Phoenix Second Home Watch - Home Visit

██████████ **Complete**

Sample property ██████████

Conducted on 03/01/2023 8:50am 2 Mar 2023 8:26 AM MST

██████████ ████

██████████ ██████

Photo 1

Disclaimer

This report documents our visual inspection of your property looking for obvious issues. Everything documented is what was observed at the time of the report.

Home Exterior

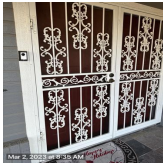**Examine property for broken windows, forced entry or vandalism**

Photo 2

OK

Check screens or porch enclosures for signs of damage

Photo 3

OK

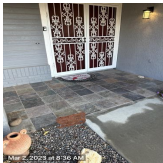**Remove newspapers, flyers, packages and debris from front walkway and/or patio and sweep if necessary**

Photo 4

OK

Does this property have a yard or landscaping?

Yes

Check property for erosion or drainage problems

Photo 5

OK

Check for damage caused by fallen trees or limbs

Limb broken on palo verde tree in backyard

88243709-068A-4497-9E26-B0A2FED957B2-video.mov

Issue

Check if landscape maintenance has been performed

OK

Photo 6

Check property to ensure all yard access is secure	OK

Photo 7

Check outdoor faucets for leakage or covered in cold weather	OK

Photo 8

Photo 9

Does this property have a pool?	No

Check breaker panel	OK

Photo 10

Check for visual pest infestations	OK

Home Interior

Check thermostat for proper settings and operation

<div align="right">OK</div>

Photo 11

At the time of our visit, the inside temperature was:

<div align="right">72</div>

Photo 12

Your thermostat(s) are set to:

<div align="right">72</div>

Examine all doors, windows and sliders to ensure they are locked and secure

<div align="right">OK</div>

Photo 13
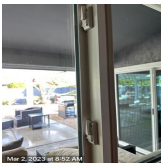

Photo 14

Check refrigerators and freezers are functioning properly and food has not spoiled
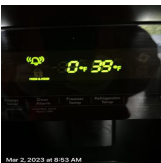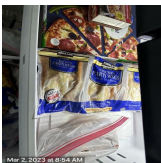
<div align="right">OK</div>

Photo 15

Photo 16

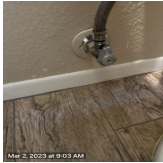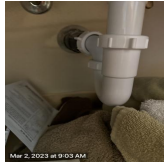### The following appliances were operated:
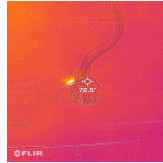
Dishwasher

Garbage Disposal
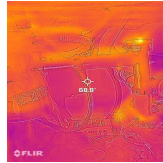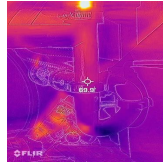
Washing Machine

FE60FF1E-A5F3-4221-B448-79204F1C8894-video.mov

5B982653-4C84-4419-BFDA-70BB0D38C2EF-video.mov

829FF69A-3E8C-4B38-BB54-51C50388A89A-video.mov

Check phone for dial tone and messages	N/A
Operate all faucets and flush toilets	OK

456879AB-BDF3-4B45-94E3-DA6EF1FBA3DF-video.mov

385C2ECA-F32E-44F3-B6A0-F34EAB5A500B-video.mov

Visual check for leaks or stains around windows, ceilings, walks, water heaters, under sinks, around toilets	Issue

Ripple in ceiling is not new-Infrared photo shows no moisture. Infrared photos of all plumbing fixtures show no leaks.

Photo 17   Photo 18   Photo 19   Photo 20   Photo 21   Photo 22

Check Water Softener/Water Filter for leaks and verify salt level	N/A

I can't get at the water softener but there aren't any apparent leaks.

Photo 23

Operate garage door opener to check drive chain mechanism.

5B2D8C43-D0C3-4366-8D7B-35BF73DC9EA2-video.mov

Check irrigation controller is functioning (inside garage only)	N/A
Investigate any noises, alarms, beeps or odors	OK
Turn on lights and fans throughout house	OK

FE350731-B485-46DF-8893-AD5BB7EBBBF4-video.mov

Bulbs on timer lights are checked to insure they are not burned out	N/A
Remove garbage mistakenly left by homeowner	N/A
Check for visual pest infestations	OK

Additional Services

Start and idle or Drive stored autos and vehicles	Yes

2AC72AE4-5DCE-4A9C-9F13-87676913D57F-video.mov

Water specified indoor/outdoor plants	N/A
Collect mail from street mailbox and process as directed	Yes, but all junk mail

197AEAA2-1004-4036-8107-1238B12DDE7C-video.mov

Additional comments

Tree limb damage in backyard was from last night's storm. No other damage was observed.

