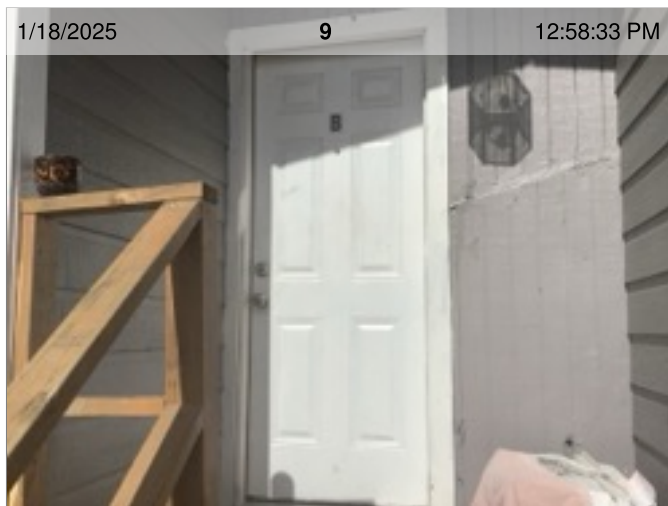
Door Stop | Broken- wall damage noted.



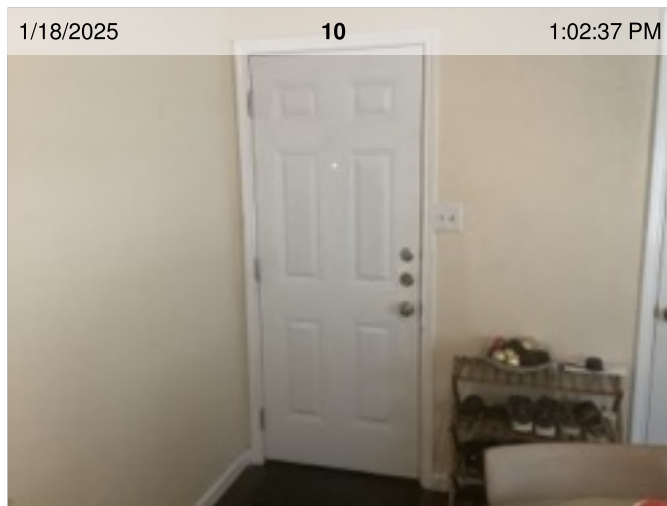
Floors



Floors



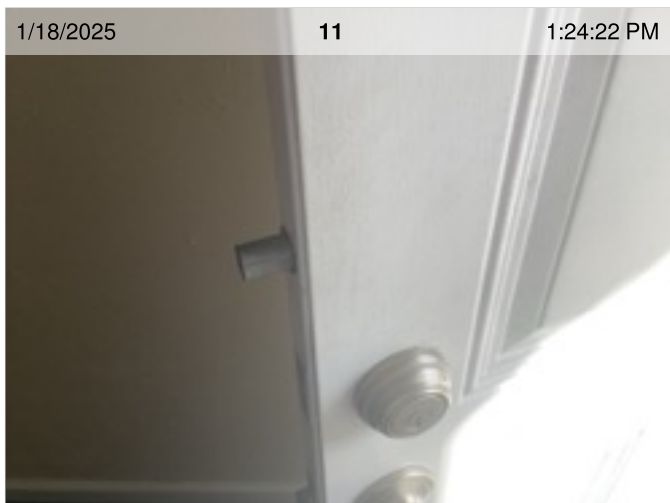
Front Door Exterior



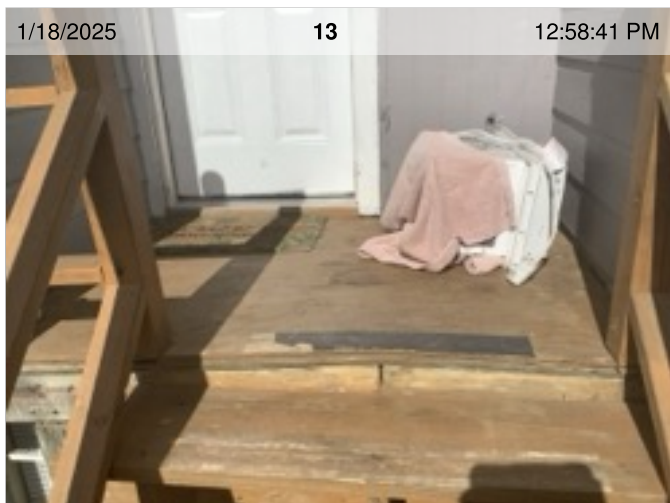
Front Door Interior

Entry Photos

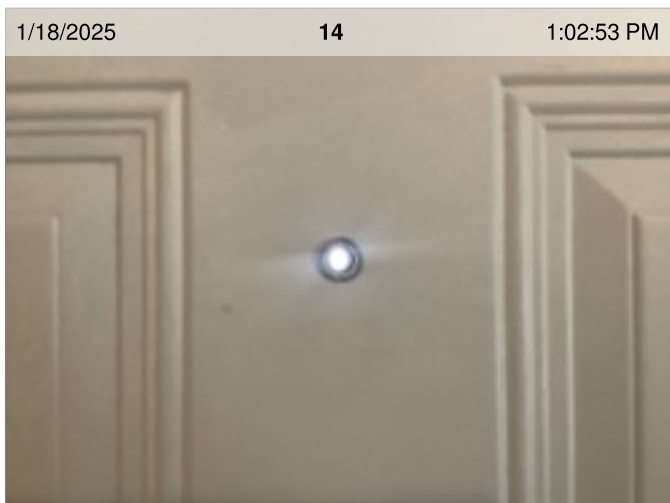
726 McDaniel Street #B



Keyless Deadbolt/Pin Lock



Patio/Porch



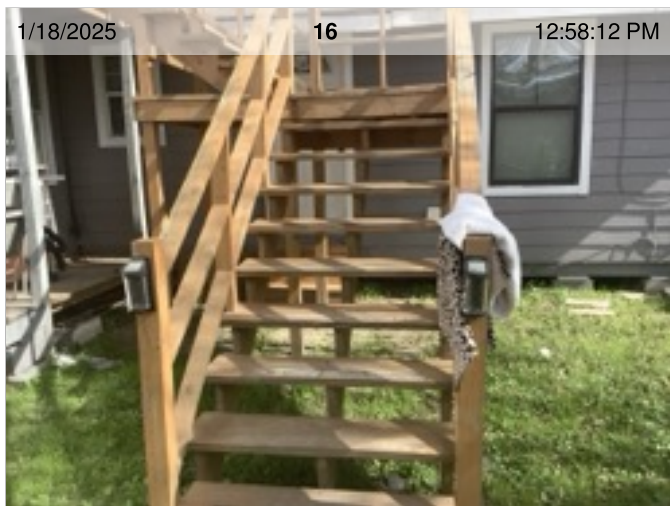
Peephole



Railings



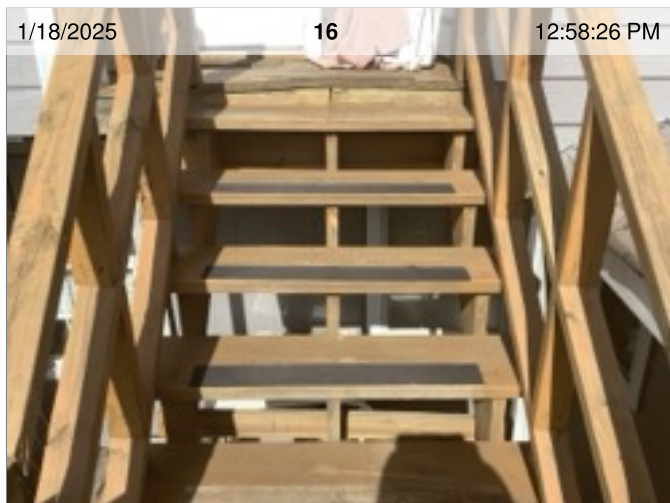
Railings



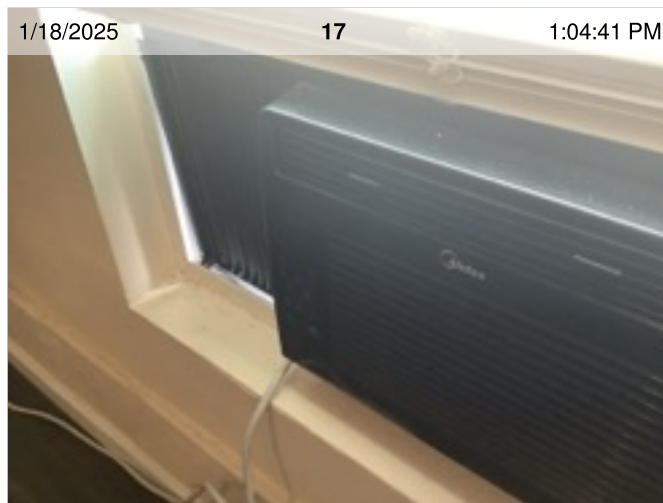
Stairs

Entry Photos

726 McDaniel Street #B



Stairs

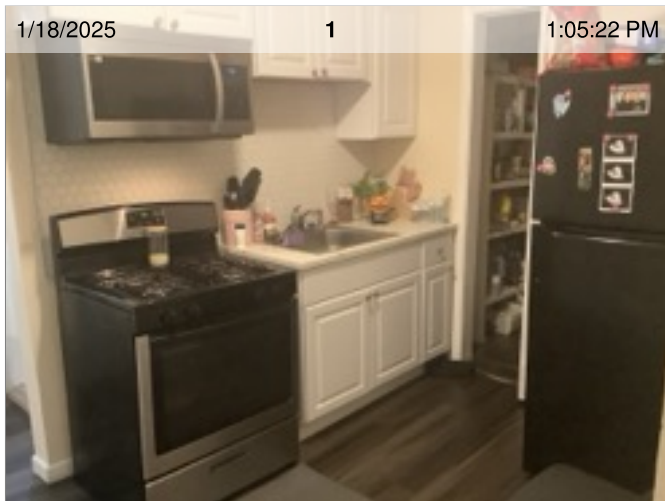


