



# SUNSHINE STATE RESIDENTIAL INSPECTIONS

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<https://sunshinestatesbhi.com/>



## HOME WATCH REPORT (SCHEDULED VISIT)

1234 Main Street  
Estero , FL 33928

Mr & Mrs Homeowner

SEPTEMBER 24, 2024



Inspector

**Matt Durst**

Florida Home Inspector License – HI11159

239-839-4742

[info@sunshinestatesbhi.com](mailto:info@sunshinestatesbhi.com)

# TABLE OF CONTENTS

1: Weather Conditions	3
2: Exterior	4
3: HVAC	5
4: Plumbing	8
5: Electrical	11
6: Interior	12
7: Built-in Appliances	13
8: Final Checklist	14
9: Follow Up Information	15

# 1: WEATHER CONDITIONS

## Information

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**INSPECTION / PROPERTY**

**DETAILS: Weather Conditions**

Clear, Humid, Recent Rain, Hot  
(90's and Above)

# 2: EXTERIOR

## Information

### General Exterior Photos: General Exterior Photos



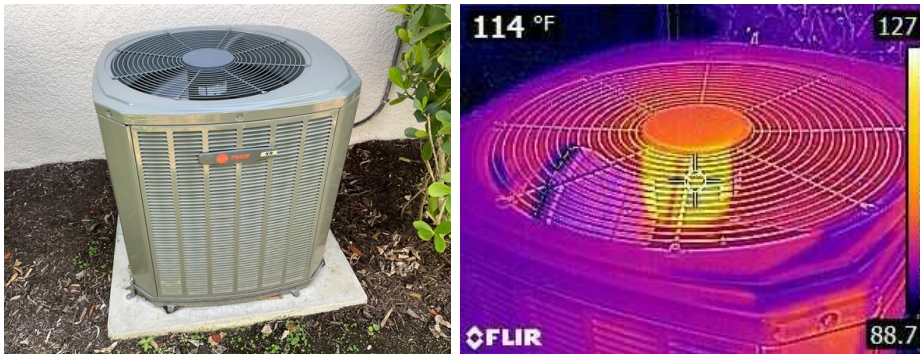


### 3: HVAC

#### Information

##### Equipment: Condenser(s) appears to be working correctly at time of inspection

The exterior unit(s) were inspected visually and tested by ensuring they respond to normal operating controls (at the thermostat), and that conditioned air was produced. The refrigerant lines were inspected at visible portions to ensure no damage was present and that pipe insulation was continuous on the lines. No deficiencies were observed unless otherwise noted in this report.



##### Equipment: Air Handler(s) appears to be working correctly at time of inspection

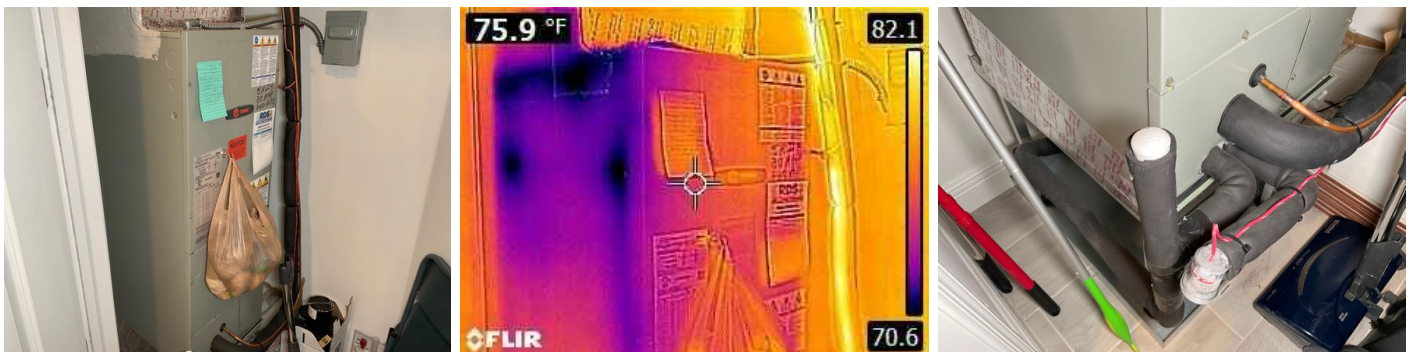
The interior unit(s) were inspected visually and tested by ensuring they responded to normal operating controls (at the thermostat), and that conditioned air was produced. The unit(s) responded to normal operating controls and no indications of deficiencies were observed at the time of inspection, unless otherwise noted in this report.

