

#### THE WILLIAM WINSTON GROUP, LLC.

19 MEADOWOOD LANE EAST FALMOUTH, MA 02536 WWW.WILLIAMWINSTON.COM

#### **Home Watch performed for:**

Your valued name here Report #: 00000

#### **Address:**

Your address here
West Falmouth, MA 02547
Report started at:
09/30/2019 @ 7:21am
Report completed at:
09/30/2019 @ 7:48am

#### **Home Watch performed by:**

Kevin W. Lolley

**Disclaimer:** The information contained within the following Home Watch Report is accurate as of the time of the Home Watch Report. Kevin W. Lolley does not accept any responsibility and/or liability for any consequences from the use of the information contained.

**Definition of term "good"**: For the purposes of this report the term "good", when used in reference to the condition of specific items, is defined as free from obvious external visual physical damage or mechanical damage.

**Confidentiality Statement:** To maintain the integrity and credibility of the Home Watch service and to protect all parties involved, it is understood that the Home Watch representative will not divulge, to any unauthorized persons, information obtained during this Home Watch visit unless authorized to do so in writing by "your name here" or legally obligated to do so.

**Verification of Visit:** A Home Watch visit has been conducted per the above specified orders for this property located at "your address here". Kevin W. Lolley has documented this visit with a time stamped GPS verification photo below as proof of services rendered in accordance with the agreed upon Property Management Agreement dated 9/30/2019. All information contained within this summary report is accurate as of the reporting date and time.

# **Grounds of Property**

Inquiry	Reply	Particulars (if needed)
Are the driveway and property entrances clear?	Yes	
Is the yard and landscaping in good condition?	No	Visible damage to lawn by a vendor. I state that is was a vendor as a handful of grass seed was thrown on area.
Are all sheds and/or detached buildings in good condition?	Yes	Note: Pool house in unlocked.
Are there any downed trees or major limbs since the last report?	Yes	Older trees are down near the water. (Image in Appendix A)
Does the property appear to be occupied at first glance?	No	All blinds are drawn.
Does it appear that the property has NOT been visited/occupied since the date of last inspection (check for visible tire tracks, footprints or noteworthy signs of trespass)?	Yes	No visual signs of trespass.

### **Main House Exterior**

Inquiry	Reply	Particulars (if needed)
Is the roof in good condition and free of ice dams or other visual causes for concern?	Yes	
Is the siding and trim of the structure in good condition?	Yes	In my opinion a gutter drainage pipe was not properly terminated, thus water is running down the exterior siding to the left of the front door. (Image in Appendix A)
Do all exterior security lights perform as they should?	Yes	
Are all the windows intact and secured?	Yes	

Are all the doors intact and	Yes	
secured?		

#### **Main House Interior**

Inquiry	Reply	Particulars (if needed)
Second floor temperature	76 degrees F	
Main floor temperature	76 degrees F	
Lower level temperature	76 degrees F	
Are all rooms of the home	Yes	
secure and free of noticeable		
issues (floors, walls, ceilings		
& interior doors)?		
Are all interior lights	Yes	
functional?		
Is the attic dry and free of	Yes	
any environmental damage?		

# **HVAC, Plumbing & Electrical Systems**

Inquiry	Reply	Particulars (if needed)
Are there any active systems	Yes	Water supply to home has
in the home (water, heating,		been shut off via basement
cooling)?		supply line.
Is all visual plumbing in	Yes	
working order and free of		
visual leaks (under sinks,		
toilets, dishwasher,		
fridge/freezer)?		
Current water meter	29285 cubic feet	Image in Appendix A
reading?		
Does the electrical panel	Yes	
appear to be operational		
with no tripped breakers?		
Current electrical meter	12045 kilowatt hours	Image in Appendix B
reading?		
Is dehumidifier functioning	Yes	
properly and emptied?		
Is the lower level utility area	Yes	
free of environmental		
concerns?		

Do all visible plumbing,	Yes	
heating and cooling systems		
appear to be intact?		
Is dock bubbler functioning	N/A	
properly and clear of debris?		
Is the pool pump functioning	Yes	
properly and filter cleared of		
debris?		

# Security & Environmental Alarms

Inquiry	Reply	Particulars (if needed)
Does this home have a	Yes	
security system?		
Does this home have internal	Yes	
security cameras?		
Does this home have external	None visible	
security cameras?		
Is the security system and	Yes	
applicable security cameras		
in working order?		
Are all smoke alarms in	Yes	
working order?		
Are all carbon monoxide	Yes	
detectors in working order?		

## **Garage & Mercedes**

Inquiry	Reply	Particulars (if needed)
Is garage door and garage lighting operational?	Yes	
Was Mercedes started and	Yes	
allowed to run at idle for five	103	
minutes?		
Odometer reading on	67,370 miles	Image in Appendix A
Mercedes?		

THANK YOU FOR ALLOWING US THE OPPORTUNITY TO EARN YOUR BUSINESS.			
Signature of authorized repr	resentative of The William Winston	Group, LLC.	
X			
Date: Time:			
Kevin W. Lolley	508-524-6720	kevinlolley@hotmail.com	

# Appendix A

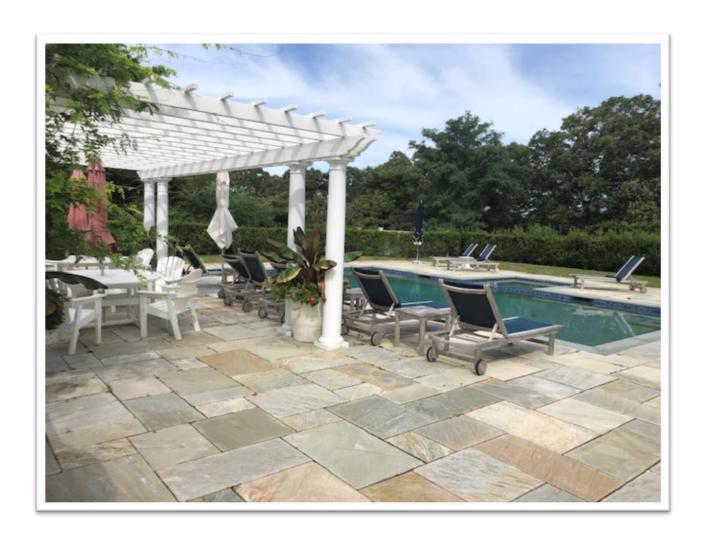






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