

Property Data Report

1. Information

Property Type	Property Street Address	Property Street Address (unit #)
Single Family	2630 Skyview Ridge Ct	
Property City	Property State	Property Zip Code
Houston	Texas	77047
Property County		

Property Photo



2. Site

Site Conditions	Site Conditions - Other Description	
None		
Street/Alley Type	Street Materials	Street Ownership
Street	Concrete	Public
Does the property adjoin to any external factors?	External Factors Other Description	Has the property been altered or modified specifically to support or facilitate any non-residential, or income producing use?
None		None
Evidence of Dampness, Settlement and Infestation Conditions	Describe the evidence of Dampness, Settlement and infestation conditions	
No		

Site/Common Amenities	Other Site/Common Amenities Description	Site/Common Amenities Sub-Type
Fence, Other	Tool Shed	Fence Selections:
Other Count: 1		Wood

Additional Concerns

Is there a crawl space?	Is there any evidence of a water leak?	
No	No	

Odors	Non-conforming Neighborhood Concerns	Driveway Concerns
None	None	Cracked
Notice of Water Damage	Backyard Concerns	Does the unit have hot water
No	None	Yes
Does the flooring feel even throughout	Flooring Description	Do you notice anything noise on site? Airplanes, trucks, trains, etc.
Yes		No
Noise on Site Description	Is there a swimming pool?	General Inspection Comment
	No	The property appears to be fine but some minor deficiency are detected. The property is located on a Cul-De-Sac street.

Utility Type

Electricity	Water	Sanitary Sewer
Public	Public	Public

2.1 Improvements - Exterior and Interior

Exterior

Structure Type	Building Completion Status	Occupancy Type
Primary Dwelling	Existing	Owner
Accessory Unit	Attachment type	End unit
No	False	
View Type	View Description	
Residential		

Foundation Wall

Foundation Wall Material	Foundation Wall Material Description	Foundation Wall Condition
Concrete		None

Exterior Wall

Exterior Wall Material	Exterior Wall Material Description	Exterior Wall Condition
Other Siding	Wood Siding	None

Gutter and Downspouts

Gutter and Downspouts Material	Gutter and Downspouts Condition
Aluminium	None

Roof

Roof Surface Material	Roof Surface Material Description	Roof Surface Condition
Other Shingle	Asphalt Shingle	None
Roof Age		
10-20 years		

Window

Window Material	Window Material Condition	Window Updates
Single-Pane, Vinyl, Single Hung	None	No Update
Window Update Description	Screens	Storm Sash
		No

Foundation

Foundation type	Sump Pump Indicator
Slab	No

Interior

Heating

Heating Type	Heating Description	Heating Updates
Forced Warm Air		Partially Updated
Heating Update Description	Is heating systems working	Heating Damages/Defects
New heating system installed.	Yes	

Cooling

Cooling Type	Cooling Description	Cooling Update
Central Air		Partially Updated
Cooling Update Description	Is cooling systems working	Cooling Damages/Defects
New cooling system installed.	Yes	

Attic

Attic	Attic Features	Attic Features Description
Yes	Drop Stair	

Washer/Dryer Hookup

True

2.2 Improvements - Rooms

Living Room

Level F1

Interior Floors

Interior Floors Material	Interior Floors Material Condition
Laminate	None

Interior Walls and Ceilings

Interior Walls and Ceilings Material	Interior Walls and Ceilings Condition
Drywall	None

Living Room Photo





Kitchen **Level F1**

Interior Floors

Interior Floors Material	Interior Floors Material Condition
Laminate	None

Interior Walls and Ceilings

Interior Walls and Ceilings Material	Interior Walls and Ceilings Condition
Drywall	None

Appliances	Appliances Other (describe)
Refrigerator, Dishwasher, Range Oven, Fan Hood, Disposal	

Kitchen Countertops Materials	Kitchen Cabinets Quality Rating
Solid Wood	Standard Typical