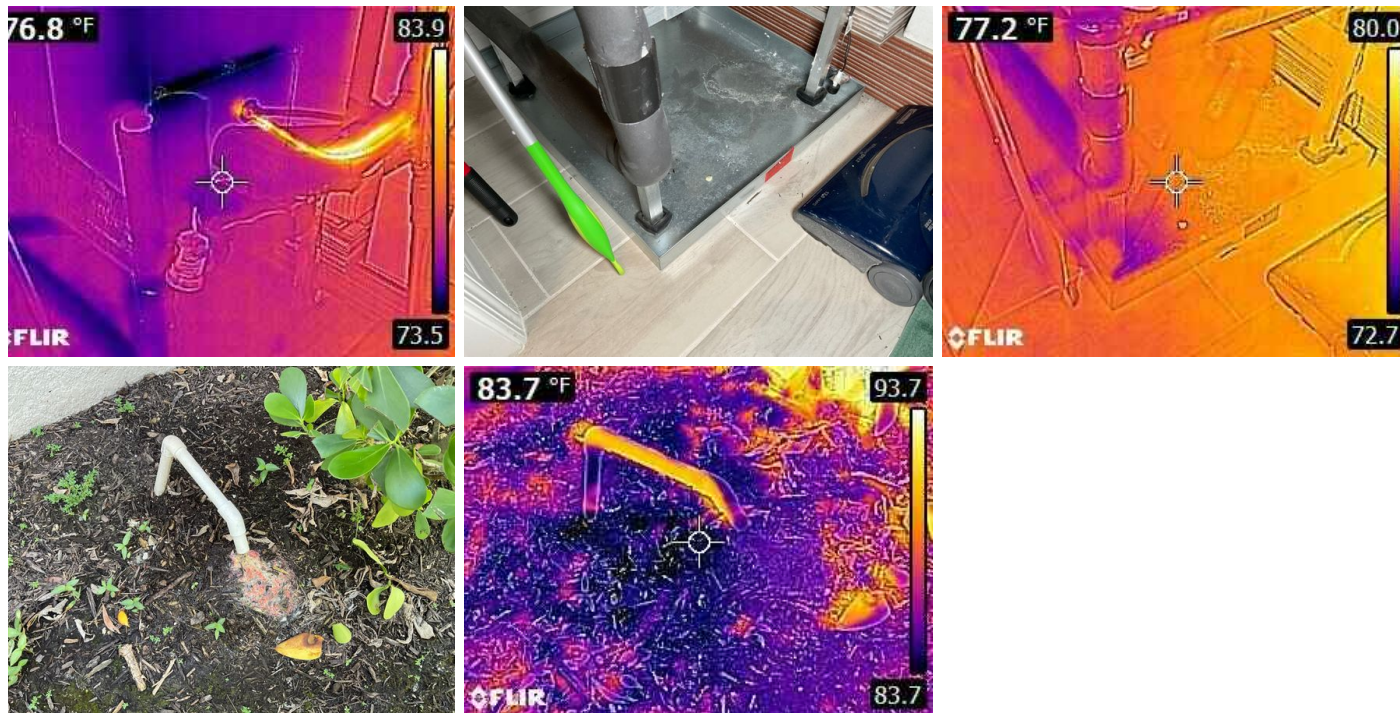
**NOTE: Part of your Air Conditioning System, The Air Handler, is located in the Interior. For Efficient and Economic Operation of the HVAC System, you must ensure that Regular Maintenance is performed.**

**Your HVAC System should be equipped with one or both of the following: 1) A device that will alert you when the Drain is not working properly, or 2) A device that will shut the System down when the Condensation Drain is not working.**

**Because the weather in South Florida is both hot and humid, it is very easy for these condensate drain lines to collect a slimy mixture of dust, mold, and algae. To limit potential damage to your home, and to avoid disruption of service, it is HIGHLY RECOMMENDED that you ensure proper working order of these Devices before each Season of Peak Operation.**

**We can provide assistance with this Maintenance.**





### Equipment: Thermostat appears to be operating correctly

We recommend the following

- For programmable thermostats: Set your A/C to run at 72 degrees for just two hours each morning before sunrise and at 80 degrees the rest of the time.
- For non-programmable thermostats: Set your A/C to run at 77-80 degrees while you are away. If you live in a condo or apartment, set your A/C at 77 degrees.