Thermostat

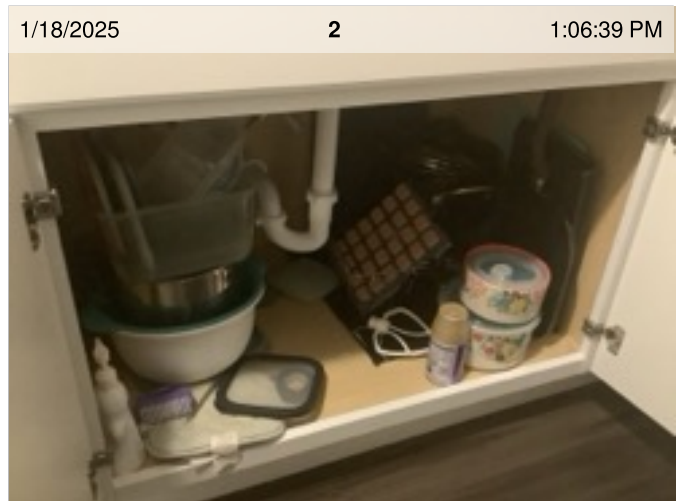
ITEM	RESULT	
1. Overview (Interior)		1 PHOTO
2. Cabinet Under Sink		1 PHOTO
3. Ceiling		ATTENTION
4. Counter Top/Back Splash		OBSERVED
5. Exhaust Fan		1 PHOTO
6. Faucet Spray Hose		OBSERVED
7. Floors		ATTENTION
8. Light Fixtures		OBSERVED
9. Lower Cabinets - Exterior		1 PHOTO
10. Microwave Oven		1 PHOTO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

Kitchen Photos

726 McDaniel Street #B



Overview (Interior)



Cabinet Under Sink



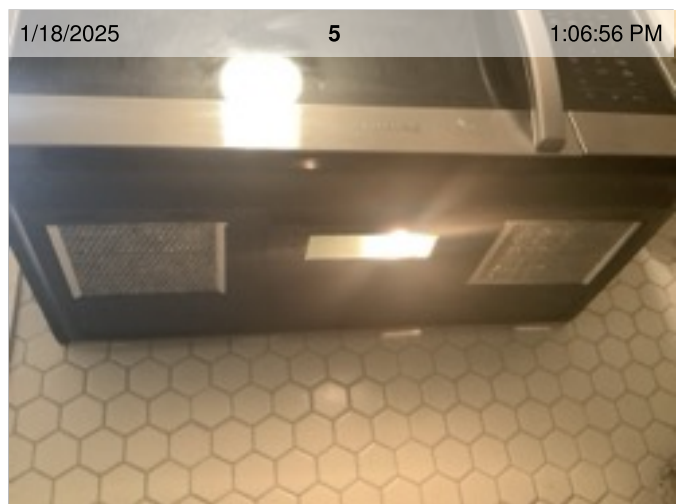
Ceiling



Ceiling



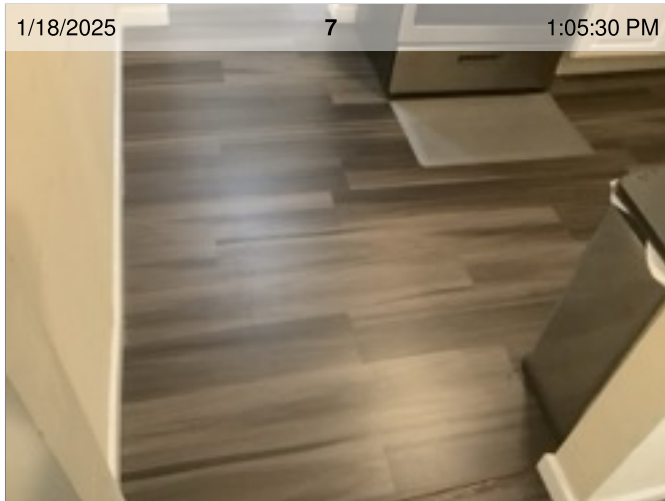
Ceiling | Cracks in ceiling.



