

Prepared for Emerson Property Management

02/08/2025



726 McDaniel Street #C

Houston TX 77022

1 bed / 1 bath

Technician's comments:

Tenant says they get a wasp in the bedroom front time to time

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

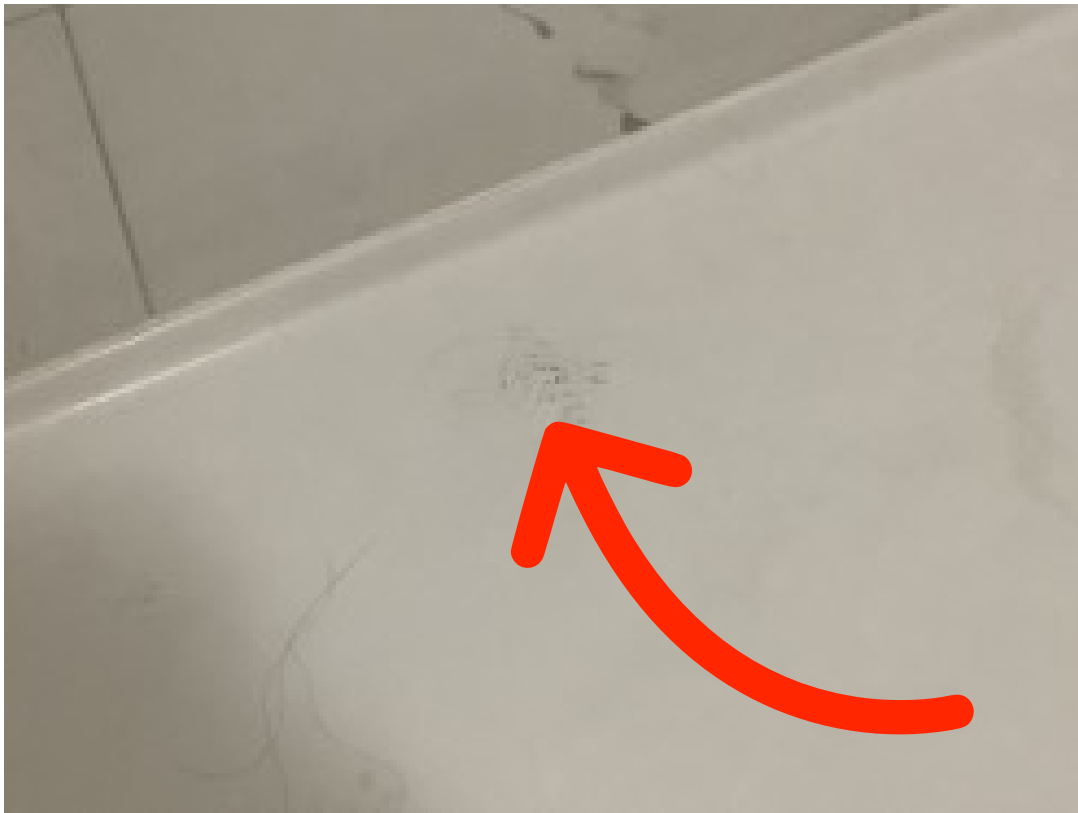
STATUS 

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

ROOM	ITEM	COMMENTS
Bathroom 1	Ceiling	Holes in ceiling
	Shower/Fixture	The floor is discolored around the base of the shower pan.
	Shower/Fixture	The floor is discolored around the base of the shower pan.
Bedroom 1	Ceiling	Cracks in ceiling.
	Ceiling	Cracks in ceiling.
Dining Room	Walls/Paint	Holes in wall.
	Walls/Paint	Holes in wall.
	Walls/Paint	Cracks in texture
Entry	Door Stop	Missing- no wall damage noted.
	Ceiling	Cracks in ceiling.
	Ceiling	Slight separation of wall and celing (see closeup).
	Walls/Paint	Cracks in texture
	Walls/Paint	Holes in wall.
Front Exterior	Walls/Siding/Trim	Siding is discolored
	Walls/Siding/Trim	Siding is deteriorating
	Walls/Siding/Trim	Siding warping/pulling away
	Window Screens	Screen(s) are missing
	Window Screens	Screen(s) are missing
Hallway/Stairway	Floors	Gap in flooring.
Kitchen	Ceiling	The ceiling is discolored.
	Ceiling	Holes in ceiling
	Ceiling	Nails backing out
	Walls/Paint	Holes in wall.
	Walls/Paint	Holes in wall.
Living Room	Ceiling	Cracks in ceiling.
	Ceiling	Nails backing out
	Walls/Paint	Holes in wall.
	Walls/Paint	Cracks in texture
	Walls/Paint	Cracks in texture



Bathroom 1
Ceiling
Holes in ceiling



Bathroom 1
Shower/Fixture
The floor is discolored
around the base of the
shower pan.



Bathroom 1

Shower/Fixture

The floor is discolored around the base of the shower pan.



Bedroom 1

Ceiling

Cracks in ceiling.



Bedroom 1
Ceiling
Cracks in ceiling.



Dining Room
Walls/Paint
Holes in wall.



Dining Room
Walls/Paint
Holes in wall.



Dining Room
Walls/Paint
Cracks in texture



Entry
Door Stop
Missing- no wall
damage noted.



Entry
Ceiling
Cracks in ceiling.



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



Entry
Walls/Paint
Cracks in texture



Entry
Walls/Paint
Holes in wall.



Front Exterior
Walls/Siding/Trim
Siding is discolored



Front Exterior
Walls/Siding/Trim
Siding is deteriorating



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



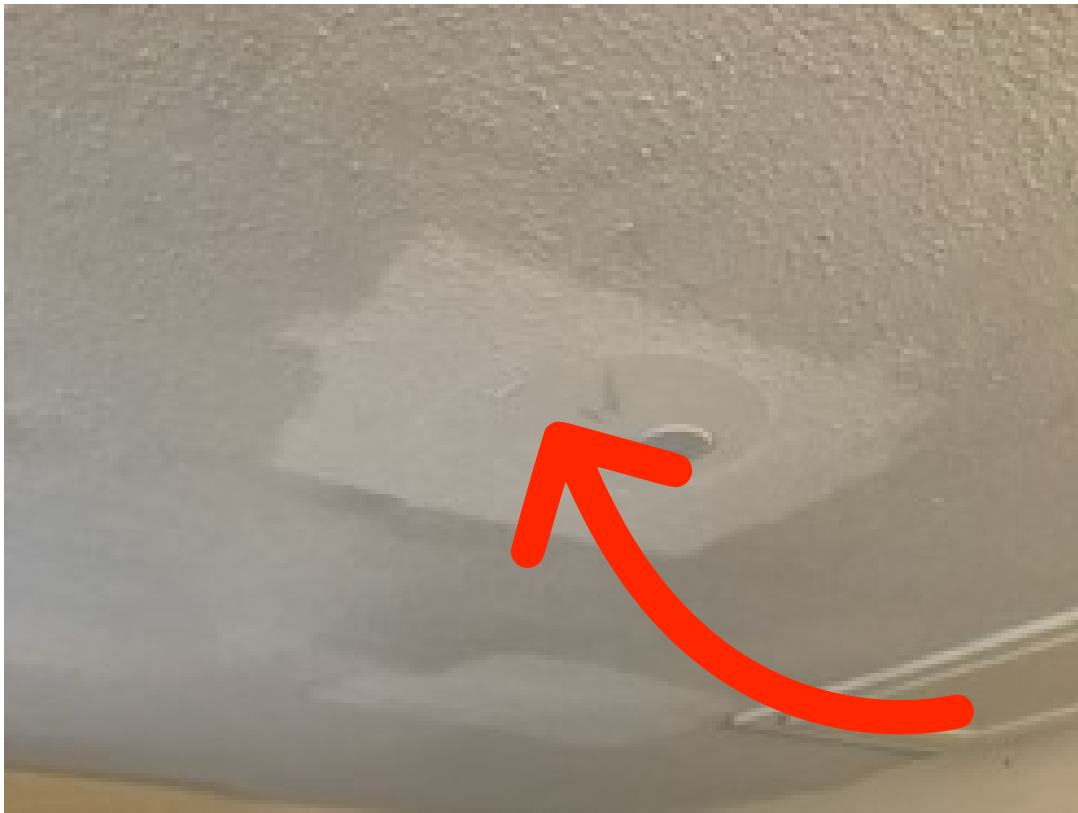
Front Exterior
Window Screens
Screen(s) are missing



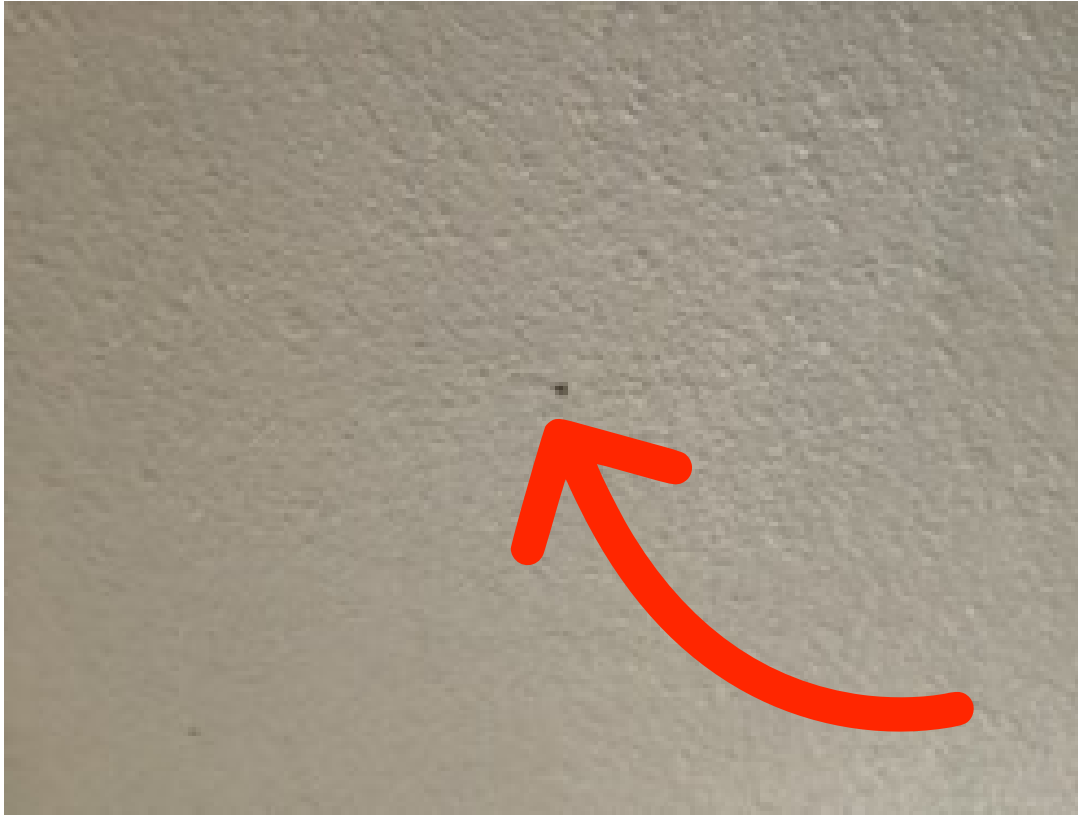
Front Exterior
Window Screens
Screen(s) are missing



Hallway/Stairway
Floors
Gap in flooring.