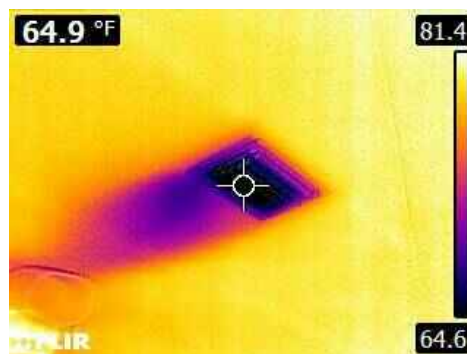
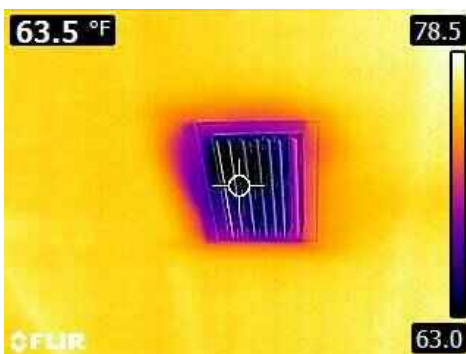
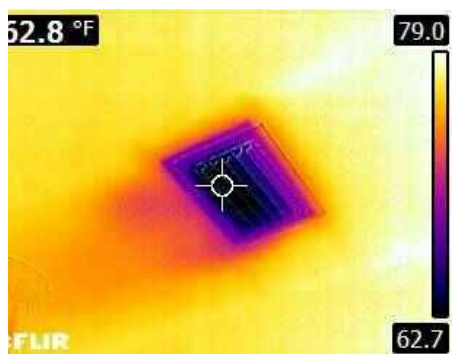
Thermostat Setting at Start of Inspection



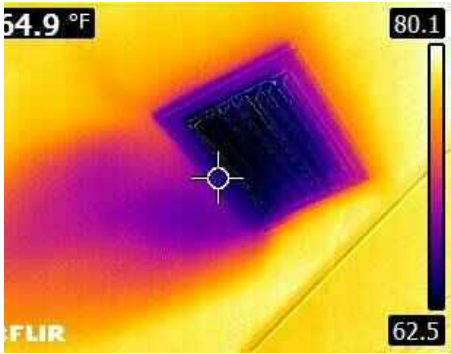
Thermostat at End of Inspection



Relative Humidity Reading







## 4: PLUMBING

### Information

#### Equipment: Main Water Valve

No reportable conditions were observed at the Time of Inspection unless otherwise noted in this report.

Main Water Shut Off Valve appears to be operating correctly at Time of Inspection.

Unless otherwise instructed, at each visit we will operate the Main Water Shut Off Valve.

NOTE: It is always advisable to turn off your water supply before leaving for an extended period of time. Shutting off the water is crucial for protecting your home from water damage through leaks or burst pipes. The last thing you want is to find the house flooded and with a foul smell when you return.