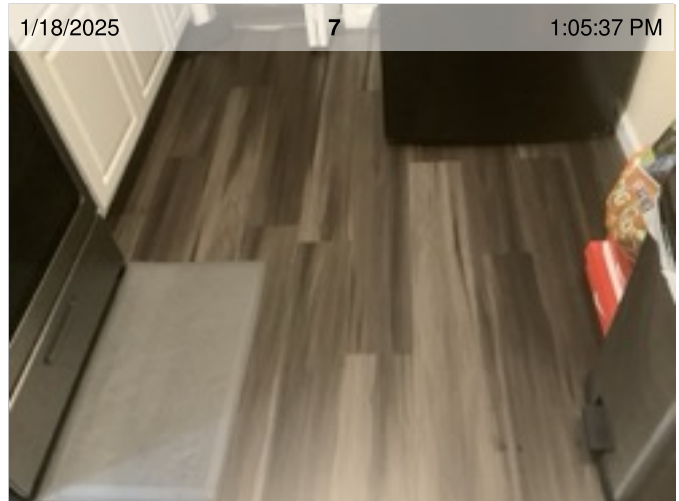
Exhaust Fan

Kitchen Photos

726 McDaniel Street #B



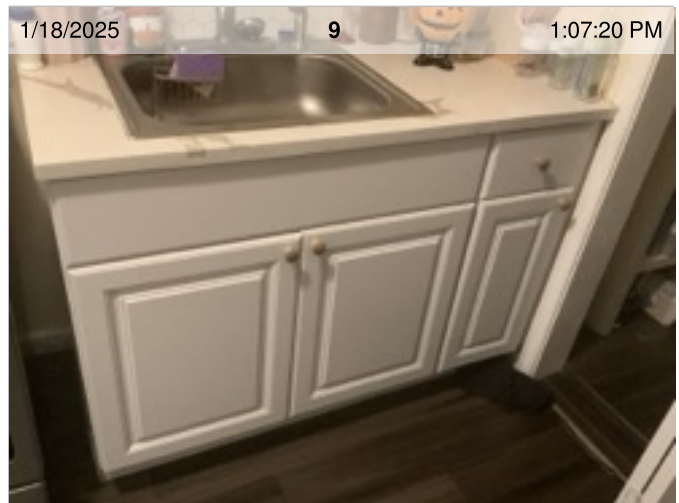
Floors



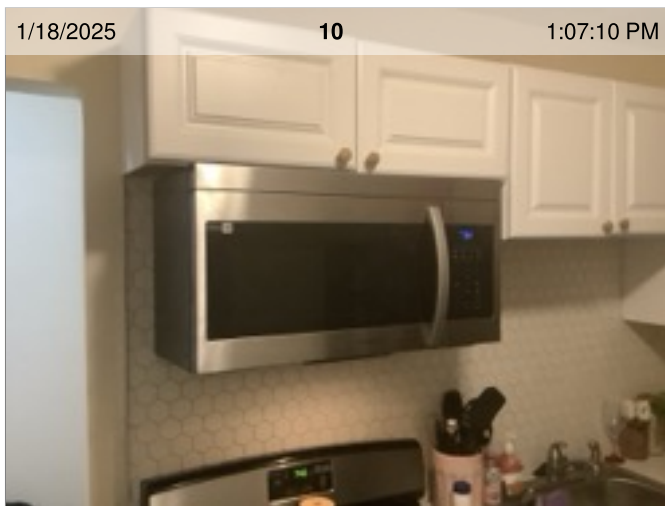
Floors



Floors | Gap in flooring.



Lower Cabinets - Exterior



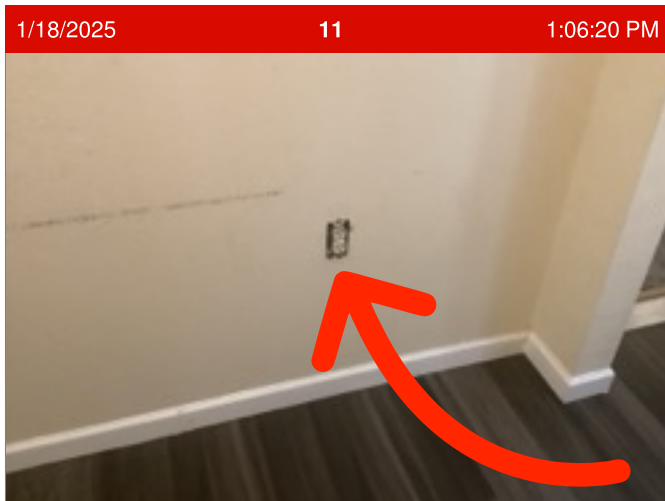
Microwave Oven | Samsung | Exterior



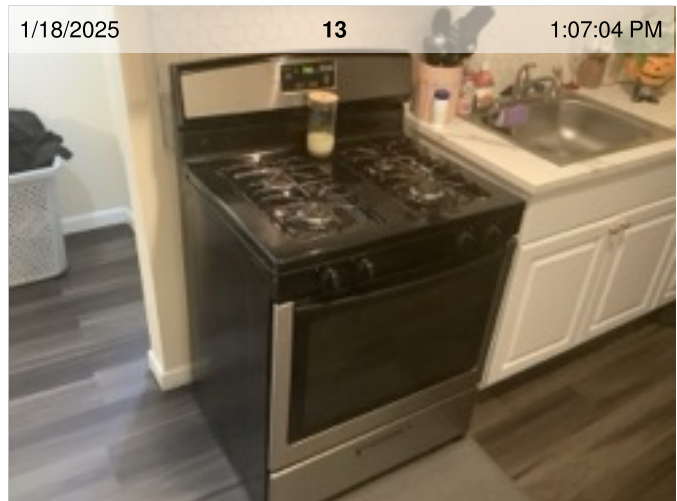
Outlet/Switch Covers

Kitchen Photos

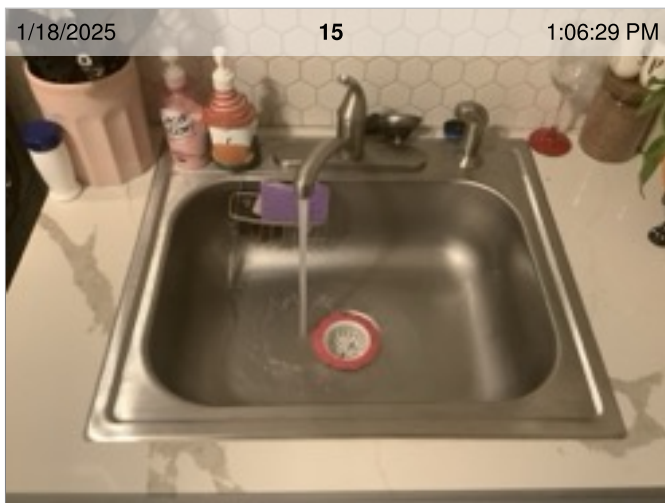
726 McDaniel Street #B



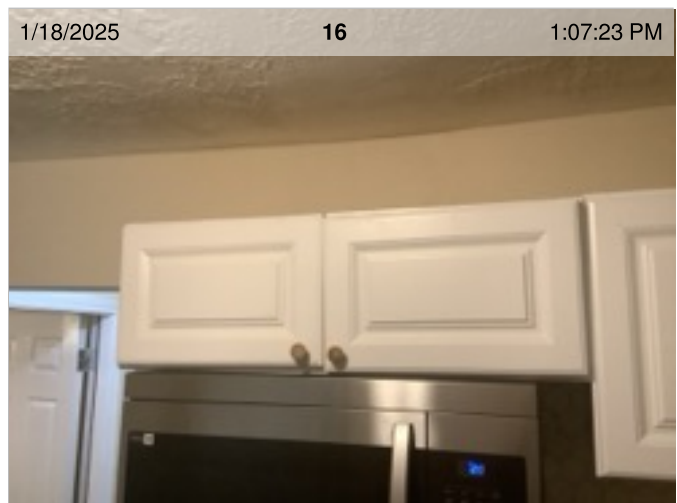
Outlet/Switch Covers | Cover is missing.