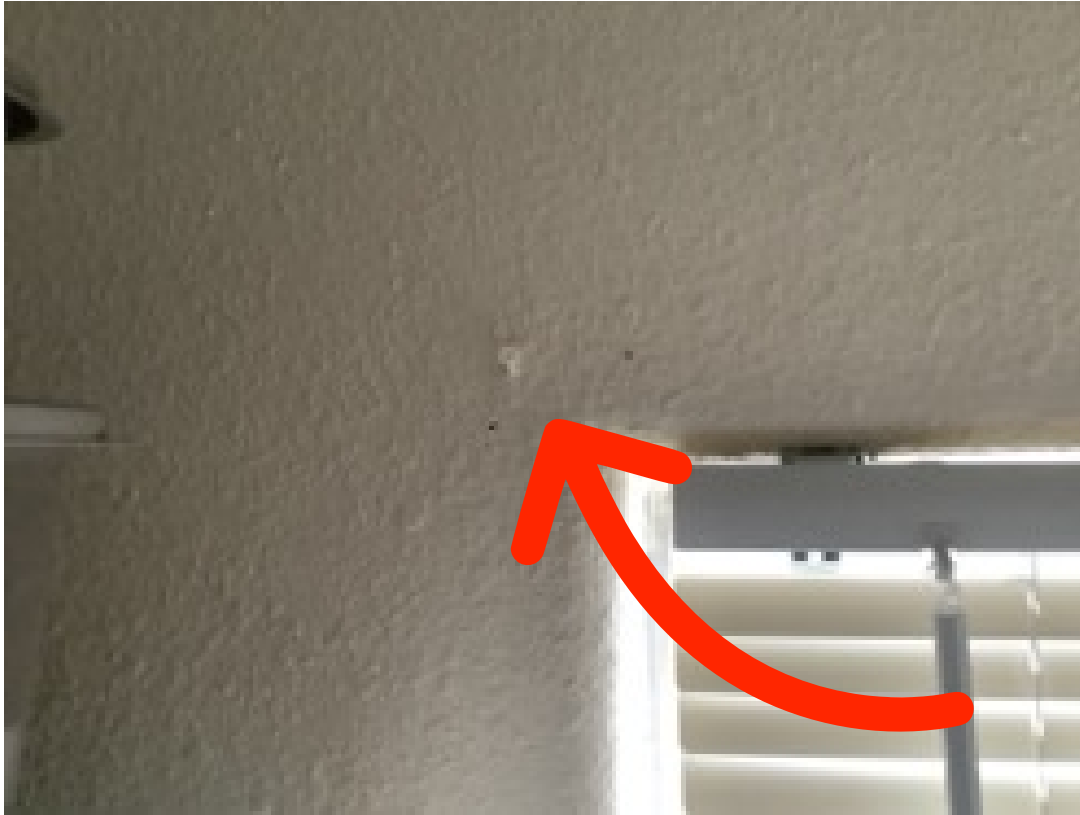
Kitchen
Ceiling
The ceiling is discolored.



Kitchen
Ceiling
Holes in ceiling



Kitchen
Ceiling
Nails backing out



Kitchen
Walls/Paint
Holes in wall.



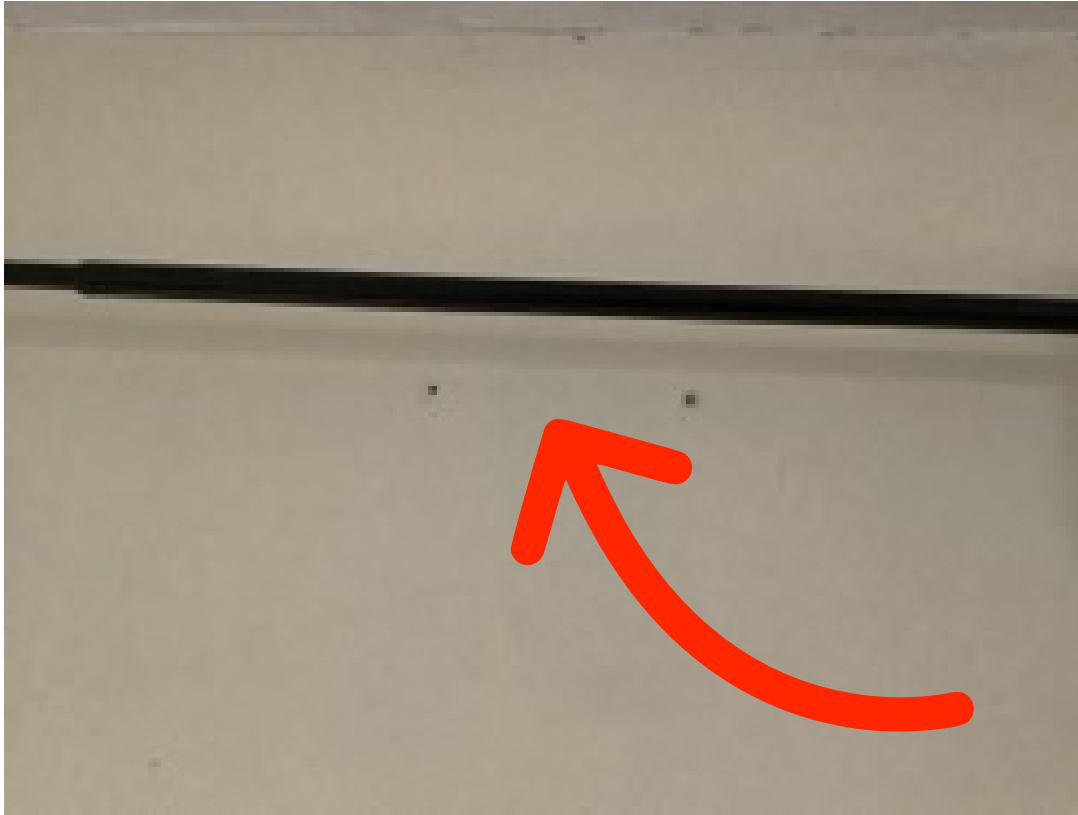
Kitchen
Walls/Paint
Holes in wall.



Living Room
Ceiling
Cracks in ceiling.



Living Room
Ceiling
Nails backing out



Living Room
Walls/Paint
Holes in wall.



Living Room
Walls/Paint
Cracks in texture

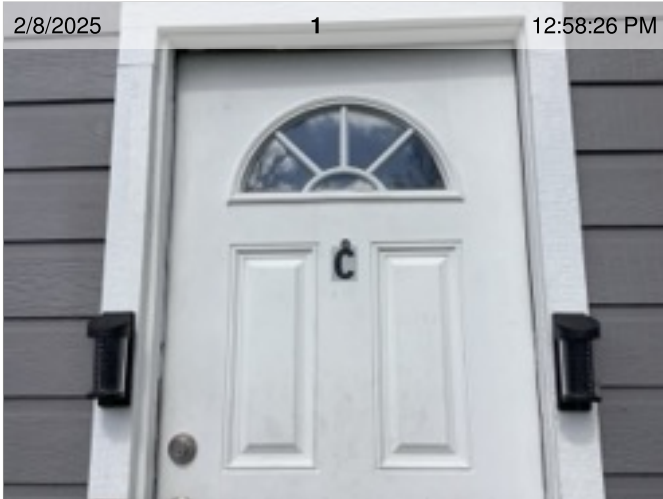


Living Room
Walls/Paint
Cracks in texture

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		2 PHOTOS
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 #C



Address



Center View



Front Left View



Front Right View



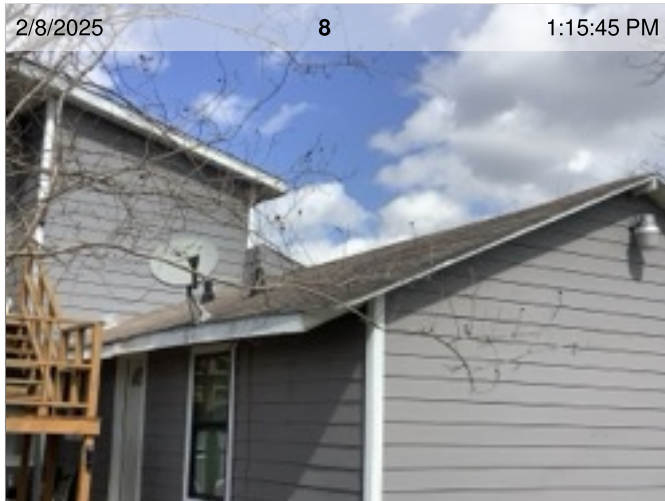
Left Side Yard



Right Side Yard

Front Exterior Photos

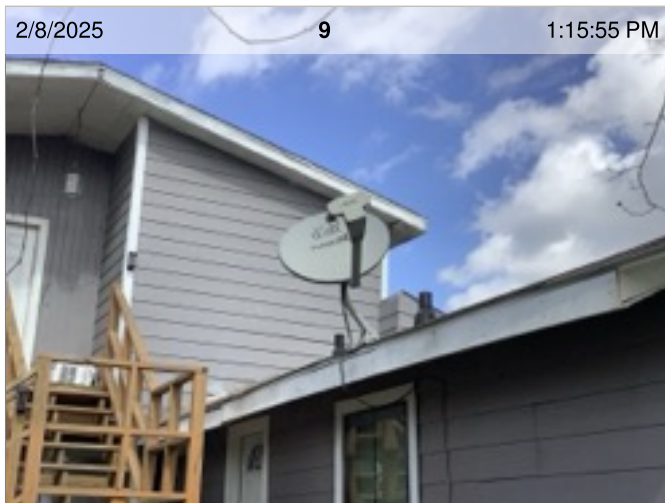
726 McDaniel Street #C



Roof/Trim/Gutter



Roof/Trim/Gutter



Satellite Dish



Walls/Siding/Trim



Walls/Siding/Trim | Siding is discolored



Walls/Siding/Trim | Siding is deteriorating

Front Exterior Photos

726 McDaniel Street #C



Walls/Siding/Trim



Walls/Siding/Trim



Walls/Siding/Trim | Siding warping/pulling away



Window Screens



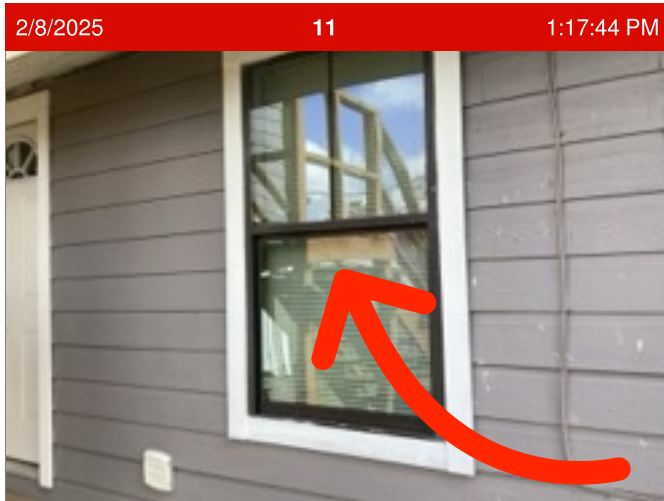
Window Screens | Screen(s) are missing



Window Screens

Front Exterior Photos

726 McDaniel Street #C



Window Screens | Screen(s) are missing

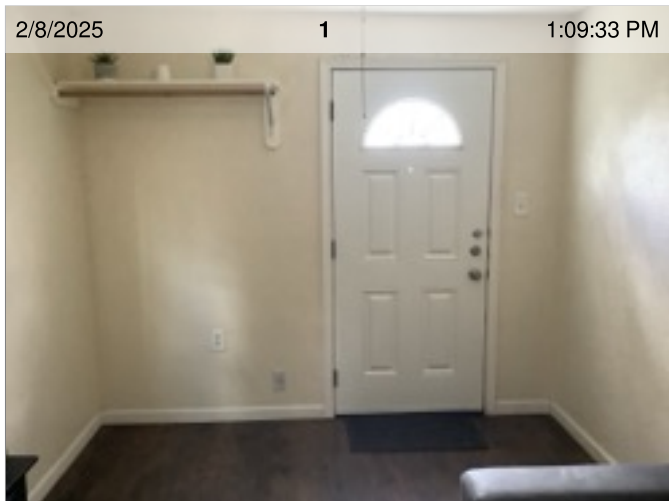


Yard

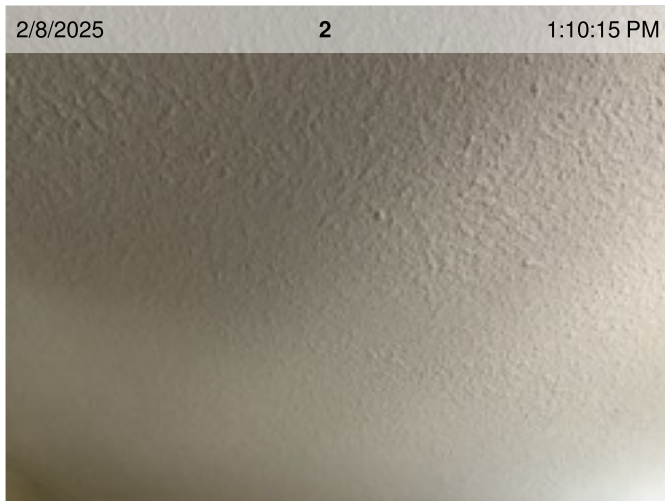
ITEM	RESULT	
1. Overview (Interior)		1 PHOTO
2. Ceiling		ATTENTION
3. Door Stop		ATTENTION
4. Floors		1 PHOTO
5. Front Door Exterior		1 PHOTO
6. Front Door Interior		1 PHOTO
7. Keyless Deadbolt/Pin Lock		1 PHOTO
8. Outlet/Switch Covers		OBSERVED
9. Peephole		1 PHOTO
10. Railings		1 PHOTO
11. Walls/Paint		ATTENTION
Smell test performed: No exceptions noted.		

