

**YOUR BIGGEST INVESTMENT HOMEWATCH SERVICES**  
**(877) 893-0292**

*75-Point Home Visit Inspection Report*

**Client Information**

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**Name(s) of Homeowner(s):** Jim and Bertha Thompson

**Service Date:** 01/24/2023

**Property Address:** 1234 Southern Pkwy Parker, CO 80108

**Phone Contact #:** 727-233-0099 **Phone Contact #:** 727-355-7676

**Email Address:** jimandberth@gmail.com

**Neighborhood Gate Access:** #4545

**Location of Mailbox:** On opposite side of street. **Mail Access Code or Key?** Not applicable

**Mail Care Instructions:** Mail will be forwarded directly to homeowner's other address while away.

**Alarm Code:** 123456789 **Alarm Password:** daisy#1234

**Entry Procedure:** House key located at entry way spot discussed with home manager. Car keys on dining room table.

**Client Special Requests:** Please start up vehicles, golf cart, and follow plant instructions.

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## 75-Point Home Visit Inspection Report

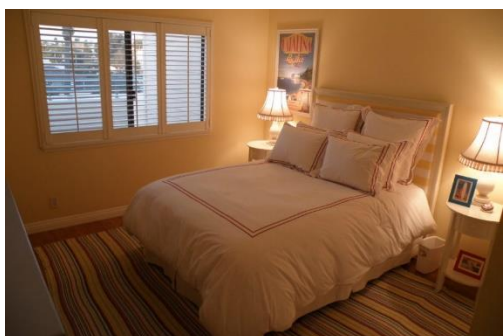
### Exterior: Entry Check

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1. **Trash Container:** Brought In.



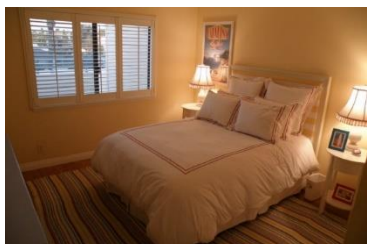
2. **Recycle Container:** N/A



3. **Mail & Package Care:** Mail collected and will be forwarded to homeowner per instructions.



4. **Mail and/or Package Forwarded:** Forwarded 01/25/23 USPS Tracking #: 12345678900



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### Exterior: Vehicle Check

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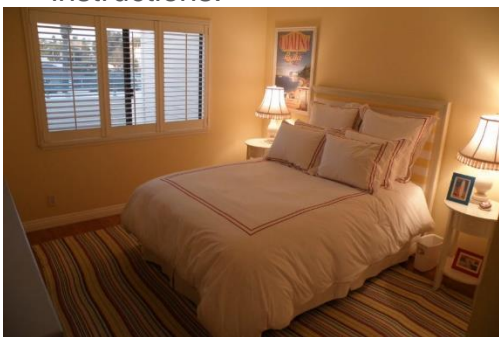
5. **Car #1 Started:** Yes, no issues.



6. **Car #2 Started:** N/A



7. **Golf Cart Started:** Yes, no issues and followed homeowner's golf cart battery & fluid care instructions.



8. **Other vehicle check?** N/A



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### Exterior: Entry Check

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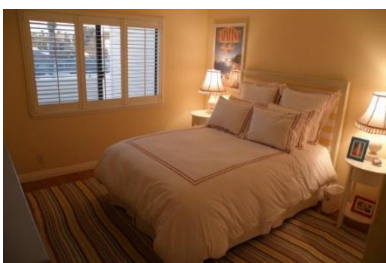
**9. Front entryway:** Entry way cleared of flyer and other solicitations.



**10. Front Gate or Fence Check:** Front gate locked securely.



**11. Front Door, Lock, & Sidelight Windows secure?** No tampering, door and sidelight shutters closed and secure.



**12. Visual check of front lawn?** Grass is a little longer than neighbors' lawns.



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### Interior: Climate Checks

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**13. Alarm System turned on and working properly?** Alarm system deactivated per homeowners instructions perfectly.



**14. Interior Temperature & Humidity Correct?** Yes, interior temperature and humidity readings matched homeowner's instructions.



