ESTATE & MARINE
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HOME WATCH VISIT REPORT

Client and property	Visit details
Client: John Smith **Property:** 100 Main Street **Type:** SFH	**Report:** EM-2026-001 **Date:** September 4, 2026 **Arrival:** 8:30 AM **Departure:**

Indoor temperature	Indoor humidity	Thermostat mode	Setpoint
78 °F	46 %	Cool	78 °F

Summary: 1 concern noted: POOL / SPA EQUIPMENT.

Exterior of property, lanai, garage and vehicle

Inspection performed	Result
MAIL: Checked incoming mail. Community mailboxes checked if applicable and specifically requested by the client.	Completed
DRIVEWAY AND ENTRYWAY: Checked for weeds, mold growth, accumulated newspapers or packages, and overall condition.	Completed
DAMAGE AND VANDALISM: Inspected accessible exterior perimeter for visible storm damage, vandalism, and signs of forced entry at all doors and windows.	Completed
LANDSCAPING: Checked the visible condition of the lawn, shrubs, and trees for unhealthy or overgrown areas.	Completed
POOL / SPA EQUIPMENT: Inspected accessible pumps, filters, and valves for visible leaks, unusual noise, and proper operation.	Concern
POOL CONDITION: Inspected pool clarity, surface debris, and water level relative to the skimmer opening.	Completed
LANAI AND POOL CAGE: Inspected screened enclosure, ceilings, walls, and flooring for visible damage, tears, or structural concerns.	Completed
GARAGE: Conducted visual inspection of overhead doors, walls, and floor for storm intrusion, forced entry, and insect or pest activity.	Completed

Comments and observations

> Water leakage observed near the pool filter housing seam beneath the retaining band. Photos taken to document the affected area.

Interior of property

Inspection performed	Result
HVAC THERMOSTAT: Checked that the thermostat display appeared to be working. Noted any apparent battery issue.	Completed
HVAC SETTINGS: Checked or adjusted thermostat and humidistat settings according to client instructions. Attached a photo of the settings.	Completed
HVAC FILTER: Checked accessible return air filter(s) for dirt buildup. Filters replaced upon client request, subject to standard reach and safety limits.	Completed
COLD AIR: Checked whether accessible vents appeared to be blowing cool air. Noted inaccessible vents or checks not performed.	Completed
ELECTRIC PANEL: Checked accessible electric panel for any visibly tripped breakers or signs of overheating.	Completed
WATER HEATER: Checked or set the water heater according to client instructions, including the breaker or vacation setting when applicable.	Completed
SINKS, TUBS AND SHOWERS: Ran water in sinks, tubs, and showers where applicable; checked under sinks and accessible plumbing for visible leaks.	Completed
SINK DISPOSAL: Tested the garbage disposal for proper operation and leaks, where authorized.	Completed
ICE MAKER: Checked the ice maker is turned off and emptied the ice bin, as applicable.	Completed
TOILETS: Flushed toilets to refresh trap water, checked for leaks, and cleaned waterline ring/stains as needed.	Completed

DOORS AND WINDOWS: Inspected all accessible exterior doors and windows to verify they are fully closed, latched, and secured.	Completed
CEILINGS: Inspected accessible ceilings, including inside closets, for active leaks, water intrusion, or visible stains.	Completed
MOLD AND ODORS: Checked accessible interior areas for visible mold-like growth, microbial residue, or unusual odors.	Completed
INSECTS AND RODENTS: Inspected accessible baseboards, cabinets, and interior corner areas for visible signs of pest, insect, or rodent activity.	Completed
SPECIAL REQUESTS: Completed agreed client-specific instructions or requests. Described the outcome in the comments.	N/A
WATER ON AND OFF: Turned ON the main water supply valve upon arrival and turned OFF prior to departure, unless otherwise instructed. Departure valve position recorded and photo attached.	Completed

Comments and observations

> The upstairs A/C filter was replaced. No additional issues were observed during this visit.

Inspection photos

Photo 1	Location and observation
	Water leakage observed near the pool filter housing seam beneath the retaining band. Photos taken to document the affected area.

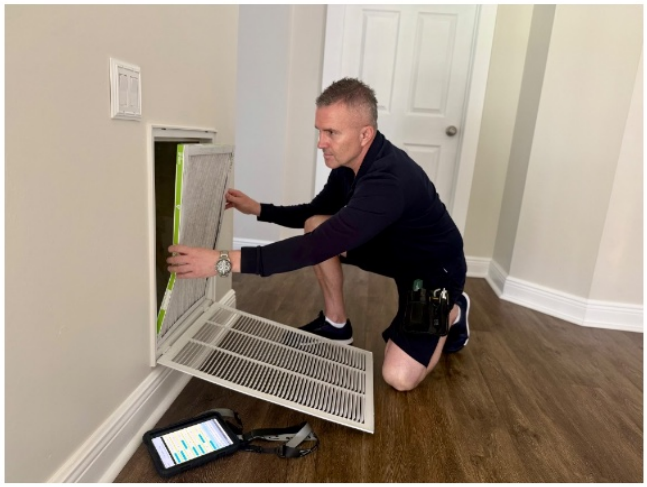
Photo 2	Location and observation
	The upstairs A/C filter was replaced. No additional issues were observed during this visit.

Photo 3	Location and observation
	The main water supply was turned off upon leaving the property.

Visit scope

Home Watch is a visual inspection of a home or property looking for obvious issues.

Results reflect accessible areas and authorized checks during this visit. “Completed” means the described check was performed; it does not guarantee system condition. Describe concerns, checks not completed, prior observations, and any client notification in the comments.