Kitchen Photo





Half Bath **Level F1**

Interior Floors

Interior Floors Material

Interior Floors Material Condition

Tile

None

Interior Walls and Ceilings

Interior Walls and Ceilings Material

Interior Walls and Ceilings Condition

Drywall

None

Half Bath Photo



Interior Floors

Interior Floors Material

Interior Floors Material Condition

Laminate**None****Interior Walls and Ceilings**

Interior Walls and Ceilings Material

Interior Walls and Ceilings Condition

Drywall, Plaster**None**

Office Photo

**Interior Floors**

Interior Floors Material

Interior Floors Material Condition

Laminate**None****Interior Walls and Ceilings**

Interior Walls and Ceilings Material

Interior Walls and Ceilings Condition

Drywall**None**

Dining Room Photo



Primary Bedroom **Level F2**

Interior Floors

Interior Floors Material

Interior Floors Material Condition

Hardwood

None

Interior Walls and Ceilings

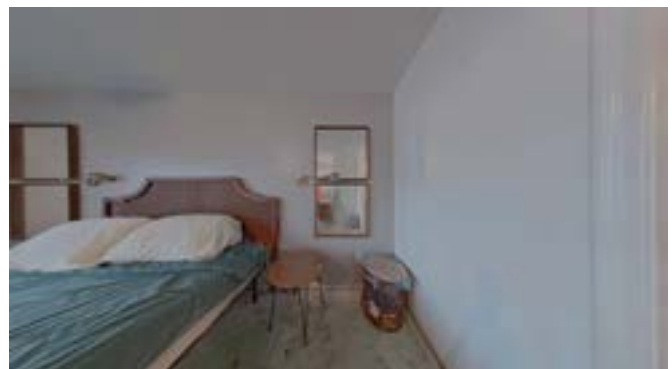
Interior Walls and Ceilings Material

Interior Walls and Ceilings Condition

Drywall, Plaster

None

Primary Bedroom Photo





Primary Bathroom **Level F2**

Interior Floors

Interior Floors Material Interior Floors Material Condition
Tile **None**

Interior Walls and Ceilings

Interior Walls and Ceilings Material Interior Walls and Ceilings Condition
Drywall **None**