Entry Photos

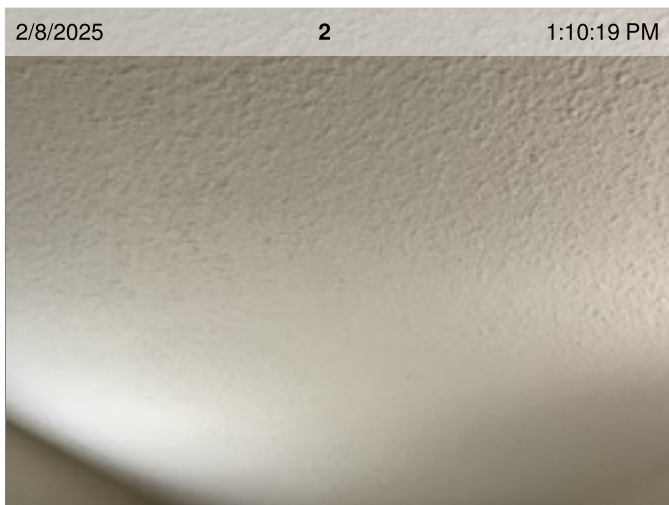
726 McDaniel Street #C



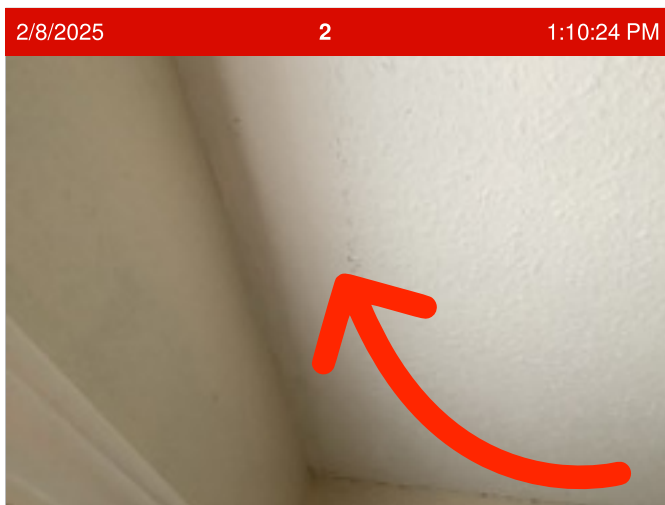
Overview (Interior)



Ceiling



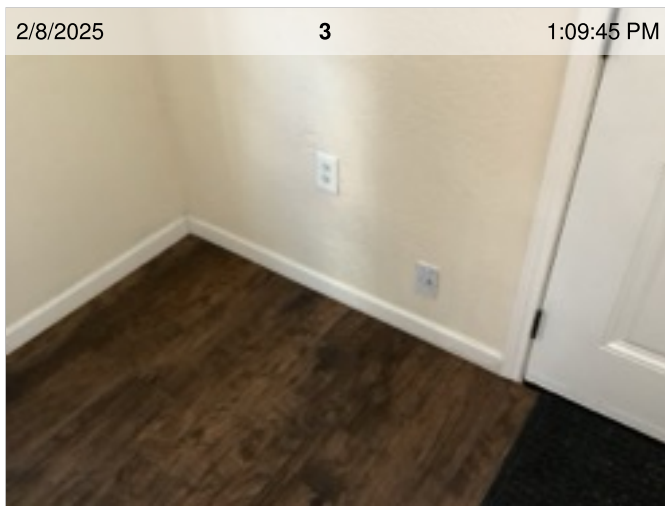
Ceiling



Ceiling | Cracks in ceiling.



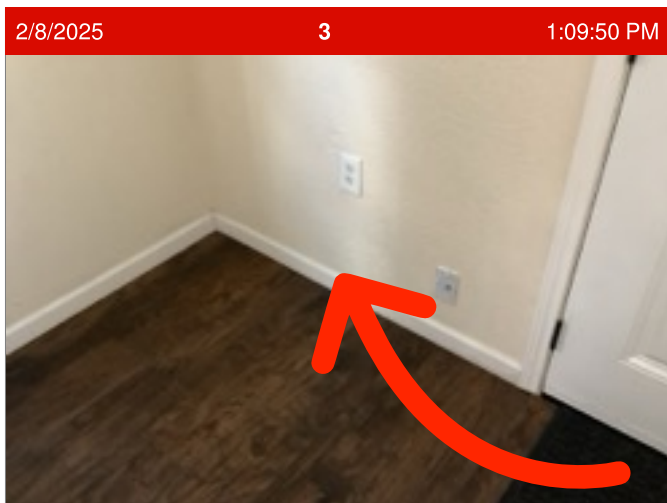
Ceiling | Slight separation of wall and ceiling (see closeup).



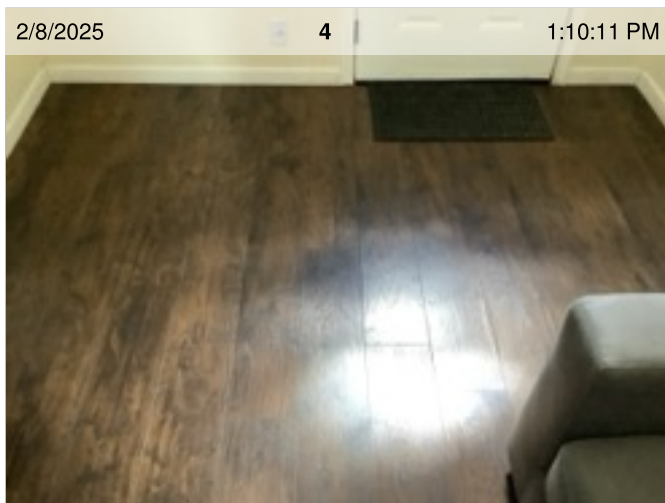
Door Stop

Entry Photos

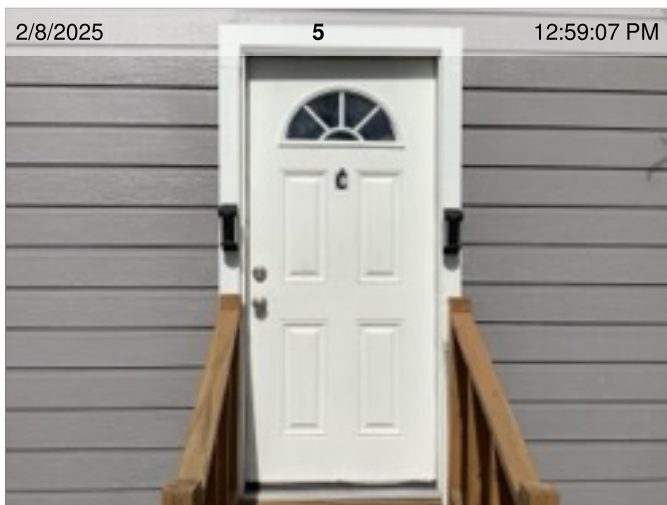
726 McDaniel Street #C



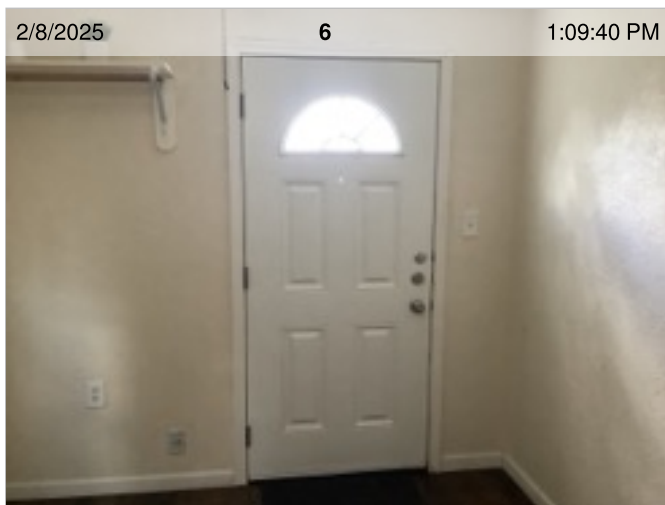
Door Stop | Missing- no wall damage noted.