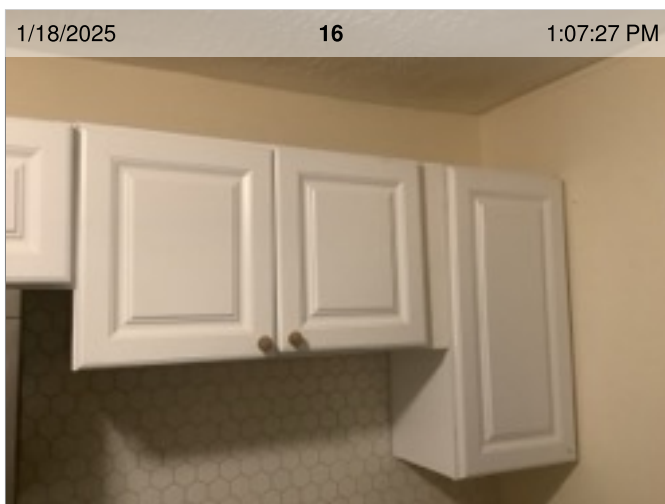
Range/Cooktop/Oven | Amana | Exterior



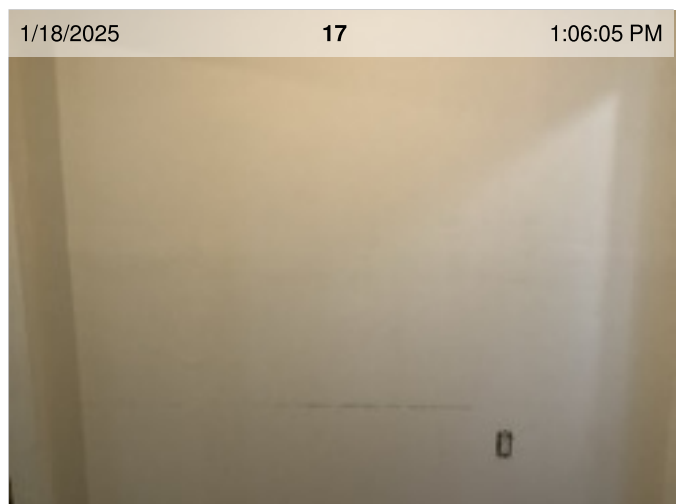
Sink/Faucet



Upper Cabinets - Exterior



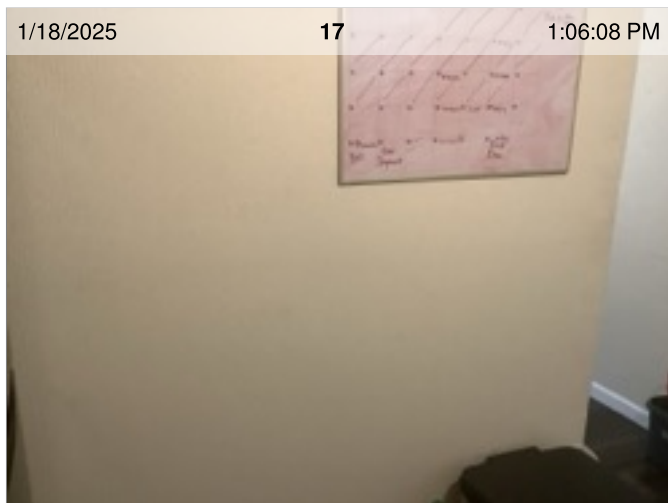
Upper Cabinets - Exterior



Walls/Paint

Kitchen Photos

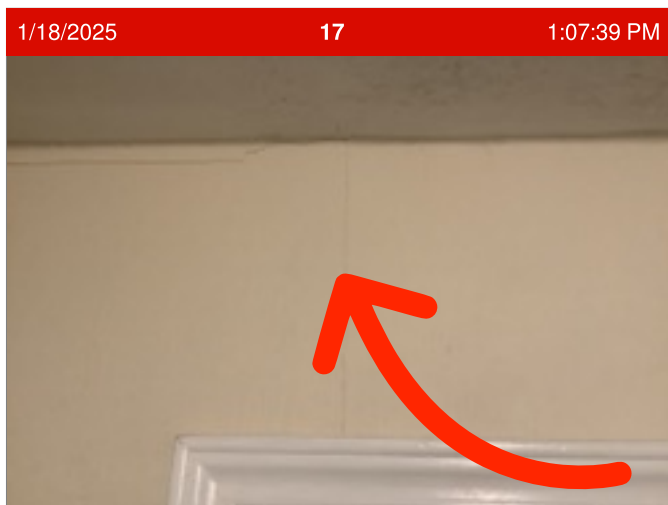
726 McDaniel Street #B



Walls/Paint



Walls/Paint | Scratches on the wall



Walls/Paint | Cracks in texture



Walls/Paint | Cracks in texture

ITEM	RESULT	
1. Overview (Interior)		1 PHOTO
2. Ceiling		1 PHOTO
3. Floors		1 PHOTO
4. Light Fixtures		OBSERVED
5. Walls/Paint		ATTENTION
6. Tamper-Proof Smoke Alarm		PASSED
Smell test performed: No exceptions noted.		

Hallway/Stairway Photos

726 McDaniel Street #B



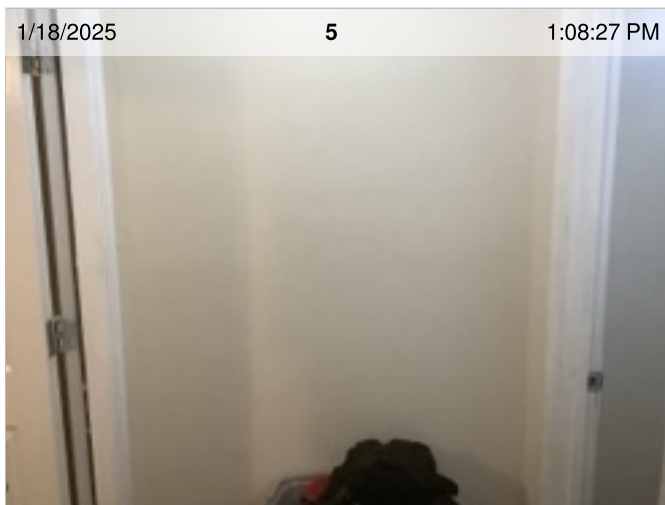
Overview (Interior)



