



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 secured?	Yes	
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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 secure and free of noticeable issues (floors, walls, ceilings & interior doors)?	Yes	
Are all interior lights functional?	Yes	
Is the attic dry and free of any environmental damage?	Yes	

HVAC, Plumbing & Electrical Systems

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

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

Security & Environmental Alarms

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

Garage & Mercedes

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

THANK YOU FOR ALLOWING US THE OPPORTUNITY TO EARN YOUR BUSINESS.

Signature of authorized representative of The William Winston Group, LLC.

X _____

Date: _____ Time: _____

Kevin W. Lolley

508-524-6720

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Appendix A





Kevin W. Lolley

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