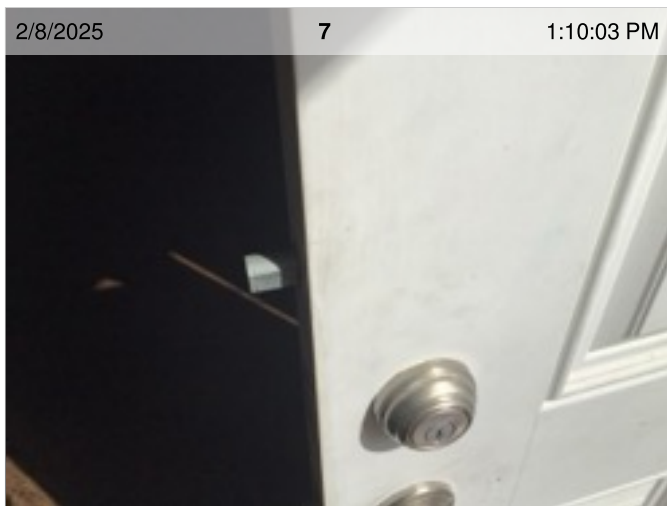
Floors



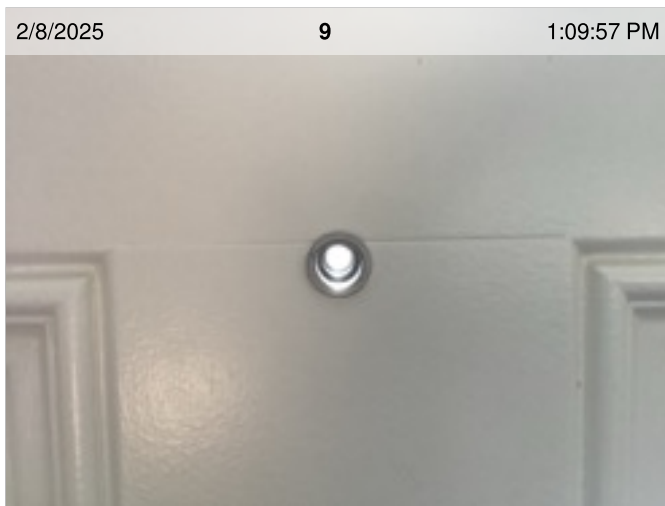
Front Door Exterior



Front Door Interior



Keyless Deadbolt/Pin Lock



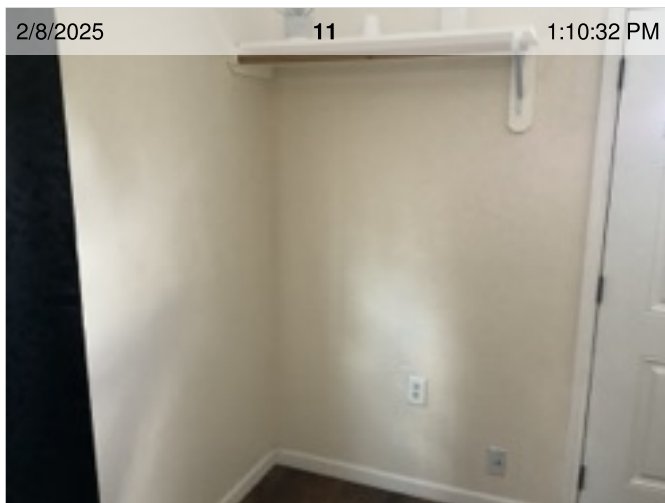
Peephole

Entry Photos

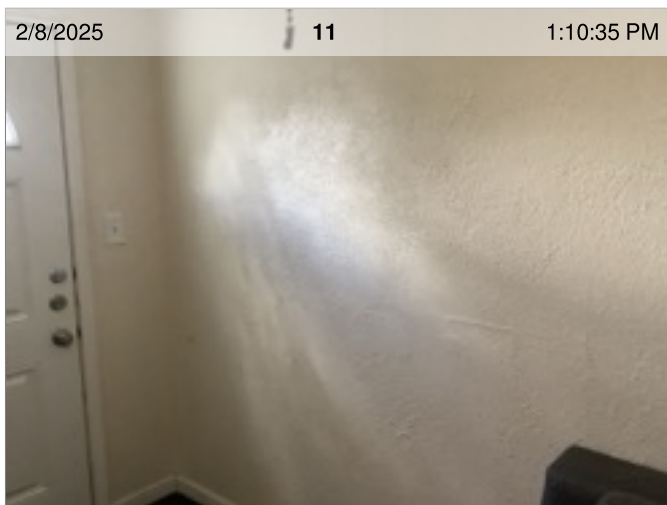
726 McDaniel Street #C



Railings



Walls/Paint



Walls/Paint



Walls/Paint | Cracks in texture



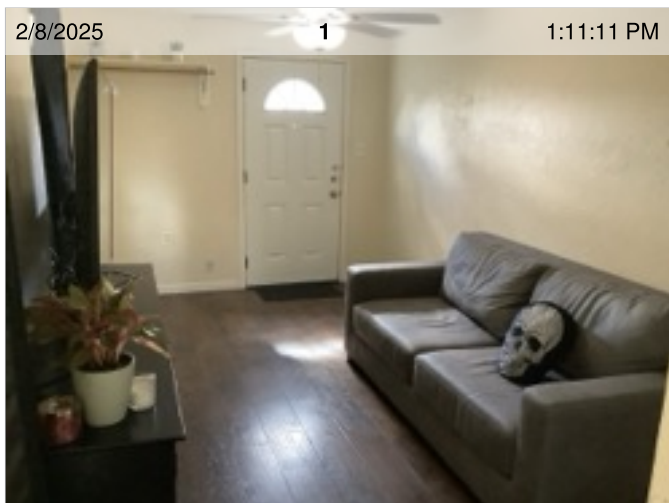
Walls/Paint | Holes in wall.

ITEM	RESULT	
1. Overview (Interior)		1 PHOTO
2. Air Conditioner		1 PHOTO
3. Unknown Air Filter		INACCESSIBLE
4. Blinds/Drapes		OBSERVED
5. Ceiling		ATTENTION
6. Ceiling Fan		OBSERVED
7. Door		OBSERVED
8. Floors		2 PHOTOS
9. Outlet/Switch Covers		OBSERVED
10. Thermostat		1 PHOTO
11. Walls/Paint		ATTENTION
12. Windows		OBSERVED

Smell test performed: No exceptions noted.

Living Room Photos

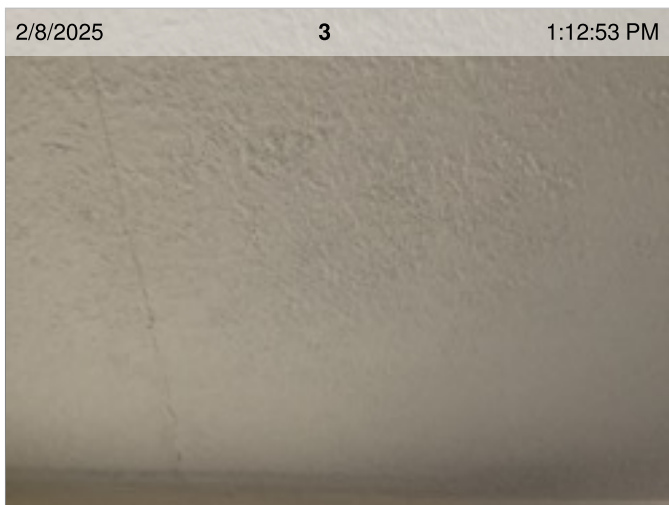
726 McDaniel Street #C



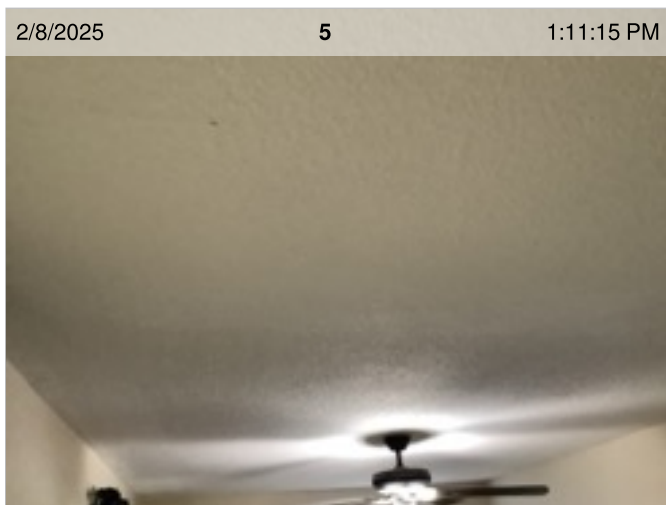
Overview (Interior)



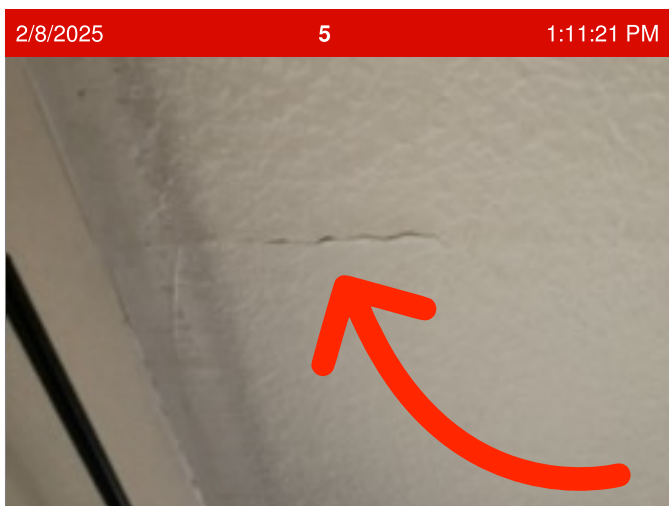
Air Conditioner



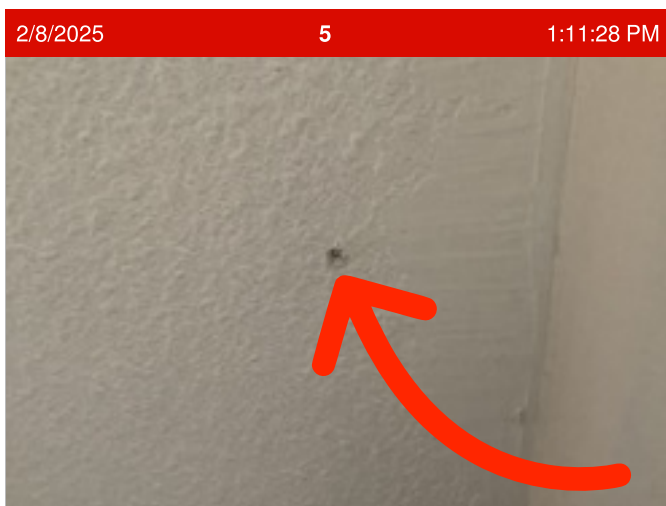
Unknown Air Filter | Front | There are no air filters at the property



Ceiling



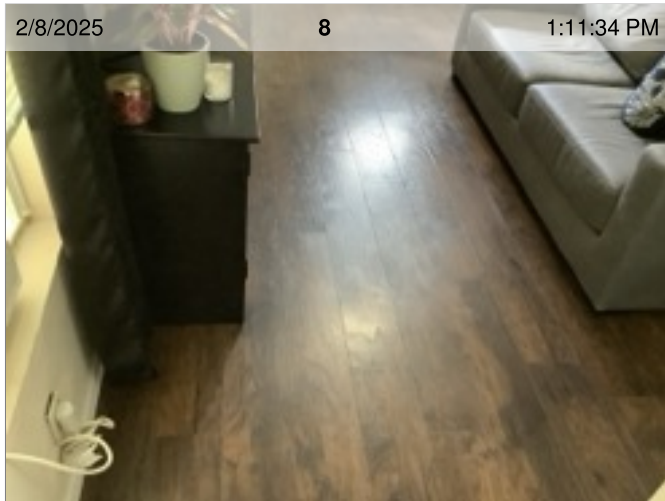
Ceiling | Cracks in ceiling.



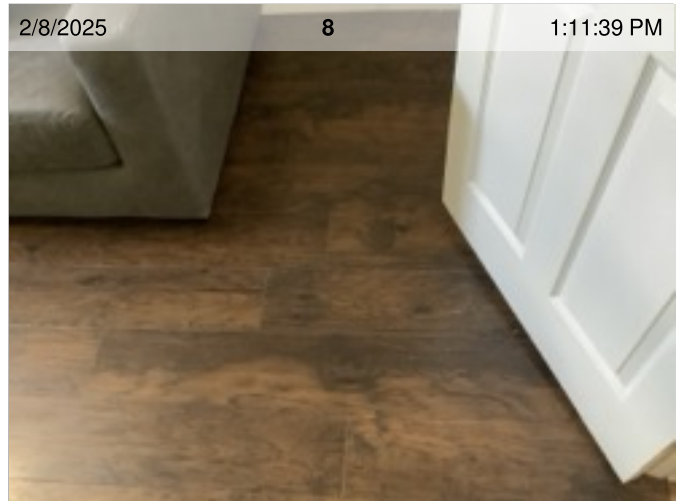
Ceiling | Nails backing out

Living Room Photos

726 McDaniel Street #C



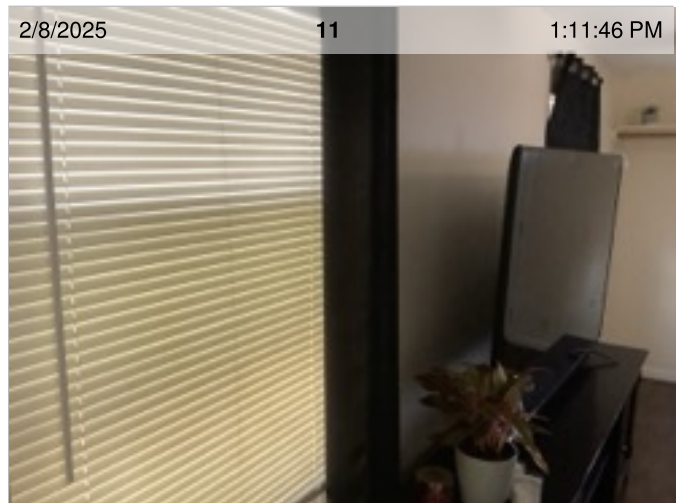
Floors



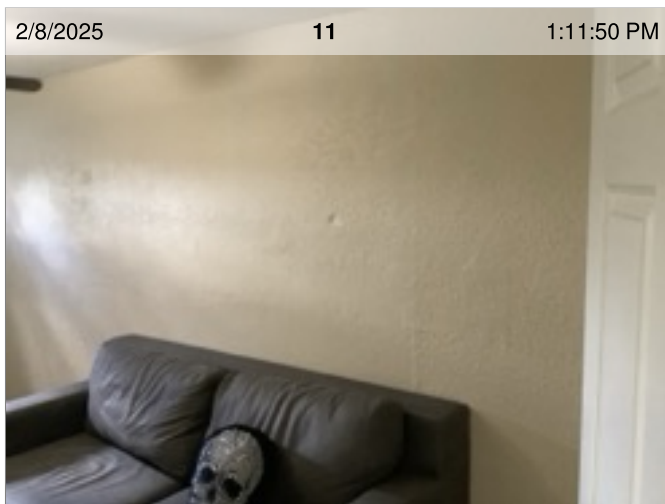
Floors



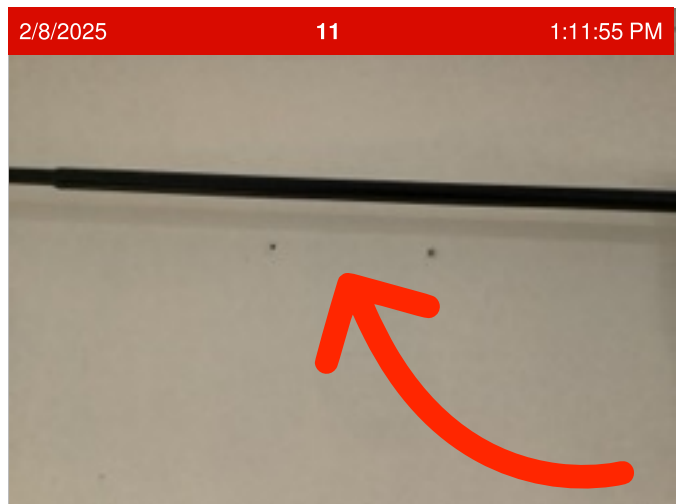
Thermostat



Walls/Paint



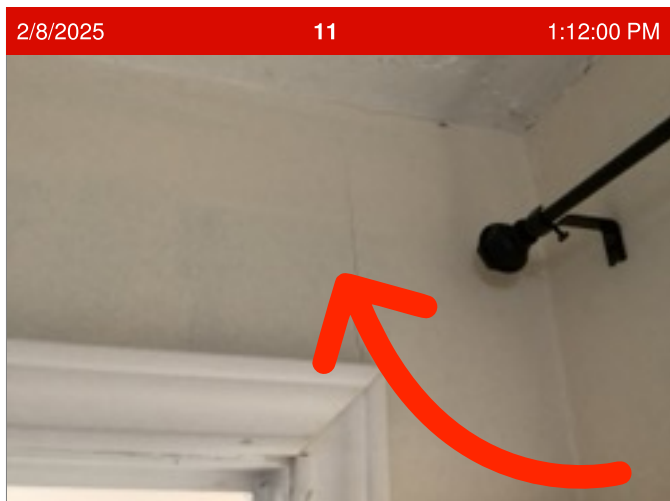
Walls/Paint



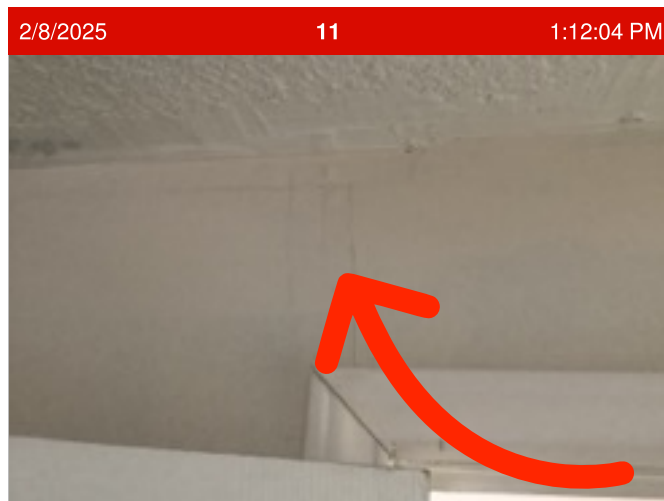
Walls/Paint | Holes in wall.

Living Room Photos

726 McDaniel Street #C



Walls/Paint | Cracks in texture

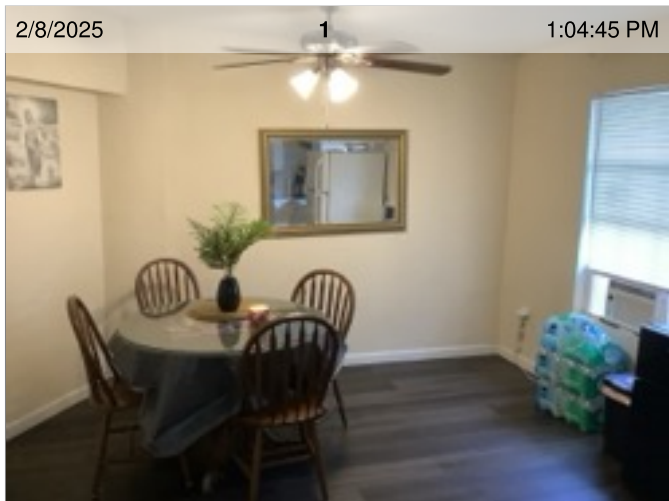


Walls/Paint | Cracks in texture

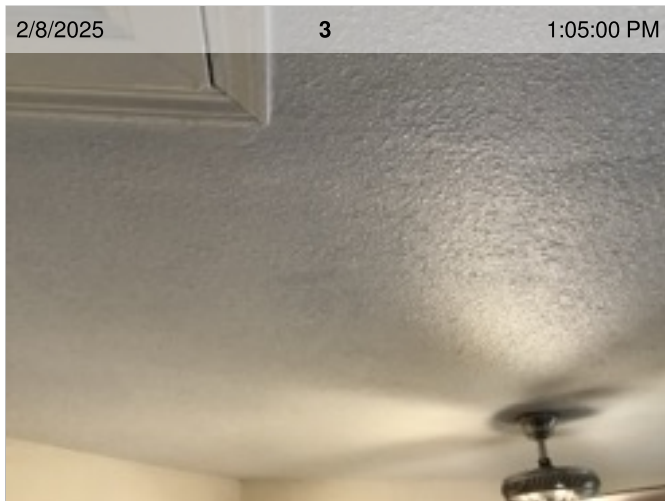
ITEM	RESULT	
1. Overview (Interior)		1 PHOTO
2. Blinds/Drapes		OBSERVED
3. Ceiling		2 PHOTOS
4. Ceiling Fan		OBSERVED
5. Floors		1 PHOTO
6. Outlet/Switch Covers		OBSERVED
7. Walls/Paint		ATTENTION
8. Windows		OBSERVED
Smell test performed: No exceptions noted.		

Dining Room Photos

726 McDaniel Street #C



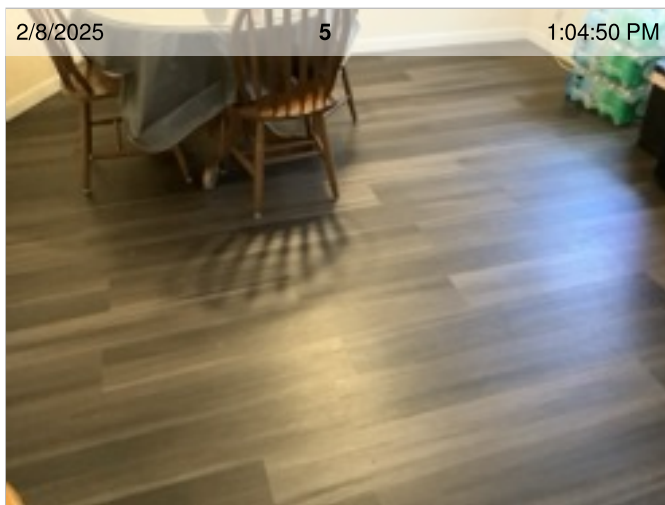
Overview (Interior)



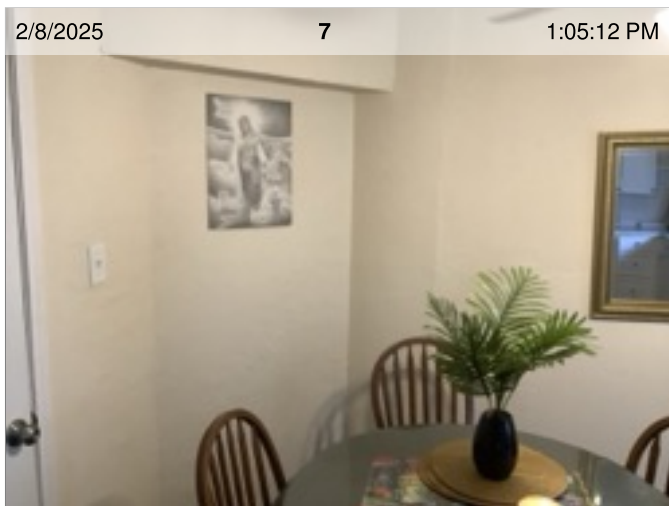
Ceiling



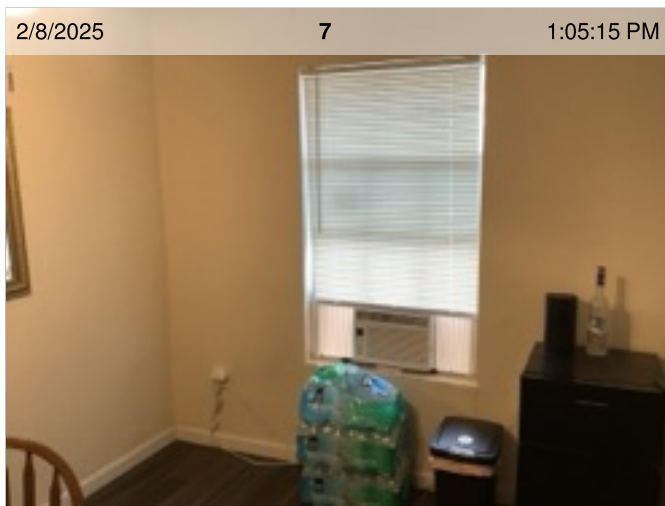
Ceiling



Floors



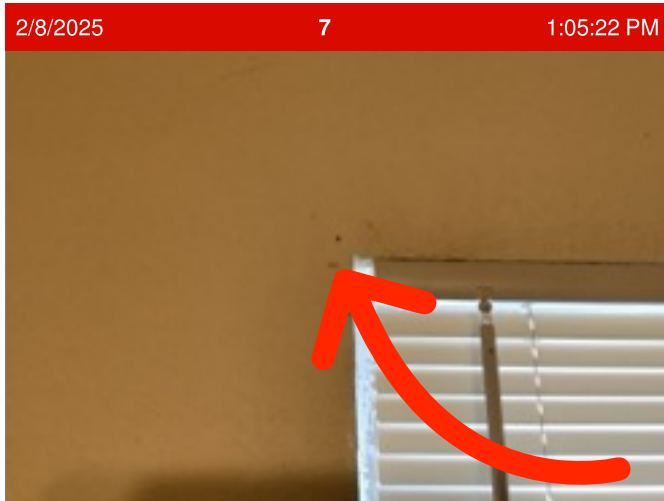
Walls/Paint



Walls/Paint

Dining Room Photos

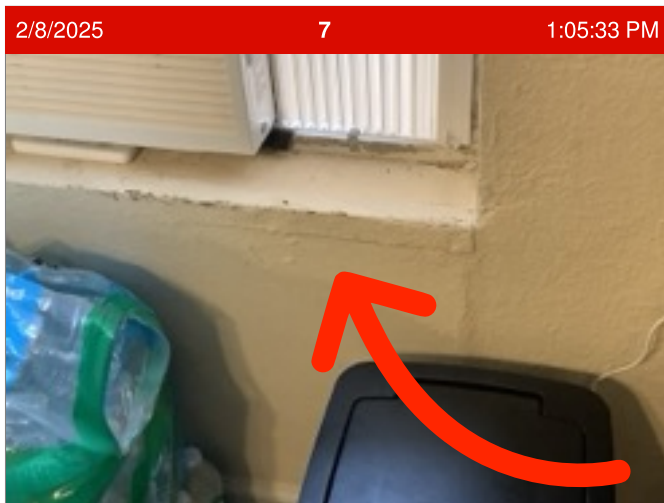
726 McDaniel Street #C



Walls/Paint | Holes in wall.



Walls/Paint | Holes in wall.

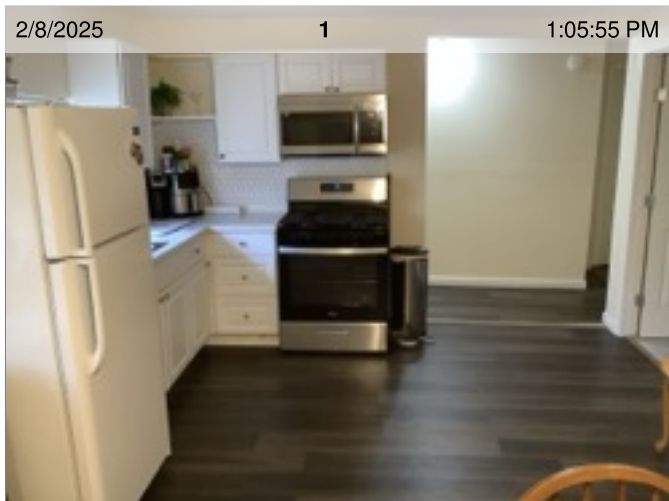


Walls/Paint | Cracks in texture

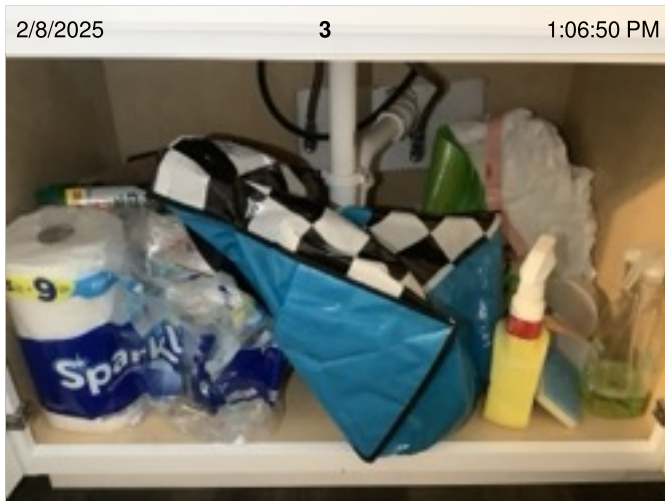
ITEM	RESULT	
1. Overview (Interior)		1 PHOTO
2. Blinds/Drapes		OBSERVED
3. Cabinet Under Sink		1 PHOTO
4. Ceiling		ATTENTION
5. Counter Top/Back Splash		OBSERVED
6. Exhaust Fan		1 PHOTO
7. Faucet Spray Hose		OBSERVED
8. Floors		1 PHOTO
9. Lower Cabinets - Exterior		1 PHOTO
10. Microwave Oven		1 PHOTO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

Kitchen Photos

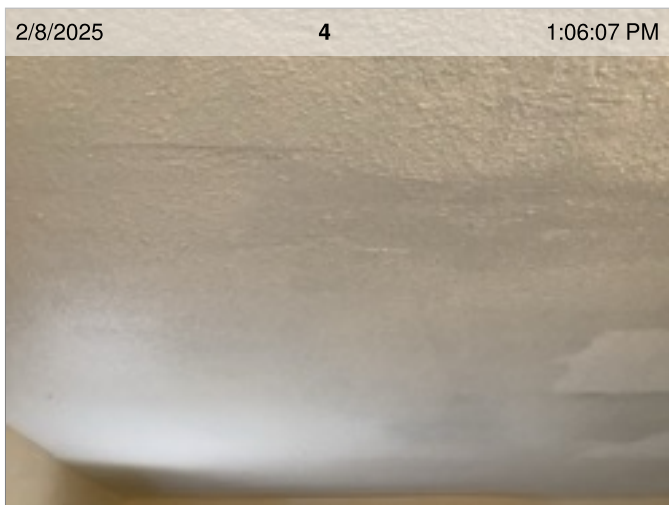
726 McDaniel Street #C



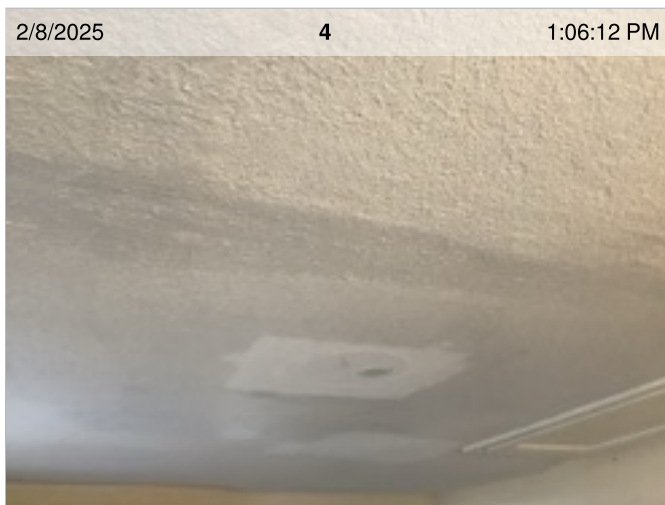
Overview (Interior)



Cabinet Under Sink



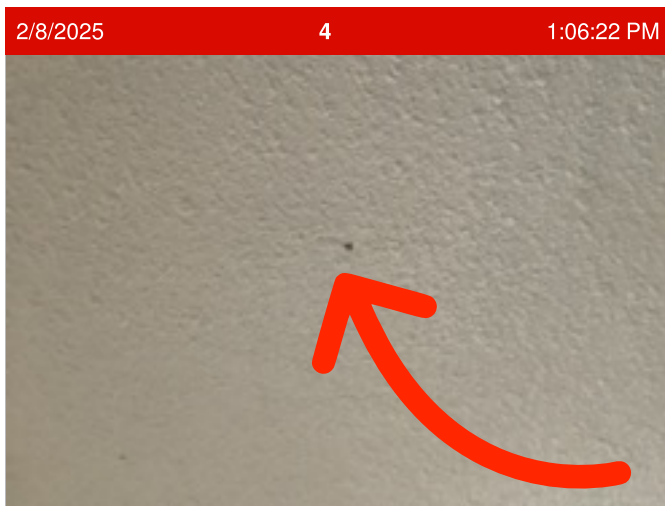
Ceiling



Ceiling



Ceiling | The ceiling is discolored.



Ceiling | Holes in ceiling

Kitchen Photos

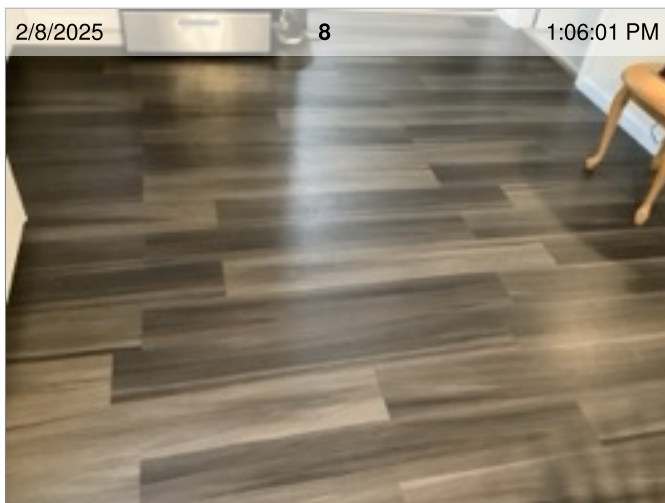
726 McDaniel Street #C



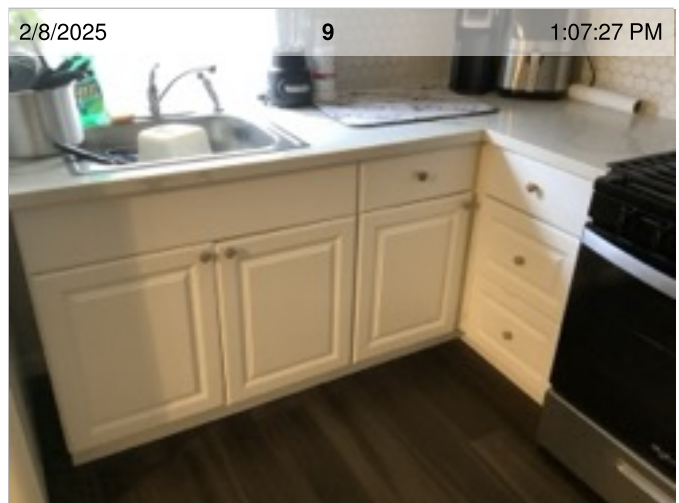
Ceiling | Nails backing out



Exhaust Fan



Floors



Lower Cabinets - Exterior



Microwave Oven | Samsung | Exterior



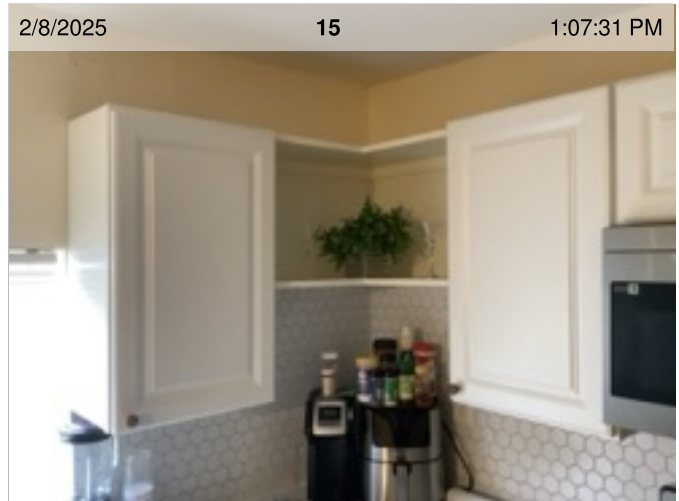
Range/Cooktop/Oven | Whirlpool | Exterior

Kitchen Photos

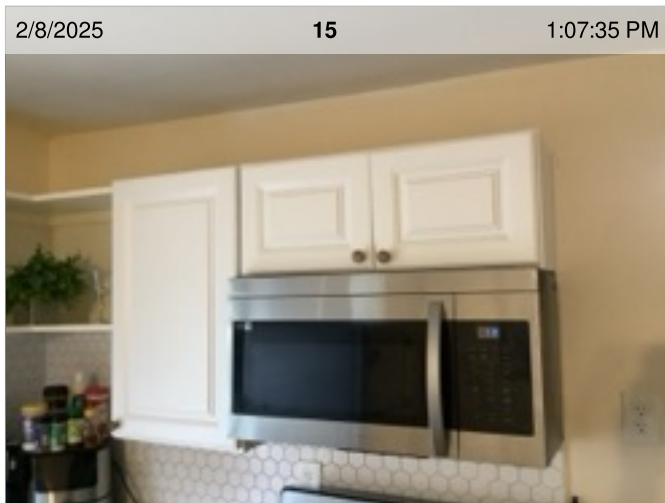
726 McDaniel Street #C



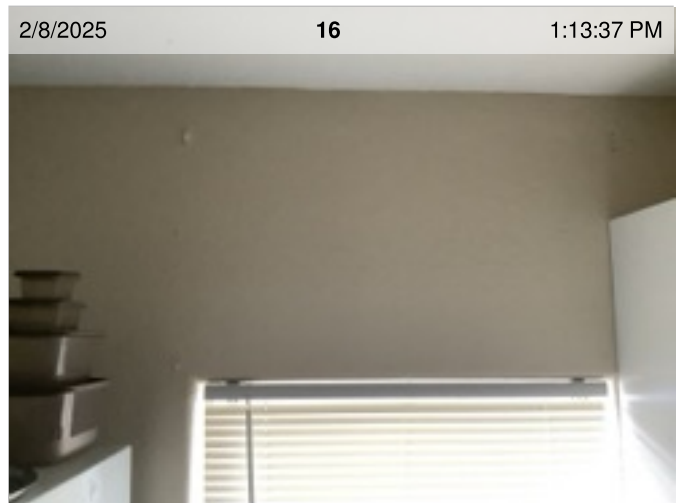
Sink/Faucet



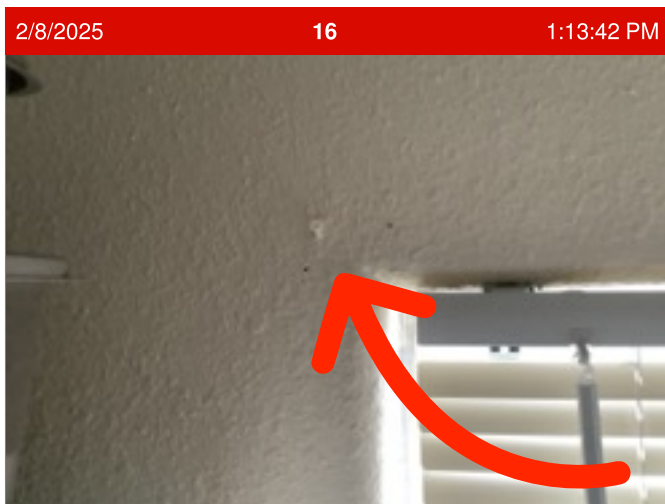
Upper Cabinets - Exterior



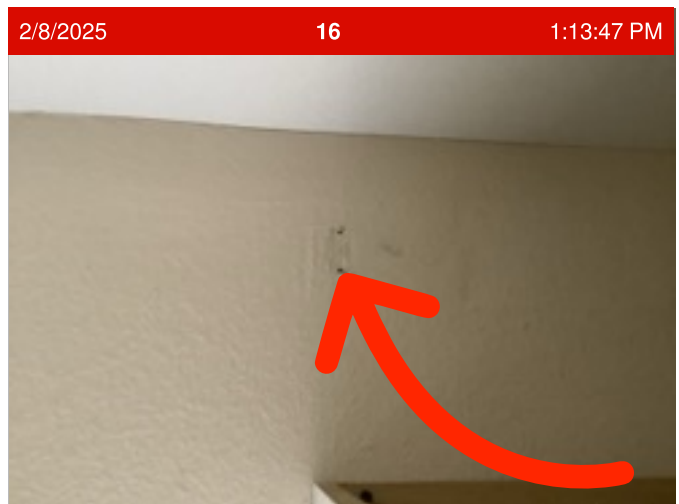
Upper Cabinets - Exterior



Walls/Paint



Walls/Paint | Holes in wall.