Ceiling



Floors



Walls/Paint



Walls/Paint | Cracks in texture



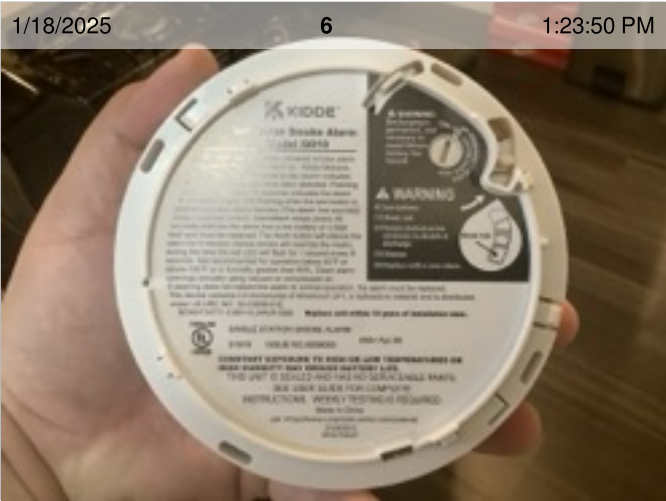
Walls/Paint | Cracks in texture

Hallway/Stairway Photos

726 McDaniel Street #B



Tamper-Proof Smoke Alarm (mfd 4/2024) | Smoke test:
Passed | Alarm in place

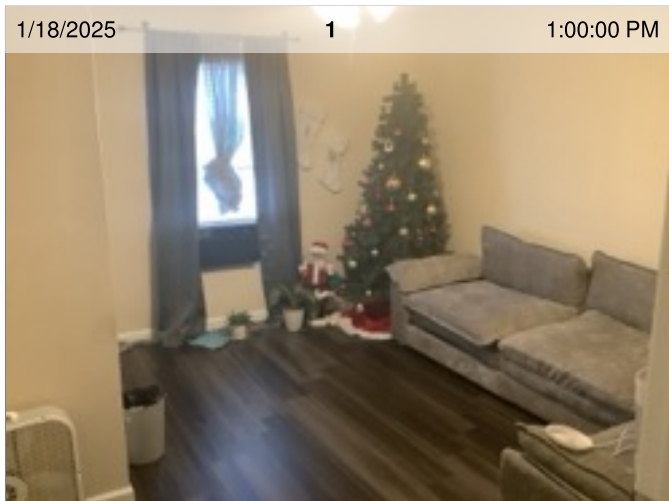


Tamper-Proof Smoke Alarm (mfd 4/2024) | Smoke test:
Passed | Close-up of printed manufacture date | .8 years old

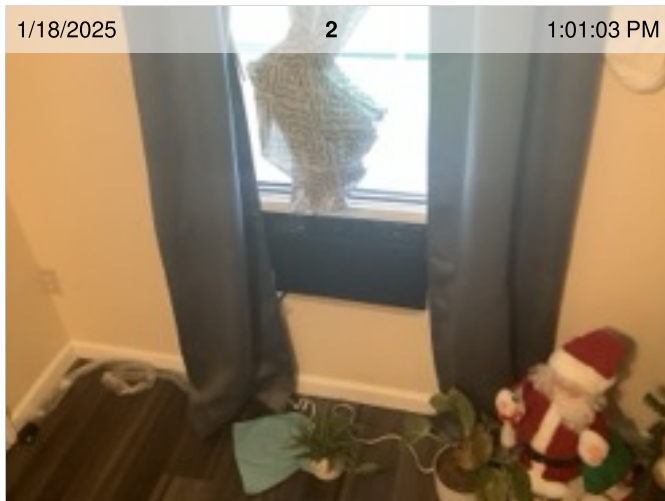
ITEM	RESULT	
1. Overview (Interior)		1 PHOTO
2. Air Conditioner		1 PHOTO
3. Blinds/Drapes		OBSERVED
4. Ceiling		2 PHOTOS
5. Ceiling Fan		OBSERVED
6. Closets		OBSERVED
7. Door		OBSERVED
8. Door Stop		OBSERVED
9. Floors		1 PHOTO
10. Outlet/Switch Covers		OBSERVED
11. Walls/Paint		OBSERVED
12. Windows	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

Bedroom 1 Photos

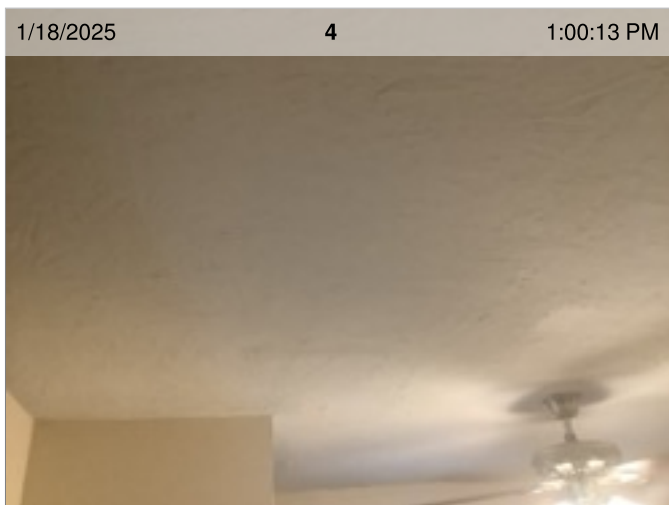
726 McDaniel Street #B



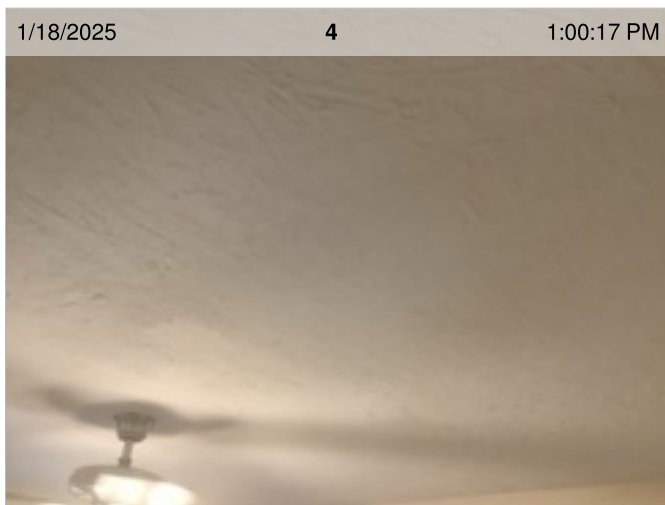
Overview (Interior)



