



Visit Summary

PROPERTY		VISIT DETAILS	
Client	Robert & Susan Bennett	Visit Date	Saturday, March 14, 2026
Address	42 Lakeshore Drive Sparta, NJ 07871	Arrival Time	10:47 AM
Property Type	Single-family lake home	Departure Time	11:38 AM
Visit Frequency	Twice monthly (Standard Plan)	Weather	38°F, overcast, light wind
Last Occupied	December 28, 2025	Inspector	Kathleen Davis

Overall Status

No urgent issues found.

Two minor items noted for your awareness (see Findings, page 4). Home is secure, all systems functioning, and ready for your return.

ALL CLEAR

At a Glance

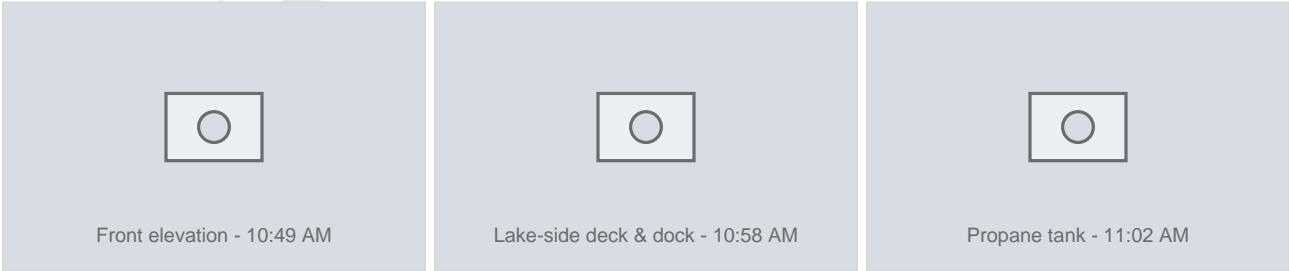
Exterior ✓ Secure	Interior ✓ Secure	Plumbing ✓ No leaks	HVAC ✓ Functioning
Electrical ✓ Normal	Appliances ■ See note	Pests ✓ None observed	Mail / Packages ✓ Collected

A note from Kathleen: Hi Bob and Susan — another quiet visit at the lake house. The thaw is well underway and the yard is draining nicely. I reset the thermostat down to 58°F as you requested and confirmed the sump pump is cycling properly after yesterday's rain. Two small items inside to flag for you — nothing urgent, full detail on page 4. See you in two weeks!

Exterior Inspection

Item	Status	Notes
Front door & locks	✓ Secure	Deadbolt engaged. No signs of tampering.
Rear / lake-side doors	✓ Secure	Sliding door locked. Security bar in place.
Windows (all accessible)	✓ Secure	All observed windows closed and latched.
Roof (visual from ground)	✓ Normal	No visible missing shingles. No ice dam residue.
Gutters & downspouts	✓ Normal	Clear. Downspouts directing water away from foundation.
Siding & trim	✓ Normal	No visible damage from recent wind event.
Foundation	✓ Normal	No new cracks or water staining observed.
Deck & railings	✓ Normal	Snow fully melted. Surface dry, no rot observed at posts.
Dock & lake access	✓ Normal	Dock still in winter storage position as left.
Landscaping / yard	✓ Normal	Large branch down near treeline, off lawn — no action needed.
HVAC exterior unit	✓ Clear	Debris cleared from around condenser.
Propane tank (550 gal)	✓ Reading 42%	Above refill threshold. Will flag at 30%.
Exterior lighting	✓ Functioning	Motion lights tested. All operational.
Mailbox & driveway	✓ Cleared	Mail collected, 2 flyers removed from door.