Main Water Valve On During Inspection

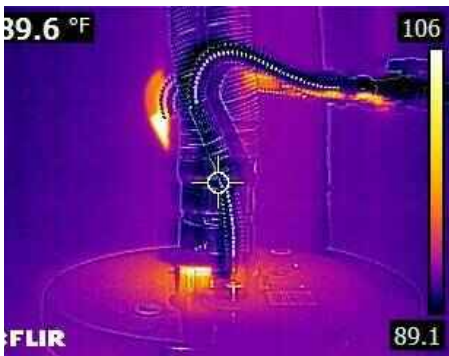


Main Water Valve Off After Inspection



#### Equipment: Water Heater

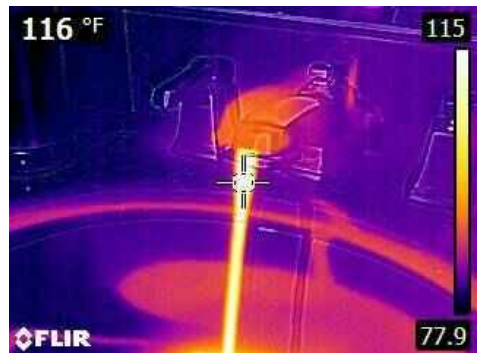
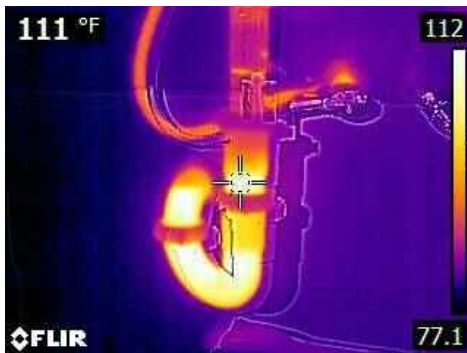
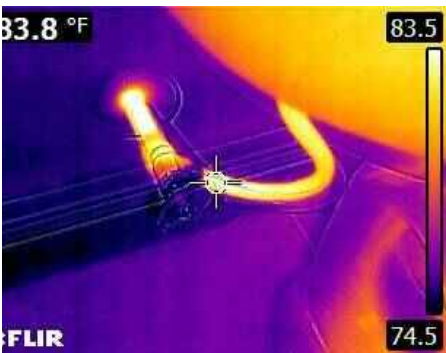
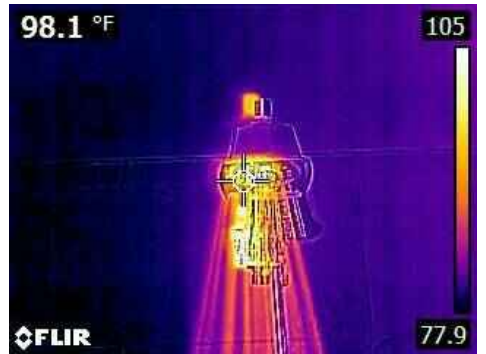
No reportable conditions were observed at the Time of Inspection unless otherwise noted in this report.

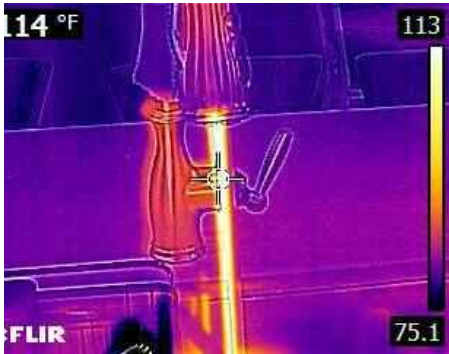
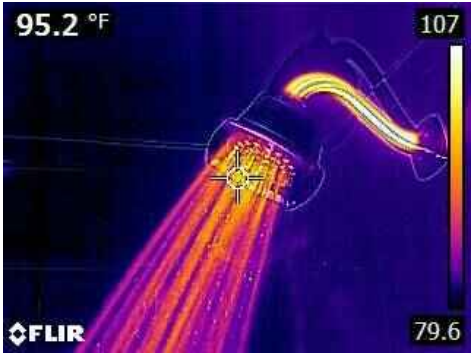
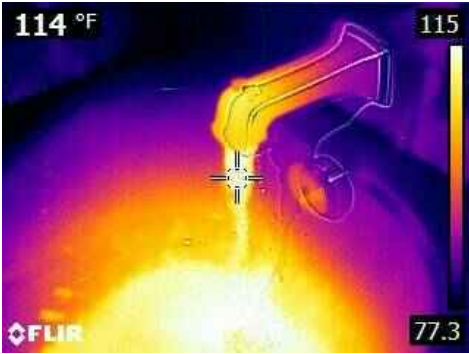
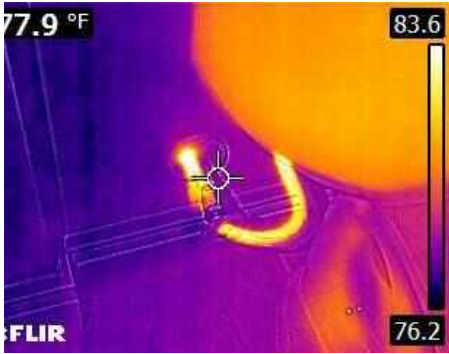


#### Equipment: General Plumbing Photos

No reportable conditions were observed at the Time of Inspection unless otherwise noted in this report.