Shower/Tub Surround

Shower/Tub Surround Material Shower/Tub Surround Condition
Marble **None**

Primary Bathroom Photo





Bedroom 2 **Level F2**

Interior Floors

Interior Floors Material

Interior Floors Material Condition

Laminate

None

Interior Walls and Ceilings

Interior Walls and Ceilings Material

Interior Walls and Ceilings Condition

Drywall, Plaster, Brick

None

Bedroom 2 Photo



Interior Floors

Interior Floors Material

Interior Floors Material Condition

Hardwood

None

Interior Walls and Ceilings

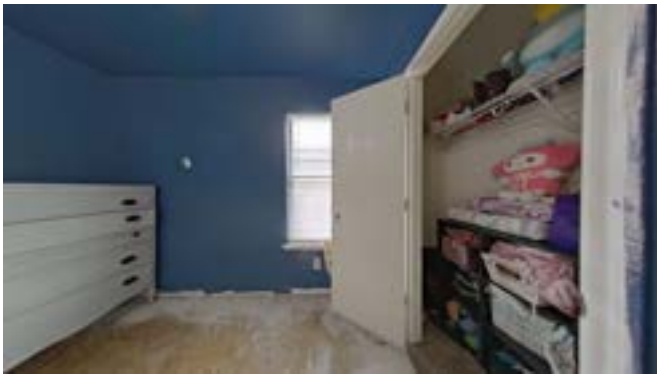
Interior Walls and Ceilings Material

Interior Walls and Ceilings Condition

Drywall

None

Bedroom 3 Photo



Interior Floors

Interior Floors Material

Interior Floors Material Condition

Tile

None

Interior Walls and Ceilings

Interior Walls and Ceilings Material

Interior Walls and Ceilings Condition

Drywall, Wood

None

Shower/Tub Surround

Shower/Tub Surround Material

Shower/Tub Surround Condition

Tile

None

Bathroom 2 Photo



Laundry Room

Level F2

Interior Floors

Interior Floors Material

Interior Floors Material Condition

Tile

None

Interior Walls and Ceilings

Interior Walls and Ceilings Material

Interior Walls and Ceilings Condition

Drywall

None

Laundry Room Photo



Loft **Level F2**

Interior Floors

Interior Floors Material

Hardwood

Interior Floors Material Condition

None

Interior Walls and Ceilings

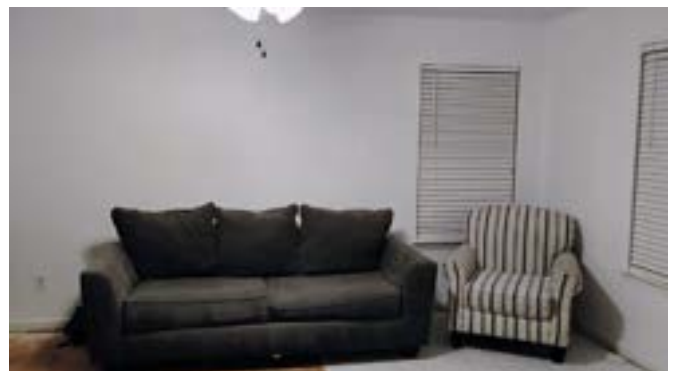
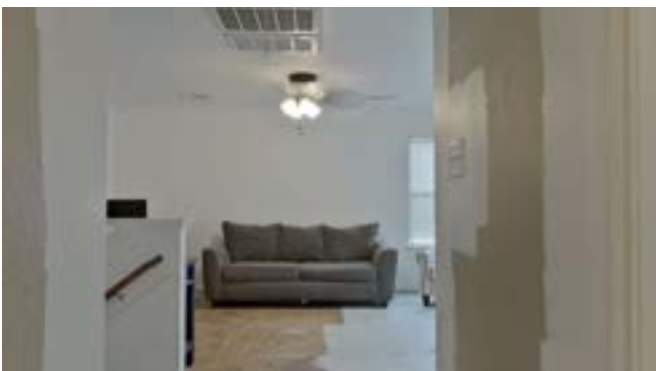
Interior Walls and Ceilings Material

Drywall

Interior Walls and Ceilings Condition

None

Loft Photo





Garage **Level F1**

Interior Floors

Interior Floors Material Interior Floors Material Condition

Unfinished Concrete **None**

Interior Walls and Ceilings

Interior Walls and Ceilings Material Interior Walls and Ceilings Condition

Drywall **None**

Garage Number of Car Garage Square Feet

1 **245**



2.3 Improvement - Summary of Main Structure

Property is not livable Indicator

Property is not livable comment

No

Are there any apparent defects or deficiencies to the electrical, plumbing systems, water or sewer that may cause them to function inadequately for their intended purpose?

Does the property have adequate access, and appropriate systems, for all seasons?

Does the property appear to be constructed to community standards, is not of poor quality, substandard or non-conforming workmanlike manner?

No

Yes

Yes

Is there any apparent fire or water damage that may compromise the livability, safety, soundness, or structural integrity of the property?

No

Structure Amenities

Structure Amenities & count

Other Structure Amenities Description

Patio Selections

Fireplace, Patio, Porch

Concrete Patio

Fireplace Count:1

Porch Selection

Open

Structure Area Summary

Number of stories

2

Finished Area Above Grade Room Count

Finished Area Above Grade Bedroom Count

Finished Area Above Grade Full Bathroom Count

9

3

2

Finished Area Above Grade Half Bath Count

Square Feet of Gross Living Area Above Grade

1

2154

	Area	Finished sq. FT	Bedrooms	Other rooms	Total room	Full Bathroom	Half Bathroom
Floor 1	1224	979	0	4	4	0	1
Floor 2	1175	1175	3	2	5	2	0
Above grade total	2399	2154	3	6	9	2	1

Basement/Below Grade Access	Square Feet of Basement/Below Grade	Basement/Below Grade Percent Finished
	0	
Number of Recreation rooms Below Grade	Number of Bedrooms rooms Below Grade	Number of Full Bathrooms Below Grade
0	0	0
Number of Half Bathroom Below Grade	Number of Other rooms Below grade	
0	0	

