



Report Summary

Report ID	23547
Site	22960 White Oak Lane
QRID	HWSE Client Sample
Time of Completion	1:50 PM Jan 24, 2021

Location



Latitude: 26.4056412 **Longitude:** -81.8152202

Checklist Summary

Homewatch Inspection Checklist

Exterior of Property | Garage | Vehicle | Lanai

MAIL: If specifically requested by client, did you check their mail box for mail? (Place mail in home on kitchen counter. Check property notes because some clients may want their first-class mail mailed to their permanent address)

Yes

DRIVEWAY/ENTRYWAY: Did you remove any newspapers, phone books, or packages from driveway and or front entry areas?

No

SFH: Is this property a single family home?

Yes

DAMAGE/VANDALISM: Did you walk the exterior perimeter of the house to check for signs of storm damage or vandalism and does everything appear to be okay?

Yes

WINDOWS/DOORS: While walking the perimeter, do all windows and doors appear to be closed and locked?

Yes

POOL/SPA: Does the property have a private pool or spa?

Yes

POOL PUMP: Does the pool pump visually appear to be in good working condition with no abnormal sounds or visible water leaks?

Yes

POOL CONDITION: Do the private pool and or spa water levels and cleanliness appear to be okay?

No

LANDSCAPING: Do the lawn, shrubs, and trees look okay?

Yes

GARAGE: Does the garage appear to be in good condition from storm damage, vandalism, or pest issues?

Yes

VEHICLE: Is there a vehicle in the garage?

Yes

VEHICLE BATTERY MAINTAINER: If applicable, did you check the vehicle battery maintainer and does it appear to be working well?

Yes

VEHICLE CONDITION: Does the vehicle visually appear to be in good condition (no flat tires, etc.)?

Yes

START VEHICLE: If specifically requested by client, did you start up and run client's vehicle and does everything appear to be okay?

N/A

DRIVE VEHICLE: If specifically requested by client, did you drive client's vehicle up and down the block and is everything okay? (Client must have a Vehicle Drive Agreement on file with HWSE)

N/A

LANAI: Does the lanai (ceiling, walls, floor, screening) appear to be in good condition?

Yes

COMMENTS: Any comments on Exterior of Property | Garage | Vehicle | Lanai?

Yes

Please Explain:

The bare spots on your front lawn appear to be filling in. See attached photos.

Please see attached photo of your newly installed and painted front door along with the 1 transom and 2 sidelite windows. I looked it over and it appears to be completely caulked and sealed.

Your pool water level is starting to get a little low. It's a little hard to see from the photo, but the pool water is about one inch above the skimmer line. It's fine as of right now, but it will need water added to it if we don't get any rain within the next few days. See attached photo.



Interior of Property

A/C THERMOSTAT: Does the thermostat appear to be working okay? (Some digital thermostats may need to have their batteries replaced and some are direct-wired and do not require batteries)

Yes

A/C SETTINGS: Did you set the thermostat(s) and humidistat(s) (if applicable) to proper client requested settings? (Thermostat fan should be set to AUTO. Some clients control thermostats remotely)

Yes

A/C AIR FILTER: Did you check the A/C air filter and is it okay? (Applicable only for air filters accessible during a standard homewatch inspection)

Yes

COLD AIR: Does the A/C system appear to be blowing cold air? (If A/C is not actively

blowing air, then drop temperature to test)

Yes

BREAKER BOX: Did you check the electric panel (breaker box) for any tripped breakers and does it visually appear to be okay?

Yes

WATER HEATER: Did you make sure electric water heater breakers are flipped off? (Gas water heaters can be left on low, vacation, or pilot setting; while tankless water heaters can be turned off)

Yes

SINKS/TUBS: Did you run water in all sinks and tubs if applicable? (Look under sinks for any visible plumbing leaks)

Yes

SINK DISPOSAL: Did you run the sink disposal(s) and does everything appear to be okay?

Yes

ICE MAKER: Did you check to make sure the ice maker is off? (If applicable, empty any ice from the ice bin)

Yes

TOILETS: Did you flush all toilets? (If applicable, use toilet bowl brush to wipe off any toilet bowl water stains; do not move toilet bowl brushes from one bathroom to another)

Yes

DOORS/WINDOWS: Did you check all doors and windows to make sure they are closed and locked?

Yes

CEILINGS: Did you check all ceilings (even in closets and pantries) for visible water stains and or leaks and does all appear to be okay?

Yes

MOLD: Does the property appear to be free of any visible signs of mold or unusual odors?

Yes

INSECTS/RODENTS: Does the property appear to be free of insect and or rodent infestation?

Yes

SPECIAL REQUESTS: If applicable, did you REVIEW and COMPLETE any client special instructions and or requests for this property?

N/A

WATER ON/OFF: If you turned ON the main water when you arrived, did you remember to turn it OFF prior to leaving property? (Take a photo of the main water valve showing it was turned off prior to your departure)

Yes

COMMENTS: Any comments on Interior of Property?

Yes

Please Explain:

The ceiling drywall damage in the living room over the right side window has been repaired by John with Brannan Plastering. He did a great job. All it needs now is to be painted. See attached photo.

I attached a photo of my hygrometer reading from today's inspection. Your thermostat is set to 76 degrees, but is registering lower because it's currently only 74 degrees outside. All appears normal.

I attached a photo of the main water valve, showing that I turned it off prior to my departure today.



Correspondence

Carl Lorenzini

Report submitted at:
2:17 PM Jan 24,
2021