Exterior Photo Documentation





Interior Inspection

Item	Status	Notes
Entry & great room	✓ Normal	Temperature 58°F as requested. No odors or visible issues.
Kitchen — sinks & faucets	✓ No leaks	Ran both faucets. Water pressure normal. Drains clear.
Kitchen — refrigerator	■ See finding #1	Ice maker dispensing water to floor. Detail below.
Kitchen — appliances	✓ Off	Range, oven, dishwasher all off as expected.
All bathrooms (3)	✓ No leaks	Toilets flushed, faucets run. P-traps primed.
Primary bedroom	✓ Normal	Windows secure, no moisture.
Guest bedrooms (2)	✓ Normal	Secure and dry.
Laundry room	✓ Normal	Washer hoses checked. No bulging or weeping.
Basement — general	✓ Dry	No water intrusion after 3/13 rain event.
Basement — sump pump	✓ Cycling	Observed pump activate and drain. Discharge line clear.
Basement — water heater	✓ Normal	No leaks at base. Temperature set to vacation mode.
Basement — furnace	✓ Running	Cycling normally on thermostat call.
HVAC — thermostat	✓ 58°F	Reset per your request (was 62°F prior visit).
Smoke / CO detectors	■ See finding #2	One unit beeping — low battery. Detail below.
Electrical panel	✓ Normal	No tripped breakers.
Signs of pests	✓ None	No droppings, chew marks, or activity.

Findings Requiring Your Attention

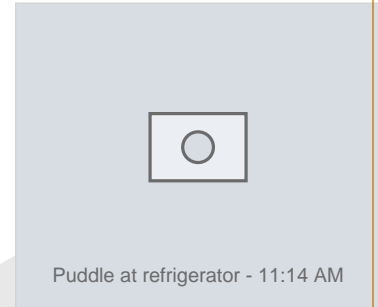
Two items from today's visit are flagged below for your awareness. Neither is urgent. Both include photo documentation, the action I took on-site, and my recommendation for next steps.

FINDING #1 | MINOR Kitchen — Refrigerator Ice Maker

Observed: Small puddle of water (approx. 6 inches) on the floor in front of the refrigerator. Ice maker dispensing line appears to be dripping slowly into the ice bin, which is overflowing.

Action taken: Water cleaned up. Ice maker switched to OFF position at the internal control. Water supply line to the fridge left ON (may be needed for water dispenser).

Recommendation: This is not urgent but will recur if ice maker is turned back on. Likely cause is a stuck fill valve. Happy to coordinate an appliance repair visit on your behalf when convenient — just let me know.



FINDING #2 | MINOR Upstairs Hallway — Smoke Detector Low Battery

Observed: Intermittent chirp from smoke/CO combo unit in upstairs hallway — classic low-battery signal. Tested with remote test button; alarm sounds normally. Detector itself is functioning.

Action taken: Noted unit model (First Alert SCO501CN, 9V backup). Did not replace battery — per our agreement, I don't stock household consumables.

Recommendation: If you'd like, I can pick up a battery and replace it on my next visit (March 28) for my standard concierge rate. Alternatively, your housekeeper can swap it on her next visit.



Tasks Completed This Visit

✓	Full interior and exterior walkthrough
✓	Flushed all toilets and ran faucets (primed P-traps)
✓	Verified sump pump cycle following 3/13 rain event
✓	Reset main floor thermostat to 58°F per your request
✓	Collected mail (placed on kitchen island) and 2 door flyers (discarded)
✓	Cleaned up water on kitchen floor from ice maker leak
✓	Turned off refrigerator ice maker to prevent further drip
✓	Tested motion-activated exterior lights
✓	Confirmed propane tank reading (42%)
✓	Photographed all observed issues and key systems
✓	Reset alarm on departure

Next Scheduled Visit

Saturday, March 28, 2026

Standard twice-monthly inspection. I'll follow up on both findings above and confirm no recurrence of the ice maker leak. If the weather forecast changes significantly between now and then, I'll reach out proactively.

Questions About This Report?

I'm available by phone, text, or email. If you'd like me to coordinate the appliance repair, replace the smoke detector battery, or take any other action before my next scheduled visit, just let me know. I'm happy to help.

Kathleen Davis

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This report is a visual inspection of obvious issues as defined by the National Home Watch Association. It is not a home inspection, engineering survey, or warranty of property condition. Photos and GPS timestamps from this visit are retained for your records and insurance purposes.

THIS IS A SAMPLE REPORT | The Bennetts, the lake house, and the findings above are fictional — created to illustrate exactly what you'll receive after every visit as a Cornerstone client. Ready to get started? Call (973) 922-9557 or visit cornerstonehomewatch.com.