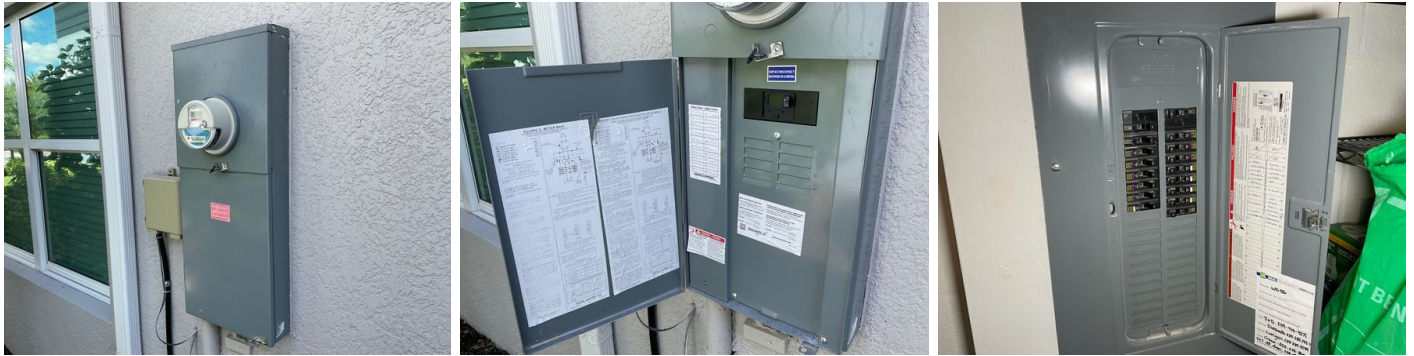
## 5: ELECTRICAL

### Information

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#### Electrical Service Panel Information: Electric Panel(s)

No reportable conditions were observed at the Time of Inspection unless otherwise noted in this report.



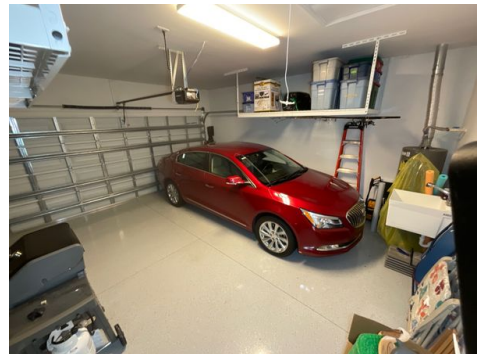
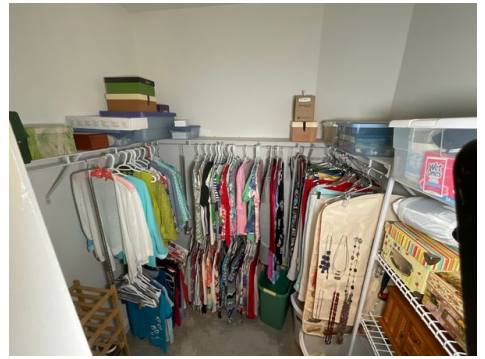
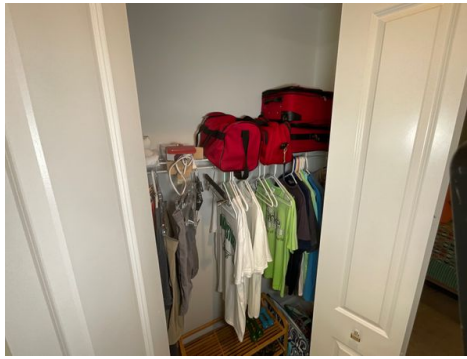


## 6: INTERIOR

### Information

#### General Interior Photos

No reportable conditions were observed at the Time of Inspection unless otherwise noted in this report.

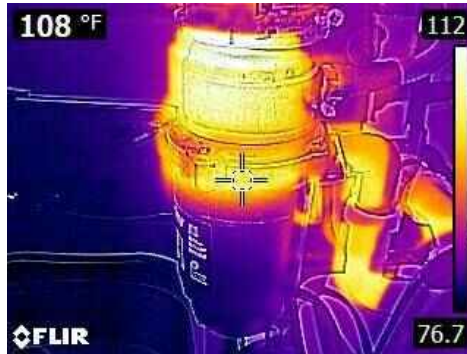


## 7: BUILT-IN APPLIANCES

### Information

#### Equipment: Garbage Disposal appears to be working correctly at time of Inspection

The Garbage Disposal was tested by running it with a steady flow of water through it. No indications of deficiencies were observed at the time of inspection, unless otherwise noted in this report.