Signature of Home Watch Inspector

Appendix
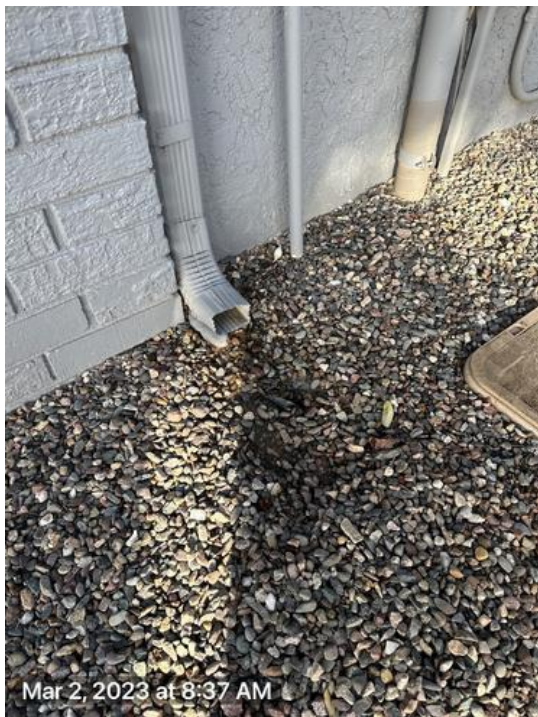

Photo 1

Photo 2

Photo 3

Photo 4

Mar 2, 2023 at 8:37 AM

Photo 5

Mar 2, 2023 at 8:38 AM

Photo 6

Mar 2, 2023 at 8:43 AM

Photo 7

Mar 2, 2023 at 8:44 AM

Photo 8

Photo 9

Photo 10

Photo 11

Photo 12

Photo 13

Photo 14

Photo 15

Photo 16

Mar 2, 2023 at 9:03 AM

Photo 17

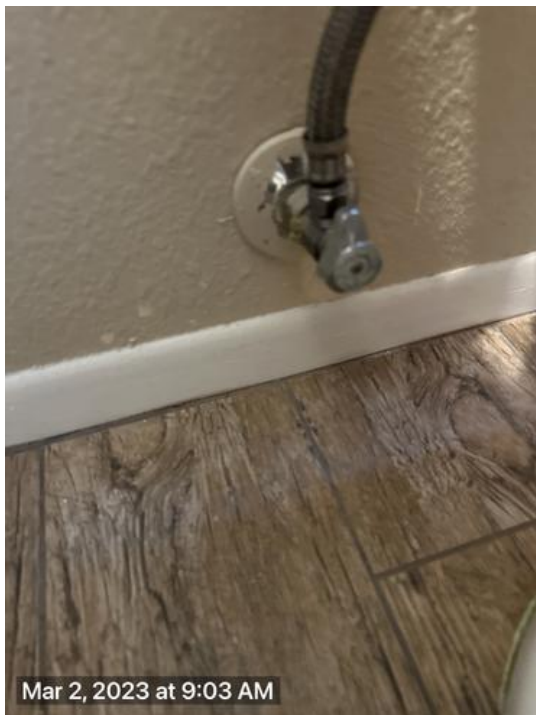Mar 2, 2023 at 9:03 AM

Photo 18

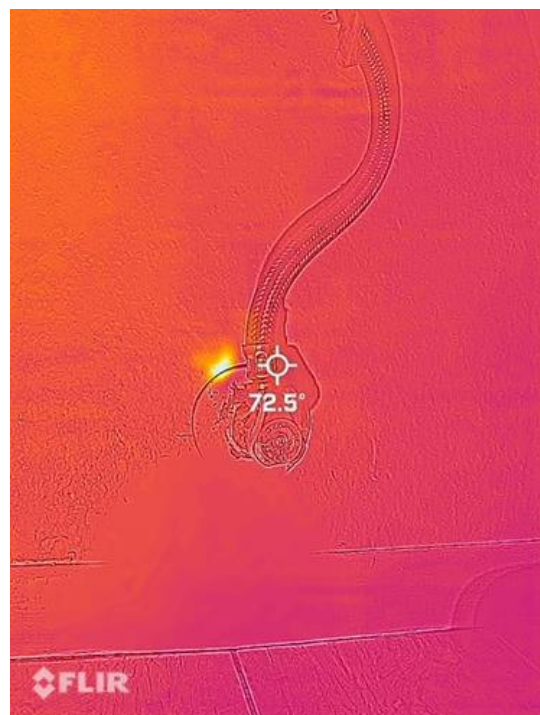Mar 2, 2023 at 9:05 AM

Photo 19

72.5°

FLIR

Photo 20

Photo 21

Photo 22

Photo 23

[88243709-068A-4497-9E26-B0A2FED957B2-video.mov](#)

[FE60FF1E-A5F3-4221-B448-79204F1C8894-video.mov](#)

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[385C2ECA-F32E-44F3-B6A0-F34EAB5A500B-video.mov](#)

[5B2D8C43-D0C3-4366-8D7B-35BF73DC9EA2-video.mov](#)

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