	Area	Finished sq. FT	Rec Rooms	Bedrooms	Other rooms	Total room	Full Bathroom	Half Bathroom
Below grade total	0	0	0	0	0	0	0	0

2.4 Additional Structure

None

2.5 Car Storage

Car Storage Indicator

True

Parking Type	Attached to Dwelling?	Surface	Built-In to Dwelling?	Number of space	Is parking covered?	Square Feet
Garage	Yes	Concrete	Yes	1	Yes	245
Driveway	Yes	Concrete	No	1	No	

3. Neighborhood

Property/Neighborhood Location Type

Suburban

4. Repair and Inspection

Required Repairs

There are uneven paint on the foyer, dining room, bedroom 2, kitchen and property left side walls. There are stain on the bathroom 2, half bath and primary bedroom doors. There are stain on the office ceiling and wall. There are uneven paint missing switch plate and unfinish flooring at second floor hallway. Missing base board and unfinish flooring at bedroom 3, primary bedroom and walk-in closet. The property right siding has minor damage. There are cracks on the driveway. Missing base board and unfinish flooring at loft.

Required Inspections

None

Are any parts of the subject property under construction or incomplete?

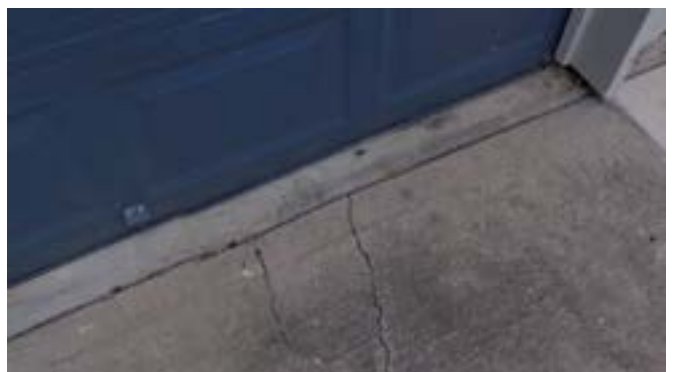
Completed

Additional Repair Photos











5. Property Data Collector Certification

Property Data Collector Name	Profession of Data Collector	Professional License State
Christian Noesi	Real Estate Agent	TX

Property Data Collector Company

Property Data Collector Company Name	Property Data Collector Company Address	Property Data Collector Company Address (City)
Asteroom	20947 Currier Rd SUITE O	Walnut
Property Data Collector Company Address (State)	Property Data Collector Company Address (Zip)	
CA	91789	

Property Data Collector Contact Info

Date of Observation

Property Data Collector Date of
Signature and Report

Capture-service@asteroom.com

2026-01-10

2026-01-12

Property Data Collector Signature

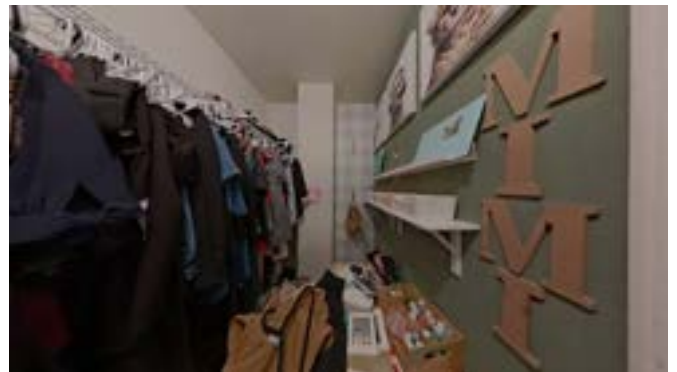
Christian Noesi

6. Additional photos

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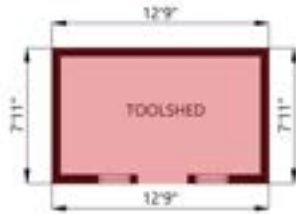