**15. Any smell of mold or odors?** No distinctive mold or other odor smell.





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### Interior: Room To Room

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**16. Ceilings Check (stains, cracks, leaks, or other issues)?** All ceilings checked in main rooms and bedrooms and no stains, cracks, leaks or other issues spotted.



**17. Walls Check (stains, cracks, leaks, water damage, & other issues)?** All ceilings checked in main rooms and bedrooms and no stains, cracks, leaks or other issues spotted.



**18. Interior Windows (closed, latched, signs of mold, leaks, or tampering)?** All interior windows latched and secure. Blinds closed to ensure no sun damage.



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### Interior: Room To Room

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**19. Interior Lights (all bulbs working, burnt out, changed, no bulbs available, can't be changed due to height)?** All interior lights checked. Dining room chandelier 1 bulb out. Too high to reach and change.



**20. Room Humidifiers?** N/A



**21. Smoke Detectors Check (power light on & no low battery chirping)?** All smoke detectors battery lights on and no chirping.



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### Interior: Room To Room

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**22. Carbon Monoxide Detector Check (power light on, no low battery chirping, test completed)?**



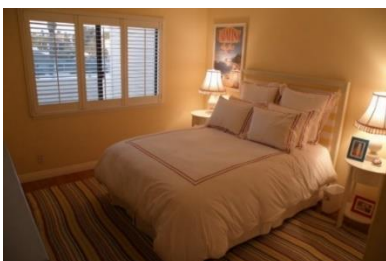
**23. Any sign of insects or rodents?** No sign of insects, rodents, or rodent droppings.



**24. Fireplace Check?** N/A



**25. Clocks need resetting due to power surge or outage?** All clocks correct. No sign of power outage.





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### Interior: Kitchen

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**26. Refrigerator Check (Temperature correct, running smoothly, correct cooling settings, moldy/spoiled food inside, ice maker turned off)?** Outside and inside of fridge checked. No leaks or smells of spoiled food. Ice maker remains in off position.



**27. Freezer Check (Temperature correct, running smoothly, correct cooling settings, moldy/spoiled food inside)?** Outside and inside of freezer checks. No leaks or smells of spoiled food.



**28. Garbage Disposal Check (Passed working test)?** Yes, passed monthly test.



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### Interior: Kitchen

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**29. Dishwasher Check (no visible leaks or drainage issues?)** No visible signs of leak or drainage issues. Water not on to do testing.



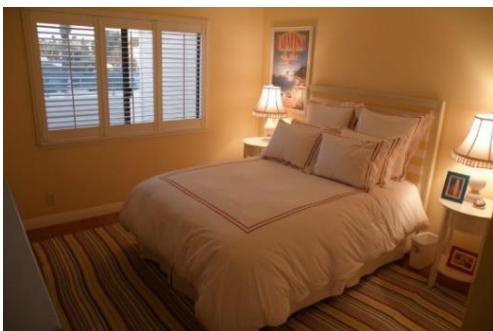
**30. Kitchen Sinks (signs of leaks, water damage, dripping, etc.)?** No leaks or drainage issues found above or below near piping.



**31. Inside & Under Cabinets (insects, rodents, moldy food smells, etc.)?** No sign of insects, rodents, or spoiled food inside and outside kitchen cabinets and floors.



**32. Pantry Check (insects, rodents, moldy food smells, etc.)?** No sign of insects, rodents, or spoiled food inside pantry.



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### Interior: Laundry

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**33. Washer Machine (no visible leaks or turn off valve issues)?** No signs of leaks. Water turned off, so not tested.



**34. Dryer Check (any visible signs of issues)?** No visible signs of issues. Not tested per homeowner instructions.



**35. Laundry Sink (signs of leaks, water damage, dripping, etc.)?** No visible signs of leaks above or near piping. No sign of insects or rodents.



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### Interior: Bathrooms

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**36. Any smell of mold or odors in bathrooms?** No sign or smell of mold or distinctive odors.