Walls/Paint | Holes in wall.

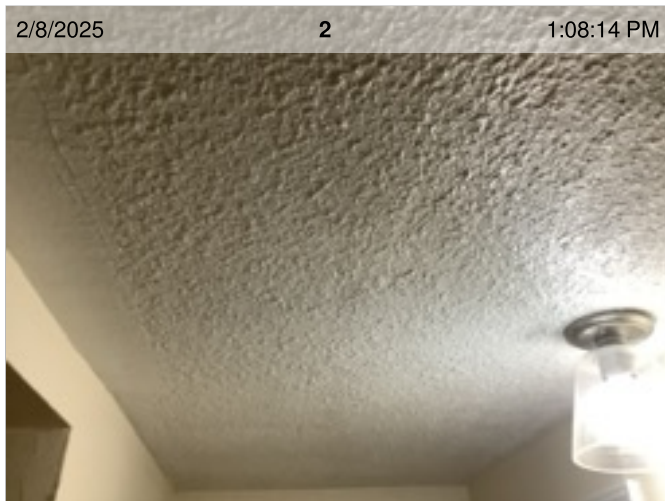
ITEM	RESULT	
1. Overview (Interior)		1 PHOTO
2. Ceiling		2 PHOTOS
3. Floors		ATTENTION
4. Light Fixtures		OBSERVED
5. Outlet/Switch Covers		OBSERVED
6. Walls/Paint		OBSERVED
7. Wireless Smoke/CO Combo Smoke Alarm		PASSED
Smell test performed: No exceptions noted.		

Hallway/Stairway Photos

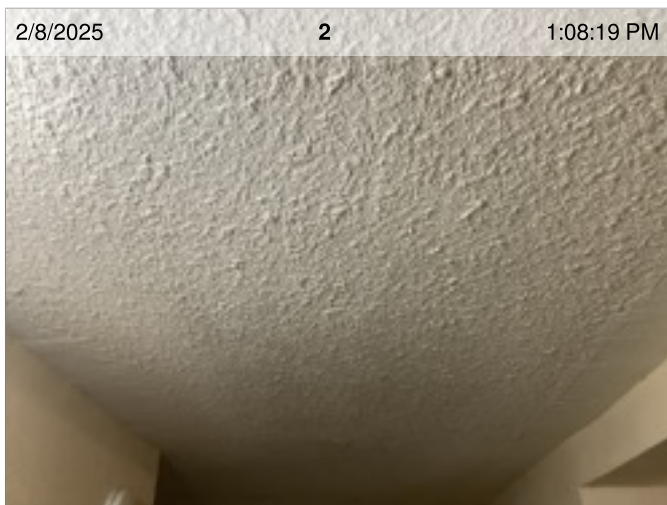
726 McDaniel Street #C



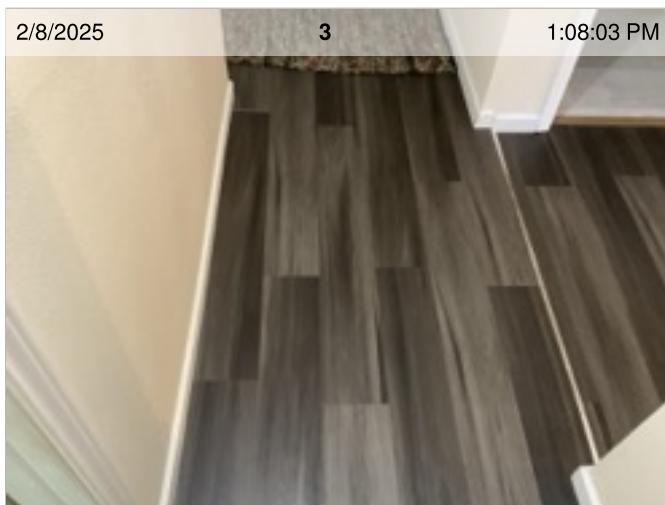
Overview (Interior)



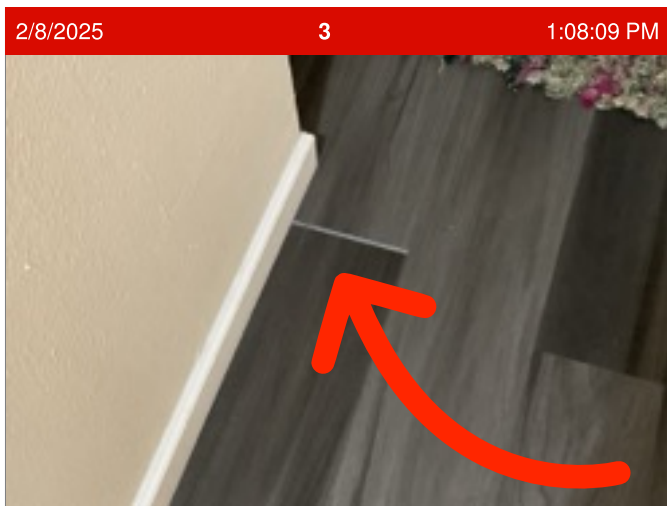
Ceiling



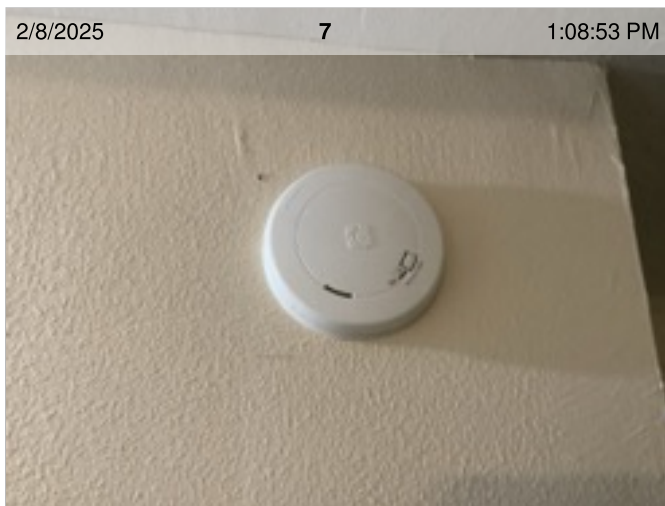
Ceiling



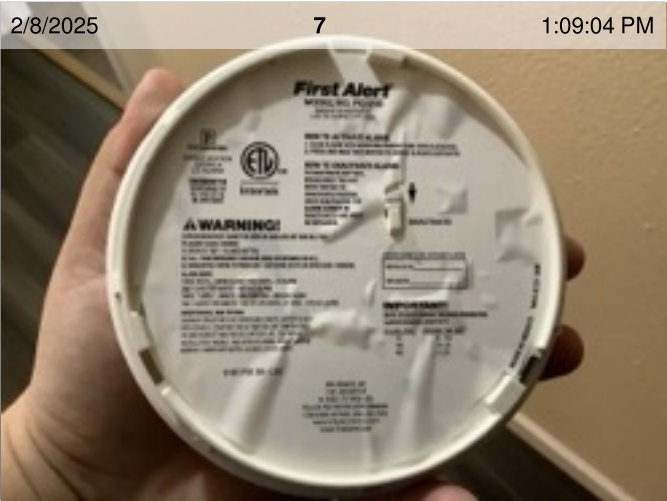
Floors



Floors | Gap in flooring.



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

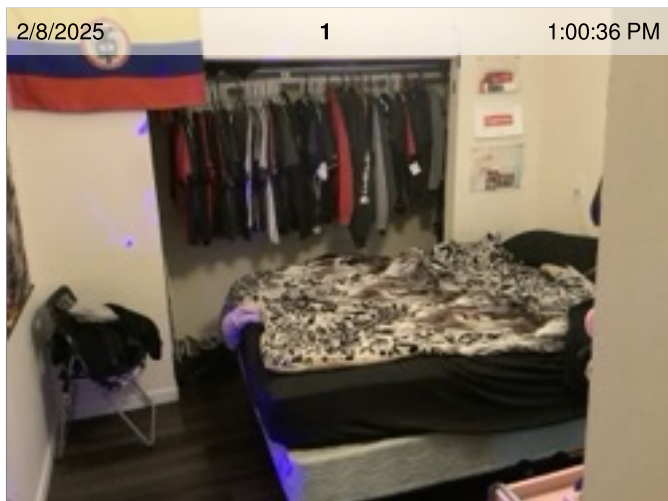


Wireless Smoke/CO Combo Smoke Alarm (mfd 2/2023) |
Smoke test: Passed | Close-up of printed manufacture date | 2
years old

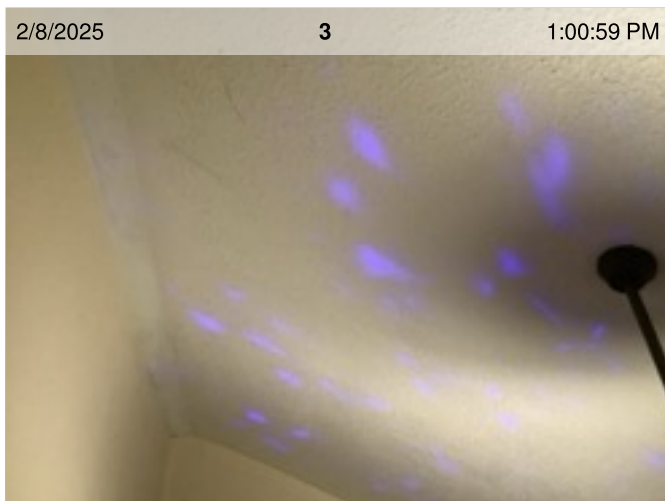
ITEM	RESULT	
1. Overview (Interior)		1 PHOTO
2. Blinds/Drapes		OBSERVED
3. Ceiling		ATTENTION
4. Ceiling Fan		OBSERVED
5. Closets		OBSERVED
6. Door		OBSERVED
7. Door Stop		OBSERVED
8. Floors		2 PHOTOS
9. Outlet/Switch Covers		OBSERVED
10. Walls/Paint		OBSERVED
11. Windows		OBSERVED
12. Wireless Smoke/CO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

Bedroom 1 Photos

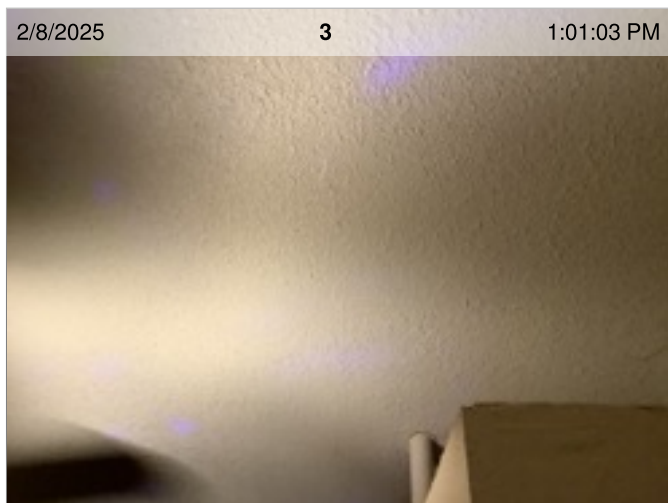
726 McDaniel Street #C



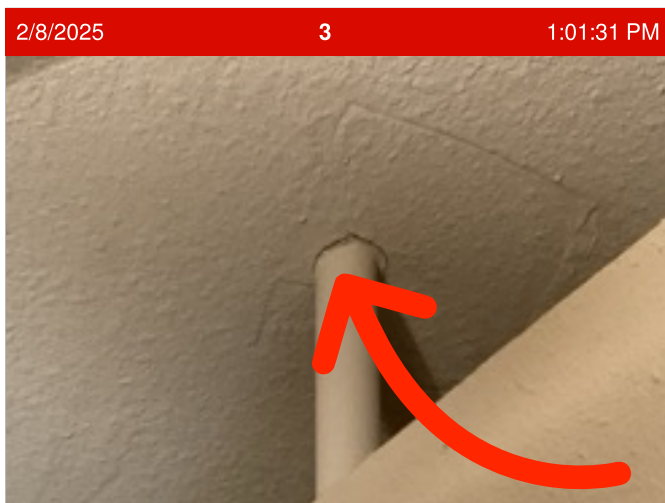
Overview (Interior)