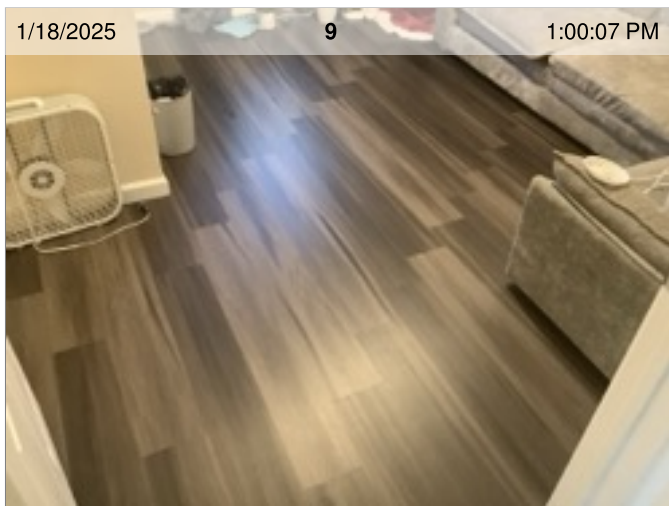
Air Conditioner



Ceiling



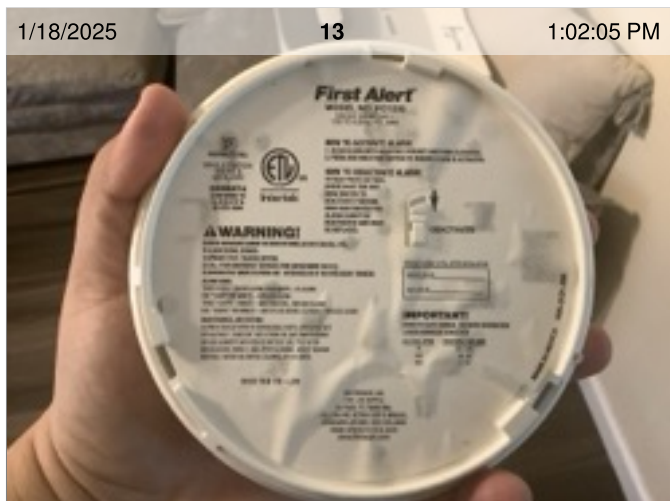
Ceiling



Floors



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

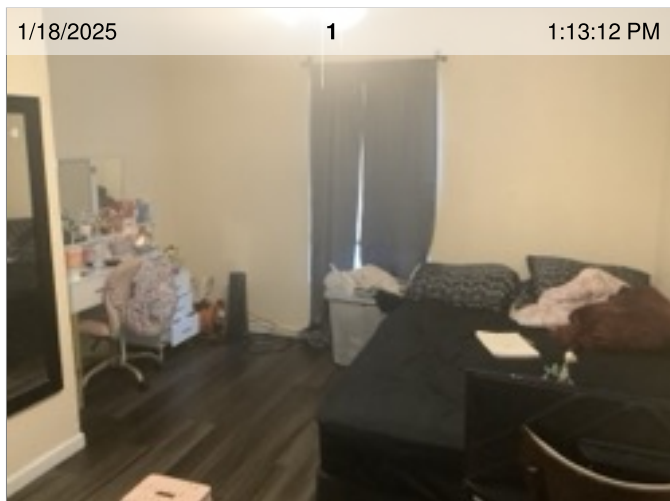


Wireless Smoke/CO Combo Smoke Alarm (mfd 2/2023) |
Smoke test: Passed | Close-up of printed manufacture date | 2
years old

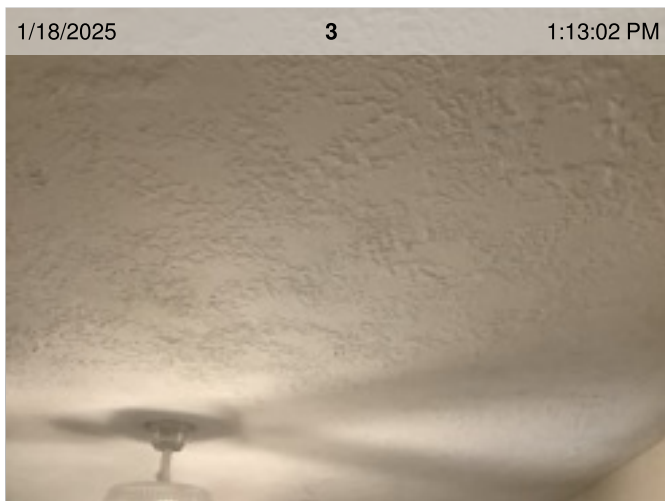
ITEM	RESULT	
1. Overview (Interior)		1 PHOTO
2. Blinds/Drapes		OBSERVED
3. Ceiling		ATTENTION
4. Ceiling Fan		OBSERVED
5. Closets		OBSERVED
6. Door		OBSERVED
7. Door Stop		OBSERVED
8. Floors		2 PHOTOS
9. Outlet/Switch Covers		OBSERVED
10. Walls/Paint		ATTENTION
11. Windows		OBSERVED
12. Wireless Smoke/CO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

Bedroom 2 Photos

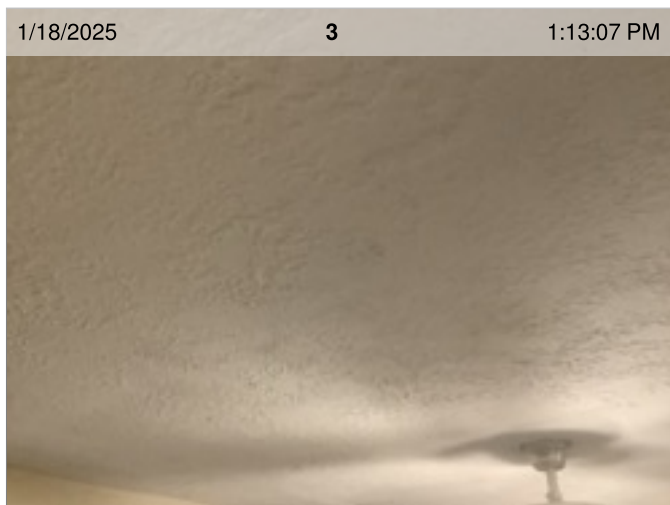
726 McDaniel Street #B



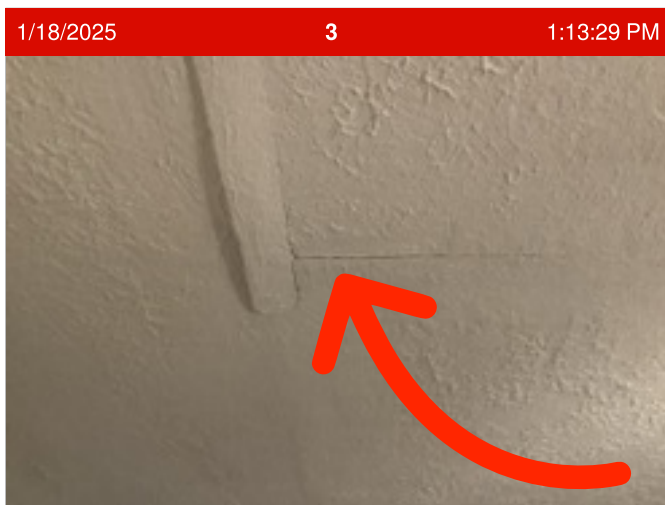
Overview (Interior)



Ceiling



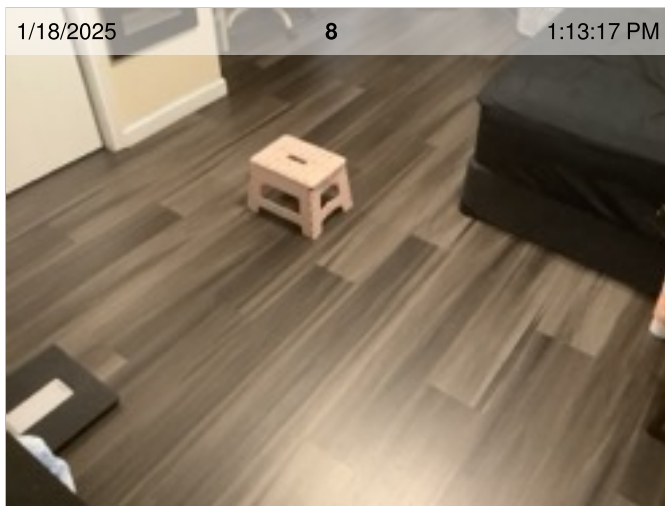
Ceiling



Ceiling | Cracks in ceiling.



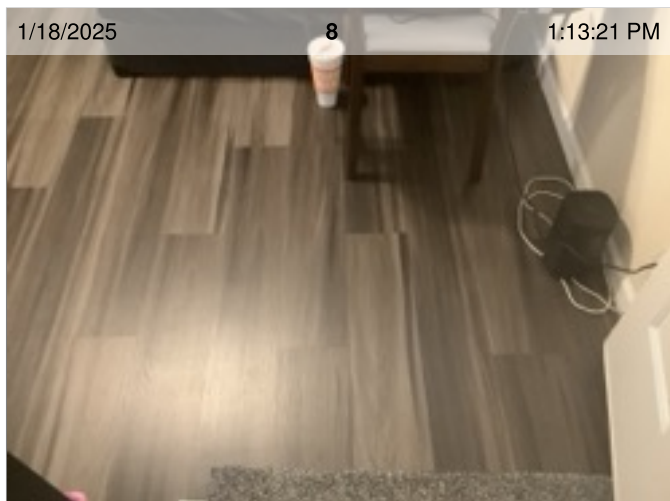
Ceiling | Cracks in ceiling.