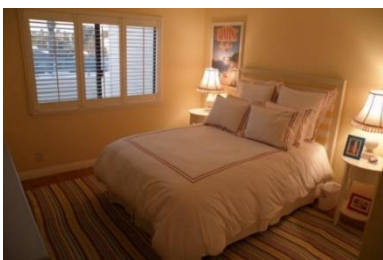
**37. Bathroom Ceilings Check (stains, cracks, leaks, or other issues)?** No bathroom ceilings stains, cracks, leaks, or signs of water damage.



**38. Walls Check (stains, cracks, leaks, water damage, & other issues)?** No bathroom wall stains, leaks, or signs of water damage.



**39. Bathroom Sink: (signs of leaks, water damage, dripping, etc.)?** No visible signs of leaks above or near piping. No sign of insects or rodents.



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### Interior: Bathrooms

**40. Bathroom Shower (leaks, mold, water damage, dripping, insects/rodents)?** No visible signs of leaks, water damage, or mold sight and smell. No sign of insects or rodents.



**41. Bathroom Tub (signs of leaks, mold, water damage, dripping, insects/rodents)?** No visible signs of leaks, water damage, or mold sight and smell. No sign of insects or rodents.



**42. Toilets (flushing properly, continuously running)?** No visible signs of leaking. rodents, or insects. Water turned off, so no testing conducted.





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## Interior: Small Animal Care

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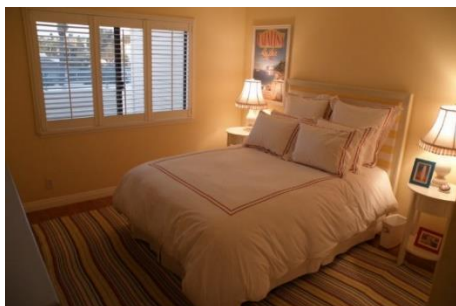
43. Followed Homeowner Cat Care Instructions? Yes.



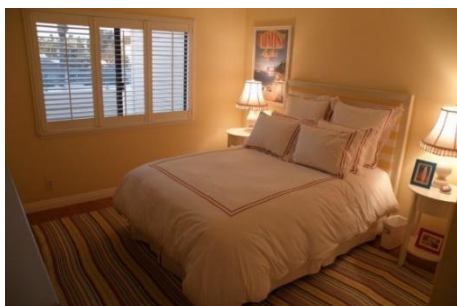
44. Followed Homeowner Fish Care Instructions? N/A



45. Followed Homeowner Aquarium Care Instructions? N/A



46. Followed Homeowner Gerbils/Hamsters Care Instructions? N/A



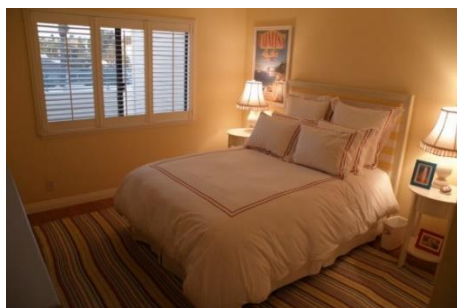
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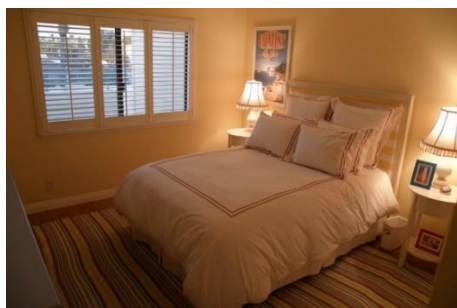
## Interior: Plant Care

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47. Followed Homeowner Plant Care Instructions? Yes



48. Other Small Animal or Plant Care Instructions? N/A



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### Exterior: Lawn Care

**49. Front lawn bushes & trees, fence/gate?** Front lawn grass slightly longer than neighboring yards.



**50. Left side yard lawn, bushes, trees, fence/gate?** Front lawn grass slightly longer than neighboring yards. Tree overhanging onto roof.