Other Photos

Click to download high definition property photos

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GROSS LIVING AREA: 2,154 sq ft
 FLOOR 1: 979 sq ft, FLOOR 2: 1,175 sq ft
 ADU: 0 sq ft
 ABOVE GRADE FINISHED & NON-STANDARD AREA: 0 sq ft
 BELOW GRADE LIVING AREA: 0 sq ft
 BELOW GRADE FINISHED & NON-STANDARD AREA: 0 sq ft
 ABOVE GRADE UNFINISHED AREA: 346 sq ft
 GARAGE: 245 sq ft, TOOLSHED: 101 sq ft
 BELOW GRADE UNFINISHED AREA: 0 sq ft



FLOOR 1



FLOOR 2

GLA total: 2153.805664 sq. ft, excluded areas: 346.166656 sq. ft

Floor1 978.888916 sq. ft

$$\left[\left((17352.45 \cdot -3065.11) - (-2825.11 \cdot 17352.45) + (17352.45 \cdot -3065.11) - (-3065.11 \cdot 17258.45) + (17258.45 \cdot -3121.11) - (-3065.11 \cdot 17258.45) + (17258.45 \cdot -3121.11) - (-3121.11 \cdot 17132.45) + (17132.45 \cdot -2604.11) - (-3121.11 \cdot 17132.45) + (17132.45 \cdot -2604.11) - (-2604.11 \cdot 17499.45) + (17499.45 \cdot -2825.11) - (-2604.11 \cdot 17499.45) + (17499.45 \cdot -2825.11) - (-2825.11 \cdot 17352.45) \right) \cdot 0.5 / 144 \right]$$

Floor2 1174.916626 sq. ft

$$\left[\left((17630.50 \cdot -2604.11) - (-2604.11 \cdot 17997.50) + (17997.50 \cdot -3065.11) - (-2604.11 \cdot 17997.50) + (17997.50 \cdot -3065.11) - (-3065.11 \cdot 17811.50) + (17811.50 \cdot -3065.11) - (-3065.11 \cdot 17743.93) + (17743.93 \cdot -3065.11) - (-3065.11 \cdot 17630.50) + (17630.50 \cdot -2604.11) - (-3065.11 \cdot 17630.50) \right) \cdot 0.5 / 144 \right]$$

-Excluded:Garage 245.000000

$$\left[\left((17571.17 \cdot -3116.72) - (-2876.72 \cdot 17571.17) + (17571.17 \cdot -3116.72) - (-3116.72 \cdot 17424.17) + (17424.17 \cdot -2876.72) - (-3116.72 \cdot 17424.17) + (17424.17 \cdot -2876.72) - (-2876.72 \cdot 17571.17) \right) \cdot 0.5 / 144 \right]$$

-Excluded:Toolshed 101.166664

$$\left[\left((17308.51 \cdot -2349.46) - (-2444.80 \cdot 17308.51) + (17308.51 \cdot -2349.46) - (-2349.46 \cdot 17461.30) + (17461.30 \cdot -2444.80) - (-2349.46 \cdot 17461.30) + (17461.30 \cdot -2444.80) - (-2444.80 \cdot 17308.51) \right) \cdot 0.5 / 144 \right]$$

STATEMENT OF LIMITING CONDITIONS

CONTINGENT AND LIMITING CONDITIONS: The data collector's certification that appears in this report is subject to the following conditions:

1. The data collector will not be responsible for matters of a legal nature that affect either the subject property or the title to it
2. The data collector will not give testimony or appear in court because of this assignment unless specific arrangements to do so have been made beforehand
3. The data collector has noted in the report any observed adverse conditions (such as, but not limited to, needed repairs, the presence of hazardous wastes, toxic substances, pest infestation, structural problems, mechanical problems, or habitability issues) and makes no guarantees or warranties, expressed or implied, regarding any unobserved conditions. Because the data collector is not an expert in the field of environmental hazards, pests, structural integrity or mechanical systems, this report must not be considered as an environmental assessment, pest inspection, or engineering report.
4. The data collector obtained the information and estimates that were expressed in this report from sources that he or she considers to be reliable and believes them to be true and correct. The data collector does not assume responsibility for the accuracy of such items furnished by other parties.
5. The data collector will not disclose the contents of this report to any individual or party other than the client or intended user, except as required by law or as directed by the client

DATA COLLECTOR'S CERTIFICATION:

I certify that, to the best of my knowledge and belief:

1. The statements of fact contained in this report are true and correct
2. In the development of this report I have obtained adequate information to support my unbiased professional conclusions
3. Any intentional or negligent misrepresentation(s) contained in this report may result in civil liability and/or criminal penalties including, but not limited to fine or imprisonment or both under the provisions of Title 18, United States Code, Section 1001, et seq., or similar state laws
4. When the data collection was completed onsite as designated under data collection type - I have performed a complete visual data collection of the interior and exterior areas of the subject property. I reported the condition of the improvements in factual, specific terms, I identified and reported physical deficiencies that could affect the livability, soundness or structural integrity of the property. When the data collection was completed virtually as designated under data collection type - In completion of this assignment I have utilized video technology sufficient to perform a complete and adequate visual data collection of the interior and exterior areas of the subject property. I reported the condition of the improvements in factual, specific terms, identified and reported the physical deficiencies that could affect the livability, soundness or structural integrity of the property.
5. My compensation is not contingent on an action or event resulting from the conclusions or use of this report
6. The information used as the basis of the conclusions within this report is adequate and deemed reliable by the data collector
7. I have adequate knowledge, training and competency to complete this assignment
8. I have not withheld any information relevant to this assignment
9. I have no present or prospective interest in the property that is the subject of this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my conclusions within this report, on the race, color, religion, sex, age, marital status, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property or on any other basis prohibited by law.
10. My employment and/or compensation for performing this assignment or any future or anticipated assignments was not conditioned on any agreement or understanding, written or otherwise, that I would report a predetermined specific outcome that favors the cause of any party, or the attainment of a specific result or occurrence of a specific subsequent event (such as approval of a pending mortgage loan application)
11. The lender/client may disclose or distribute this report to: the borrower; an appraiser to utilize in the completion of an appraisal assignment; another lender at the request of the borrower; the mortgagee or its successors and assigned; mortgage insurers; government sponsored enterprises; other secondary market participants; data collection or reporting services; professional appraisal organizations; any department, agency, or instrumentality of the United States; and any state, the District of Columbia, or other jurisdictions; without having to obtain the data collector's or supervisor appraiser (if applicable) consent. Such consent must be obtained before this report may be disclosed or distributed to any other party (including but not limited to, the public through advertising, public relations, news, sales, or other media).
12. If this report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this report containing a copy or representation of my signature, the report shall be as effective, enforceable and valid as if a paper version of this report were delivered containing my original hand-written signature
13. I understand that if there is any person or event that interferes with my independence in conducting fair and accurate property data collection, I can file a complaint to legal@asteroom.com

S7 Appliance Evaluation

Customer File Number: PDR_10031990

Address: 2630 Skyview Ridge Ct , Houston , TX 77047

Created: 01-11-2026

Source7 Property UID: f3ae54cb-8e98-4660-986b-a40ddba872a0

Appliances Reviewed

Appliance	Brand	Age	Remaining Life	Risk Score	Recalled?
Water Heater - Electric	Rheem	5.58 yrs	8.42 yrs	3.5	No
Air Conditioner	Goodman	3.83 yrs	17.07 yrs	2.4	No

Appliances

Rheem Water Heater - Electric

Product Type Water Heater - Electric
Brand Rheem
Model # XG40S06EC34U0
Serial # Q232043720

Date Manufactured June 2020
Product Age 5.58 years
Typical Expected Life 14.00 years

Estimated Remaining Life 8.42 years
Is Product Recalled No



Manufacturer's Label



Product Images



Goodman Air Conditioner

Product Type	Brand	Model #	Serial #
Air Conditioner	Goodman	GSX140481KE	2203158788

Date Manufactured	Product Age	Typical Expected Life
March 2022	3.83 years	20.90 years

Estimated Remaining Life	Is Product Recalled
17.07 years	No



Manufacturer's Label



Product Images