Ceiling



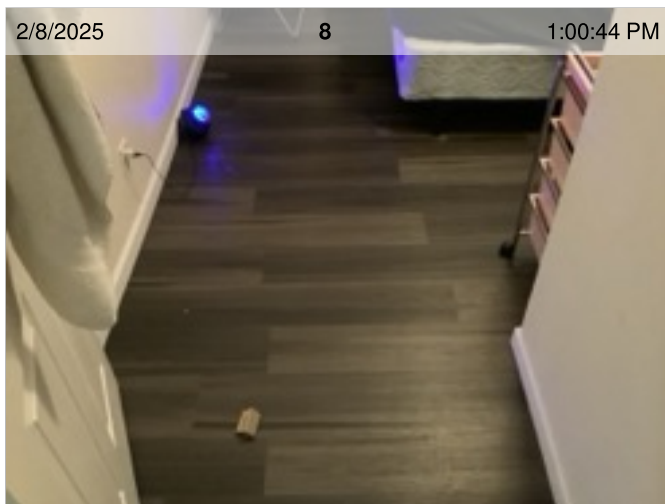
Ceiling



Ceiling | Cracks in ceiling.



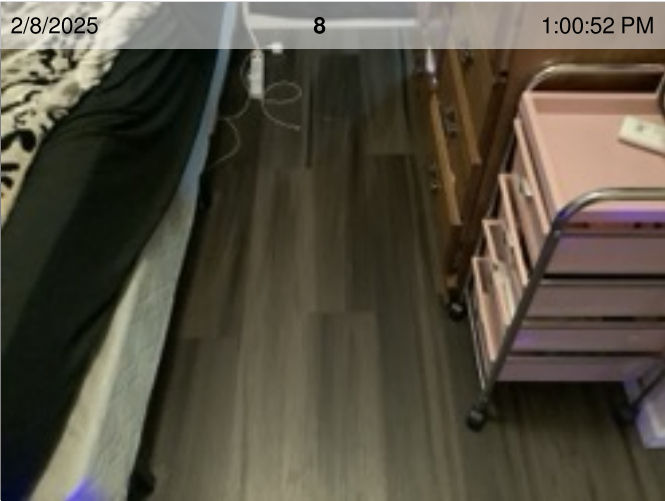
Ceiling | Cracks in ceiling.



Floors

Bedroom 1 Photos

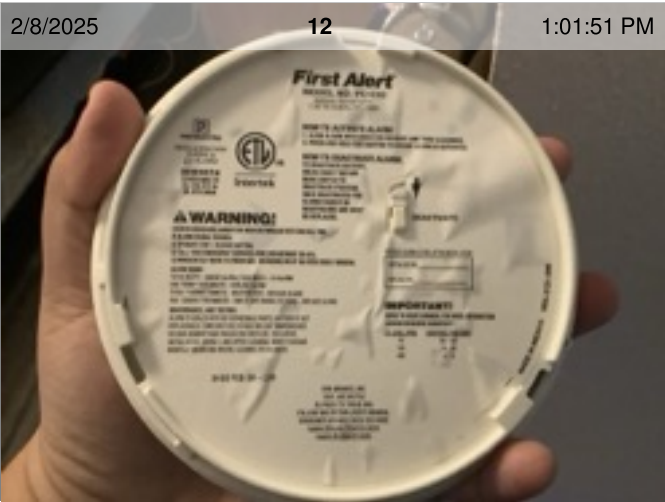
726 McDaniel Street #C



Floors



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



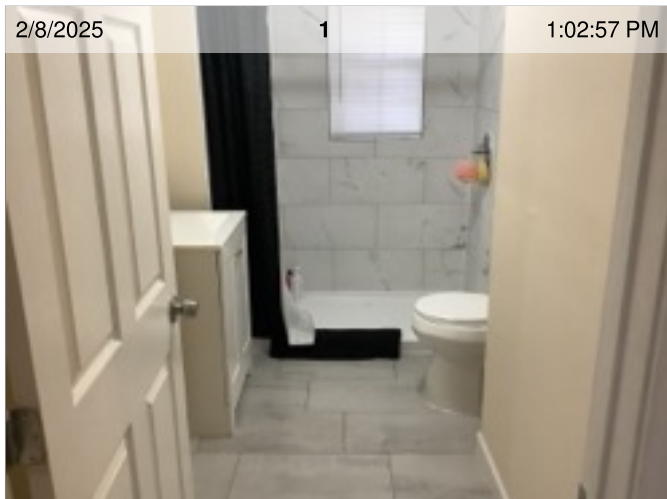
Wireless Smoke/CO Combo Smoke Alarm (mfd 2/2023) |
Smoke test: Passed | Close-up of printed manufacture date | 2
years old

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

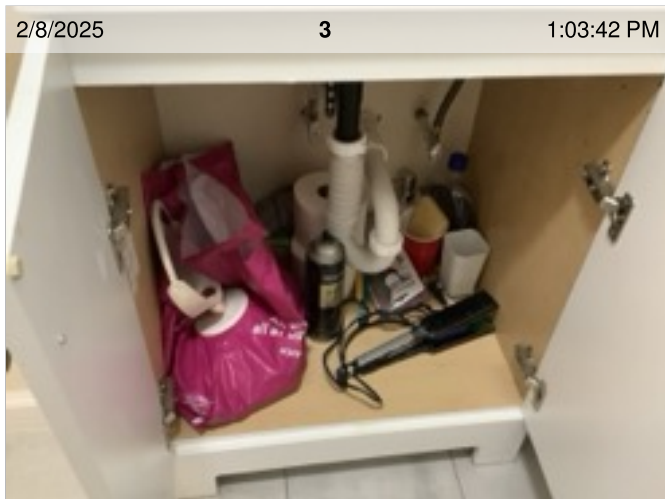
Smell test performed: No exceptions noted.

Bathroom 1 Photos

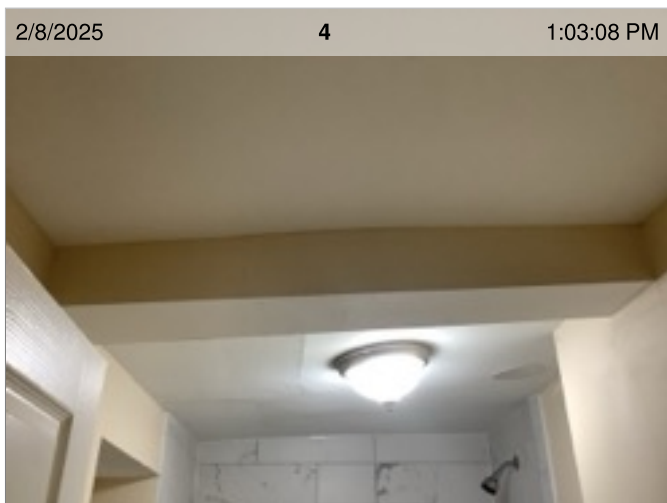
726 McDaniel Street #C



Overview (Interior)



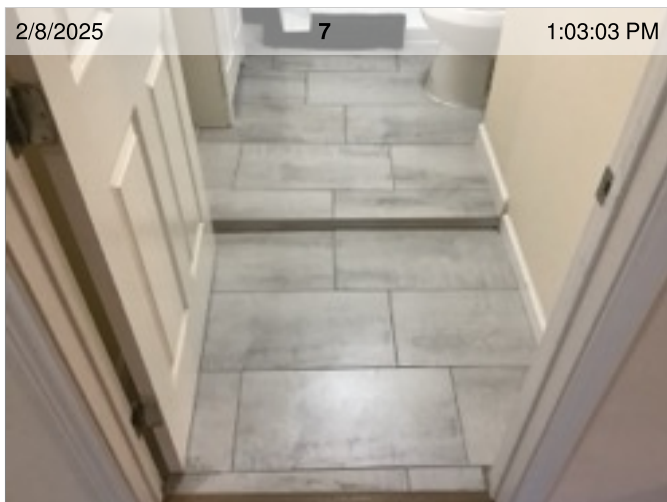
Cabinet Under Sink



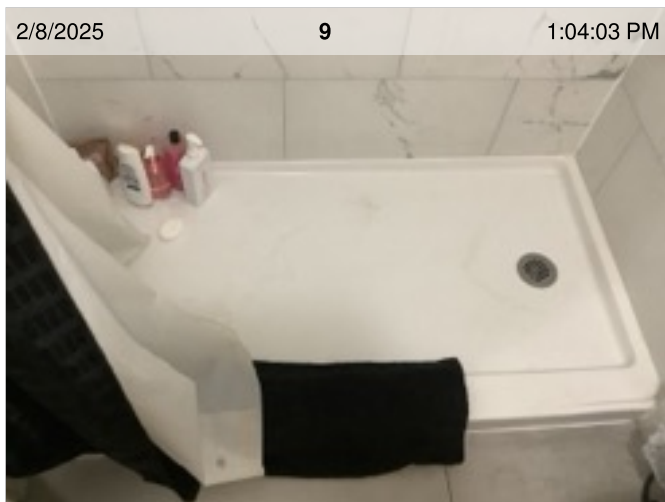
Ceiling



Ceiling | Holes in ceiling



Floors

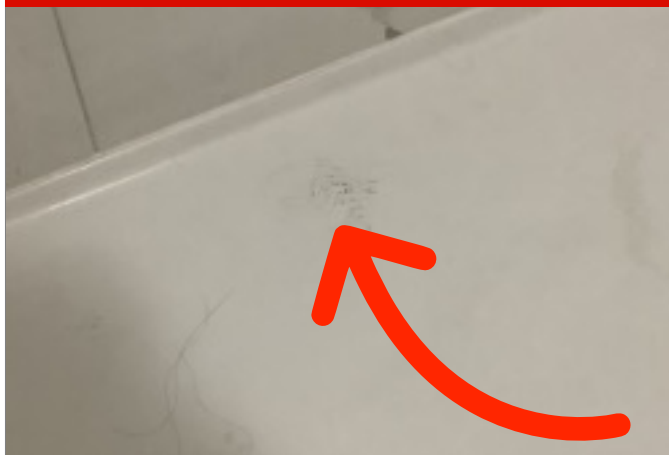


Shower/Fixture

Bathroom 1 Photos

726 McDaniel Street #C

2/8/2025 9 1:04:08 PM



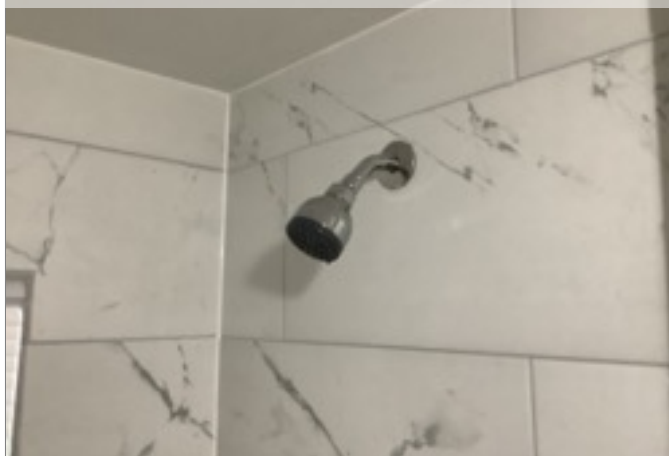
Shower/Fixture | The floor is discolored around the base of the shower pan.

2/8/2025 9 1:04:12 PM



Shower/Fixture | The floor is discolored around the base of the shower pan.

2/8/2025 9 1:04:16 PM



Shower/Fixture

2/8/2025 10 1:03:35 PM



Sink/Faucet

2/8/2025 11 1:03:56 PM



Toilet