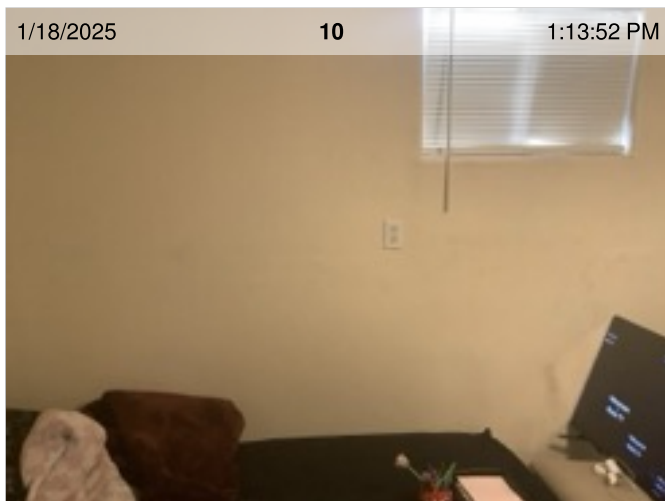
Floors

Bedroom 2 Photos

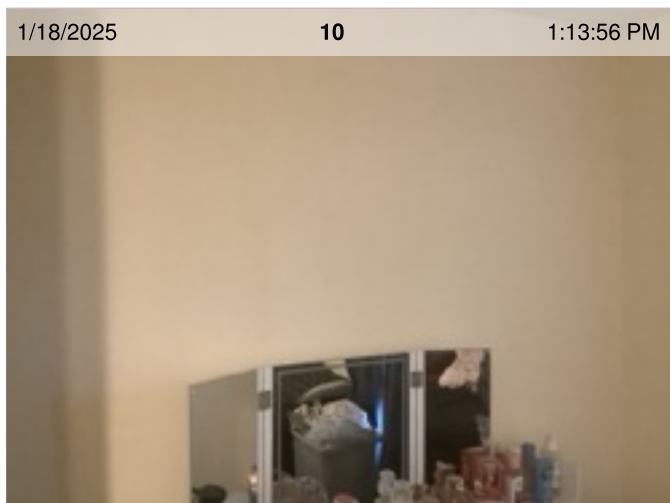
726 McDaniel Street #B



Floors



Walls/Paint



Walls/Paint



Walls/Paint | Cracks in texture



Walls/Paint | Cracks in texture



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



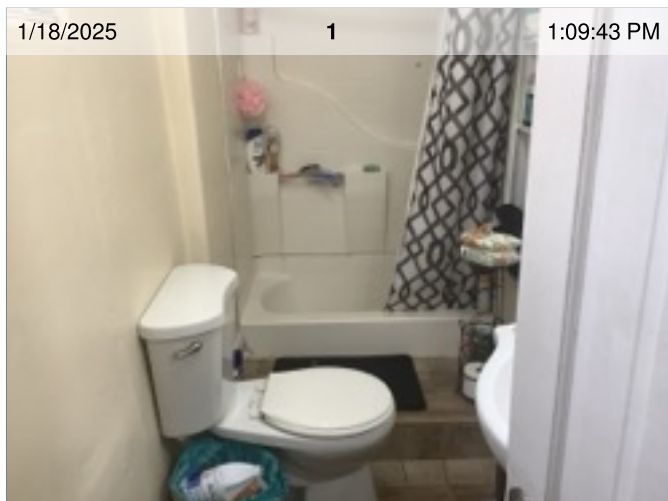
Wireless Smoke/CO Combo Smoke Alarm (mfd 2/2023) |
Smoke test: Passed | Close-up of printed manufacture date | 2
years old

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

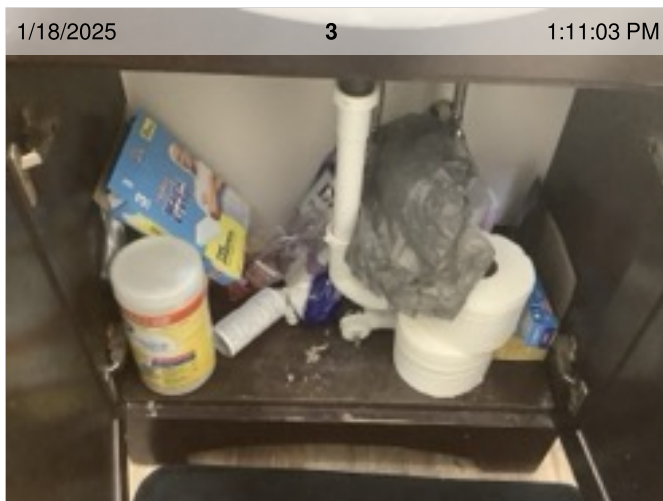
Smell test performed: No exceptions noted.

Bathroom 1 Photos

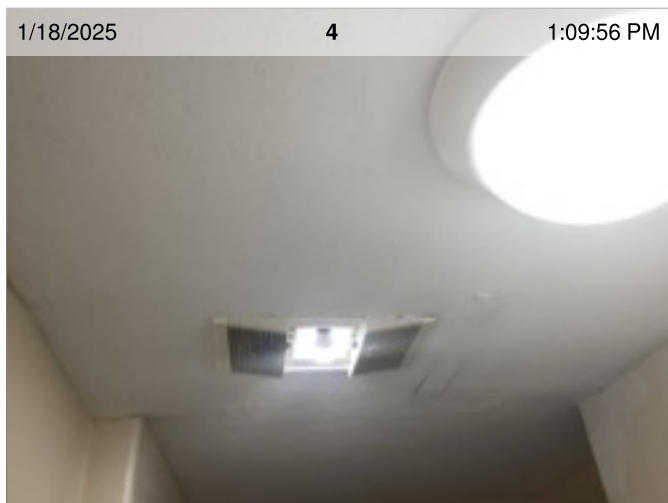
726 McDaniel Street #B



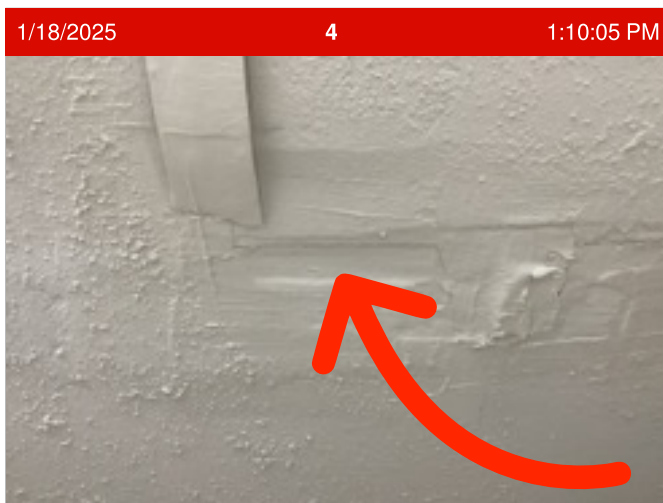
Overview (Interior)



Cabinet Under Sink



Ceiling



Ceiling | Cracks in ceiling.