**51. Right side yard lawn, bushes, trees, fence/gate?** Front lawn grass slightly longer than neighboring yards.



**52. Back yard lawn bushes & trees?** Same as front lawn, grass slightly higher than neighboring yards.



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## 75-Point Home Visit Inspection Report

### Exterior: Mainframe

**53. Roof Check (leaks inside, shingles missing, overhanging trees, etc.)?** No visible leaks inside or outside home. All shingles in place from visible view.



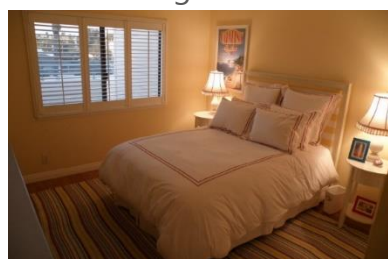
**54. Gutters Check (clogged with leaves, not leading away from home, drainage issues, etc.)?** When looking at home from street, left side of gutters loosely attached because of debris build-up.



**55. Outdoor insect or rodent damage or infestation?** No signs of insect or rodent damage.



**56. Signs of exterior water damage?** Performed 360-degree perimeter walk of home and no visible sign of water damage.



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### Exterior: Mainframe

**57. Exterior Faucets or Hose (faulty closure, leaking uncontrollably, damaged, etc.)?** No visible faulty exterior faucets or hoses.



**58. Exterior Lights (all bulbs working, burnt out, changed, no bulbs available, can't be changed due to height)?** All exterior lights instructed by homeowner to remain on, no issues.



**59. Exterior Windows (closed, latched, signs of mold, leaks, or tampering)?** Completed check of all exterior windows and all securely latched and no signs of tampering.



**60. Exterior A/C unit (unusual sounds, debris cleared away from unit, rodents or insects)?** Exterior A/C fan unit visibly looking to kick on appropriately.





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### Exterior: Mainframe

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**61. Irrigation/Sprinkler System Check?** Irrigation system remains off per homeowner instructions.



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## Exterior: Lanai/Porch – Pool – Outdoor Dwellings

**62. Lanai or Exterior Porch Check (rodents/insects, floor or ceiling cracks, water damage)?** No visible issues with Lanai regarding water damage, insect or rodents, mold, or ceiling/flooring cracks.



**63. Pool Check (clarity, water level, leak, visible cracks, etc.)?** Pool color not clear.



**64. Hot Tub Check (clarity, water level, insects, etc.)?** N/A



**65. Shed or other Outdoor Container (rodents or insects, water damage, mold)?** N/A



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### Exterior: Garage

**66. Exterior Garage Door Check (control lock on, no forced entry, no water damage, no openings for rodents or insects)?** No visible water damage or insects/rodents.



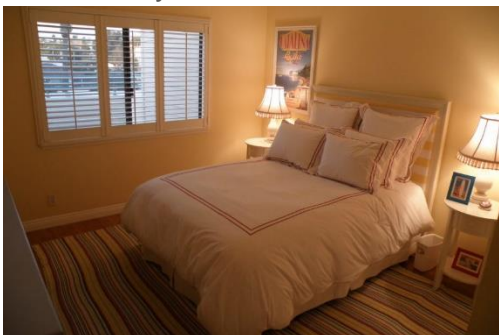
**67. Inside Garage (sign of insects/rodents, water damage, ceiling or wall cracks, unusual visible issues of water damage or smell of mold/mildew).**



**68. Garage Side Doors (secure/locked, no forced entry)?** Garage side door securely locked.



**69. Garage Windows (closed, latched, signs of mold, leaks, or tampering)?** All windows securely locked.



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### Interior & Exterior: Major Appliances

**70. Water Heater Check (working properly, no leaks)?** No visible leaks or corrosion.



**71. HVAC Interior Check (working properly, no leaking, temperature and humidity settings)?** HVAC kicking on appropriately and settings per homeowner instructions.



**72. Electrical Circuit Box Check (anything tripped, unusual noises)?** Inside box check showed no trips or faulty.



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## Homeowner Notes

**73. Other Interior Areas or Interior Issues Not Mentioned?** Yes, see images.



**74. Other Exterior Areas or Exterior Issues Not Mentioned Above?** Yes, see images.



**75. Home Manager suggestions for next visit?** Please leave exterior light bulbs for next visit.