#### Equipment: Refrigerator appears to be working correctly at time of Inspection

The refrigerator was operational, at time of inspection.



# 8: FINAL CHECKLIST

## Information

<b>All Exterior Doors Locked?</b>	<b>Thermostat reset to 77 Degrees?</b>	<b>Water Fixtures Turned Off?</b>
Yes	Yes	Yes

**Thank You Mr. & Mrs. Homeowner**

Thank you Mr. & Mrs. Homeowner for trusting us to look after your home. We have made every effort to provide a top quality inspection and report. If you are satisfied with our service, please remember to tell your friends, neighbors and colleagues about us. If we have not exceeded your expectations, please give us the opportunity to work with you to reach a fair resolution. We adhere to the highest standards of the industry and treat everyone with kindness, courtesy, and respect. We are committed to accurately reporting unbiased, impartial, and objective opinions to our clients based on our experience and judgement. These opinions are intended to provide the client with a better understanding of the property conditions as observed at the time of inspection. We are unequivocally committed to honesty, loyalty, and integrity to our clients. We are always a phone call away. We look forward to continuing to provide any support you may require.

Sincerely  
Matt & Carmen



## 9: FOLLOW UP INFORMATION

### Information

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#### Understanding the Home Watch Inspection **\*PLEASE READ THIS SECTION CAREFULLY, IT IS VERY IMPORTANT**

A Home Watch is not a Home Inspection. The National Home Watch Association describes Home Watch as ***“a visual inspection of a home or property, looking for obvious issues.”*** is not intended to and does not identify all problems. We work hard to identify most deficiencies ; Minor, Major and those that are simply Maintenance. We will set aside as much time as you need to explain anything you have questions about the findings. Understanding the scope and limitations of a Home Watch service will help you appreciate the risks that remain after the inspection. The following statements will help you set realistic expectations about our Home Watch Services.

1. We Inspect the Exterior to ensure all entrances are secure; visual check for evidence of forced entry, vandalism, theft, or damage; check outside faucets and hoses for leaks; removal of newspapers, flyers, packages, mail and other evidence of non-occupancy; visual inspection of roof & gutters from the ground; visual inspection of yard/landscaping to assure regular maintenance; check that irrigation clock/system reflects accurate time.

2. We Inspect the Interior for signs of theft, vandalism, damage or other disturbance; check that all windows and entryways are secure; check security system is set and working properly; check inside lighting timers set accordingly; visual inspection of all HVAC serviced areas for signs of pest or unusual insect activity; note any unusual odors; visual inspection of walls, ceilings, windows, tubs, showers for evidence of water damage, leakage, mold or mildew; check that thermostat is set at correct temperature; check that freezers, refrigerators & disposals are working; visual check of hot water heater & A/C pans, check Electric Service Panel for tripped breakers or evidence of power surge; reset clocks & timers as needed.

#### Photo Documentation- WHY SO MANY PICTURES?

Your Home, Your Property and Your Personal Belongings are meaningful and valuable assets.

Regardless of the type of insurance coverage you have, maintaining an up to date photo inventory of your property's contents will assist you if a disaster strikes. Your photo inventory will help you prove the **CONDITION & VALUE** of what you own, which could speed your claim processing, and will provide documentation for tax deductions you can claim for your losses.

High-quality photos that include a lot of information serve as the best evidence in an insurance claim case.

Keep in mind that an insurance adjuster might still assert themselves in taking pictures as well, but having your own before and after photos of the damage will give your case a stronger foundation to stand on.



#### About Thermal Imaging

Note: A Thermal Imaging camera may be used as a means of evaluating certain suspect issues or systems. Any anomalies found are always verified by other means such as a moisture meter. Moisture must be present for infrared thermography to locate its existence. During dry times a leak may still be present but undetectable if materials have no moisture present. **Thermal Imaging is not X-ray vision, cannot see through walls and cannot detect mold.** An infrared camera may be used for specific areas or visual problems, and should not be viewed as a full thermal scan of the entire home.

#### Inspection Follow-Up

**Remember that the primary objective of a Home Watch Inspection is to protect and keep safe your Home as well as identify and document major deficiencies. Feel free to reach out once you have completed reading this report. At that time we will be happy to answer any questions you may have or provide clarification. Non-acknowledgement implies that you understood all information contained in this report.**

**\*\*This report is proofread before sending it out, but typographical errors may be present. If any errors are noticed, please feel free to contact us for clarification.**