Ceiling | Cracks in ceiling.



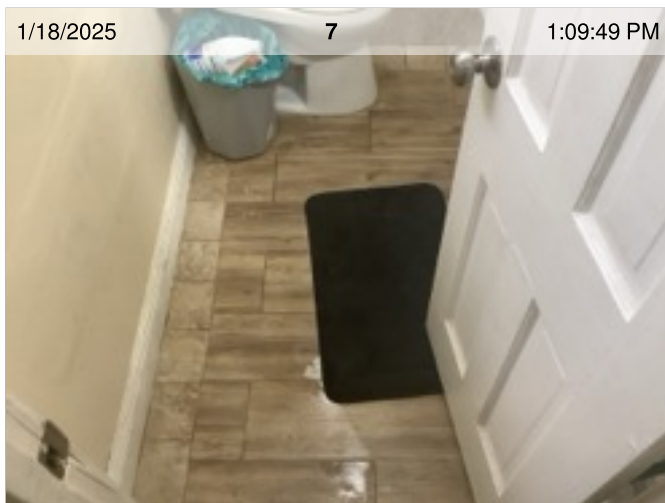
Exhaust Fan

Bathroom 1 Photos

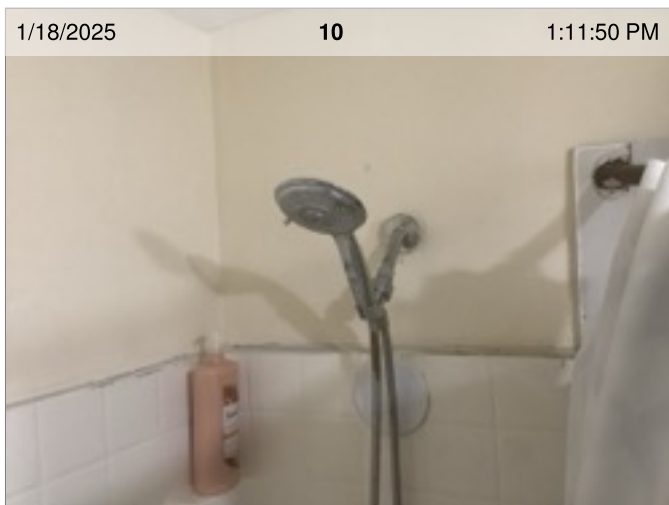
726 McDaniel Street #B



Exhaust Fan | Exhaust fan does not turn on.



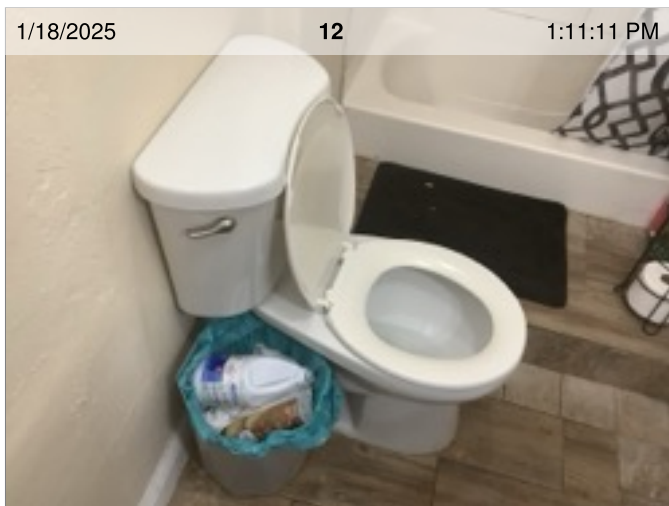
Floors



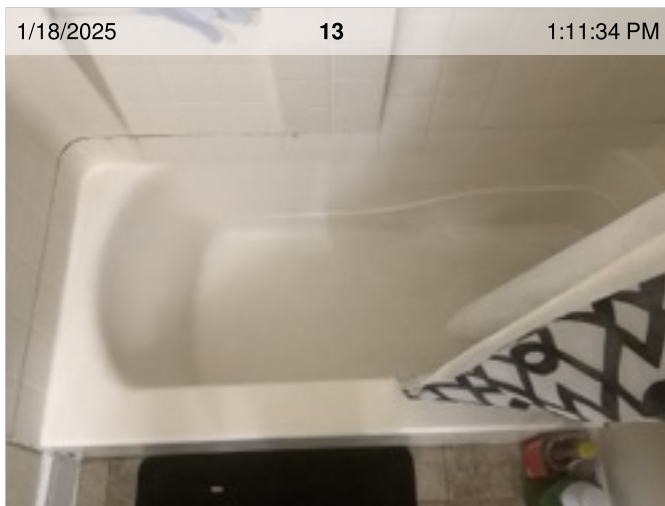
Shower/Fixture



Sink/Faucet



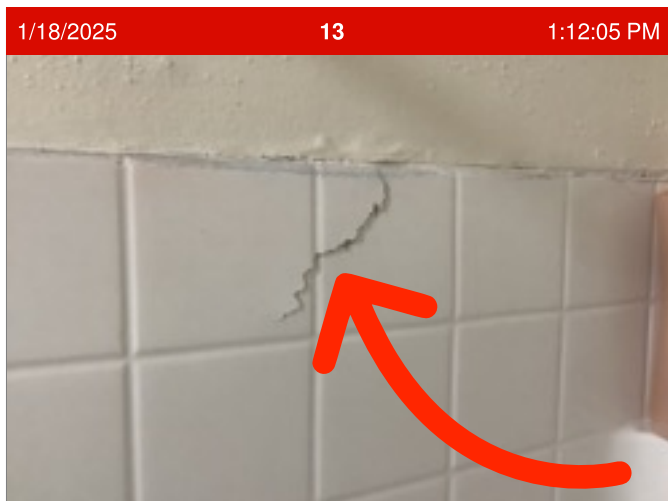
Toilet



Tub/Fixture | Base of Tub

Bathroom 1 Photos

726 McDaniel Street #B



Tub/Fixture | Cracked tile



Walls/Paint



Walls/Paint



Walls/Paint | Cracks in texture



Walls/Paint | The wall is discolored



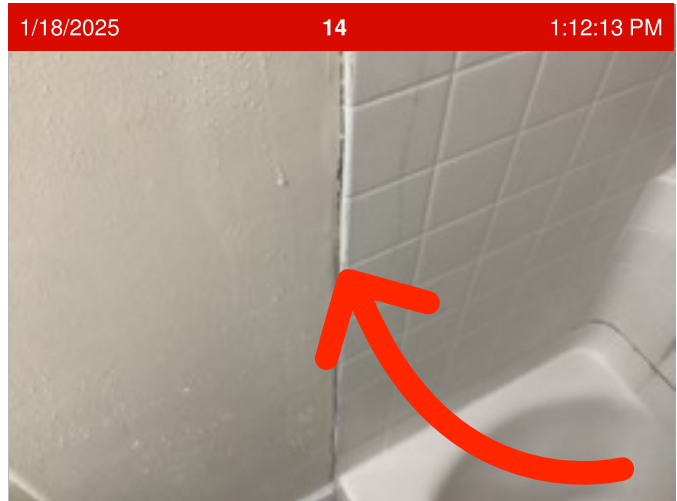
Walls/Paint | The wall is discolored

Bathroom 1 Photos

726 McDaniel Street #B



Walls/Paint | Holes in wall.



Walls/Paint | Cracks in texture

