

Home Watch Inspection

A visual inspection of a home or property looking for obvious issues.

We take our job as care taker of your home very seriously. We are insured for liability, errors & omissions, dishonesty bond and have been back ground checked by the National Home Watch Association (NHWA). We are members in good standing accredited with the NHWA, completed Home Watch Boot Camp through the NHWA and we have completed the necessary curriculum to receive the Certified Home Watch Professional certification through the NHWA the highest accreditation available.

Our inspection process begins as we pull up to your property. Is the property well kept, does it look lived in? The inspection process begins with your lawn/landscape care, we will report everything out of the ordinary. We walk around the exterior of your home and property looking for irregularities, drainage issues, gutters,, siding, ripped screens, signs of break in, vandalism, squatters, pest/insect or rodents, turn on the water main, check your out buildings, pool/spa etc. Next we will pick up your mail and any flyers or newspapers that may have been place at the property. Your mail will be handled and placed in the location described/agreed to in the Home Watch Service Agreement/Intake Documents.

The interior inspection consists of viewing every wall/closet/room of your home looking floor to ceiling for leaks, secure windows, secure doors, insects, any irregularities. We run water in all sinks, check under sinks for leaks, run garbage disposal, flush toilets, looking for leaks, run showers, bathtubs, keeping fresh water in all drain traps to prevent smells. Always alert to any signs of mold or water intrusion. Check breaker box for heat or tripped breakers.

We will be placing a thermometer with humidity sensor in your home so we can carefully monitor your A/C system for proper operation while at our inspection. A rise in humidity is the early warning that your A/C is struggling and may need service.(best practices suggest having AC serviced twice per year) We compare your thermostat reading to ours so we can evaluate the A/C system and set temperature for best economy while maintaining interior within best practices readings for humidity/temp., reporting these readings to you on every report. (Humidity between 45-50 is optimal at 60 mold can grow)

Our reporting software has GPS location so you know we were at your home and the report is generated on site with photos. In fact the last photo in each report is the main water valve in the closed/off position. The report is delivered to you via email the day of inspection. We alert you via email and phone call if we think immediate action is required to prevent damage or issue is a security risk.

Beyond the inspection process we are your local contact and key holder. Any time you need us to meet a contractor, delivery person, service provider needing access to your home you can call on us.(Hourly rates as set forth in the Home Watch Service Agreement apply)

We want to make the care of your second home worry free!

You want to enjoy your home while your in town!

Custom Home and Marine Watch is here for you!