

Basic Home Watch Checklist

Exterior Inspection Upon Arrival - Visual review and ensure mechanicals are in working order:

- ☐ Visual check for evidence of forced entry, vandalism, theft or damage
- ☐ Visual inspection of yard/landscaping to assure regular maintenance
- ☐ Visual inspection of outdoor light fixtures, fencing, windows, screens, and mailbox
- ☐ Check exterior hose and faucet for leaks
- ☐ Removal of newspapers, flyers, packages, mail and other evidence of non-occupancy
- ☐ Visual inspection of roof and gutters from the ground

Interior Inspection - Visual review and ensure mechanicals are in working order:

- ☐ Inspect for signs of theft, vandalism, damage or other disturbance
- ☐ Check fuse box for tripped breakers or evidence of power surge
- ☐ Turn on water supply if turned off
- ☐ Visual check of hot water heater
- ☐ Visual check of HVAC
- ☐ Check that thermostat is set at correct temperature
- ☐ Document interior temperature levels
 - Garage/Storage: Temp: _____
 - Main Floor: Temp: _____
 - 2nd Floor/2nd Zone: Temp: _____
 - 3rd Floor: Temp: _____
- ☐ Check that all windows and entryways are secure
- ☐ Check security system is set and working properly
- ☐ Check interior and exterior lighting
- ☐ Visual inspection of walls, ceilings, windows, tubs/showers for evidence of water damage, leakage, mold
- ☐ Water flex lines and drains – Run sinks and toilets
- ☐ Garbage disposal(s)
- ☐ Inspect for visible evidence of insects, pests, rodents
- ☐ Visual check of appliances
- ☐ Check that freezers, refrigerators and wine coolers are working
- ☐ Ensure icemakers are in "off" position
- ☐ Check clocks settings - reset if needed
- ☐ Operation of all lights - interior and exterior

Lanai/Pool Inspection - Visual review and ensure mechanicals are in working order:

- ☐ Screen door(s), screens, and cage structure
- ☐ Water level and condition
- ☐ Equipment

Final Tasks Upon Departure of property:

- ☐ Turn off hot water heater
- ☐ Turn off water supply
- ☐ Turn off all lights
- ☐ Enable security system (if applicable) and lock all doors and windows



PROPERTY INSPECTIONS & SERVICES
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Client Name: _____ Address: _____
Date of Arrival: _____ Inspector: _____

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Comments and Photos: