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Home Watch Visit Report

Your Property. Protected. Monitored. Reported.

DEMO Seagrape Residence [DEMO — FICTIONAL]
100 Example Lane, Sampleville, FL, 00000

Visit date: October 30, 2026
Inspector: DEMO Inspector (sample)
Report ID: AES-2026-DEMO
Generated: Oct 31, 2026, 9:30 AM EDT

Illustrative sample • Not an actual inspection

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Visit Overview

Property	DEMO Seagrape Residence
Address	100 Example Lane, Sampleville, FL, 00000
Client	DEMO Sample Client
Property type	single-family
Service plan	Premium Bi-Weekly
Arrival	Oct 30, 2026, 10:05 AM EDT
Completed	Oct 30, 2026, 11:12 AM EDT
Weather source	Entered by inspector
Conditions	Partly cloudy, light breeze · 84°F outdoor
Inspector	DEMO Inspector (sample)
Office review	Approved Oct 31, 2026, 9:20 AM EDT

Executive Summary

Visit to DEMO Seagrape Residence: 33 checklist items recorded — 25 observed normal, 5 attention needed, 0 urgent, 1 not inspected, 2 not applicable. No signs of forced entry and no active water leakage were observed.

Items needing attention: roof, gutters & soffits (one shingle tab lifted above the garage); irrigation (head 4 spraying onto the pavers and leaving a wet spot); washer / dryer area & hoses (slight weep at the cold supply coupling, hand-tightened); visible signs of water damage or staining (faint ceiling staining below the upstairs bath); courtyard gate (self-closing hinge loose).

Recorded readings: interior temperature 74°F; interior relative humidity 52% RH; thermostat mode COOL at 76°F.

The one item not inspected was the pool equipment timer, which sits behind a locked panel; access was arranged for the next visit.

0	1	2	2
OPEN · URGENT	OPEN · HIGH	OPEN · MEDIUM	OPEN · LOW

A. Service, Weather & Mail

Property entry / approach condition — **Observed Normal**

Visually observed only

Driveway and walkway clear; no standing water at the entry.

Mail, packages, flyers collected or noted — **Observed Normal**

Visually observed only

Mailbox emptied and handed to the client; two flyers set aside.

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Recent weather effects visible on property — Observed Normal

Visually observed only

Palm frond debris on the pavers, cleared and placed at the curb.

B. Exterior Security & Grounds

Exterior doors secure, no signs of forced entry — Observed Normal

Operated

Front and side doors pulled closed and locked.

Windows intact and closed (visible from exterior) — Observed Normal

Visually observed only

Garage door(s) closed and secure — Observed Normal

Operated

Garage door closed; side entry locked.

Roof, gutters & soffits (from ground level) — Attention Needed

Visually observed only

One shingle tab lifted above the garage; photographed.

Perimeter walls, fencing & gates — Observed Normal

Visually observed only

Landscaping / grounds / debris — Observed Normal

Visually observed only

Turf mowed by the landscape vendor; no debris piles.

Irrigation (visible heads, leaks, controller) — Attention Needed

Visually observed only

Head 4 spraying onto the pavers and leaving a wet spot; controller set to the contracted schedule.

Pool / spa water level, equipment & enclosure — Observed Normal

Visually observed only

Water level mid-skimmer; pump and filter running; fence gate latched.

Balcony / lanai / patio — Observed Normal

Visually observed only

Screen intact; furniture covered.

C. Interior & HVAC

General interior: odors, visible leaks, ceilings, floors — Observed Normal

Visually observed only

No odors; ceilings and floors dry and unmarked on the walk-through.

Interior temperature reading — Observed Normal

Tested · Reading: 74 °F

Thermometer read at the center of the living room.

Interior relative humidity reading — Observed Normal

Tested · Reading: 52 % RH

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Thermostat mode & set point as found — Observed Normal

Visually observed only · Reading: 76 °F

Mode COOL, fan AUTO.

HVAC running / air handler sounds normal — Observed Normal

Operated

Air handler running; no rattles or clicks.

Visible condensate line / pan / drain — Observed Normal

Visually observed only

Drain line clear at the visible section; no pan overflow.

Interior windows & sliders closed and locked — Observed Normal

Operated

Bathrooms: visible leaks under sinks, around toilets — Observed Normal

Visually observed only

Caulk and supply lines dry at both baths.

D. Kitchen, Appliances, Laundry & Plumbing

Refrigerator / freezer running — Observed Normal

Visually observed only

Refrigerator and freezer running; doors sealed.

Under kitchen sink: visible moisture — Observed Normal

Visually observed only

Dishwasher area: visible moisture — Observed Normal

Visually observed only

Washer / dryer area & hoses (visible) — Attention Needed

Visually observed only

Slight weep at the cold washer supply coupling; supply hand-tightened, client advised.

Water heater: visible leaks or corrosion — Observed Normal

Visually observed only

No staining at the base; pan dry.

Main water shut-off valve located & position noted — Observed Normal

Visually observed only

Valve located at the garage wall; closed at departure.

Visible signs of water damage or staining — Attention Needed

Visually observed only

Faint staining at the ceiling below the upstairs bath; no active drip.

Visible pest evidence — Observed Normal

Visually observed only

No droppings, gnaw marks or live insects observed.

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E. Contracted Optional Services

Flush toilets & run faucets — Observed Normal

Operated

All toilets flushed; faucets run 20 seconds each.

Vehicle start / battery check — Not Applicable

Not included

Not part of the current service plan.

Other contracted service — Not Applicable

Not included

No additional contracted service on this plan.

Additional Observations

Courtyard gate latch & self-closing hinge — Attention Needed

Operated

Courtyard gate self-closing hinge is loose; gate still latches.

Pool equipment timer & pump label — Not Inspected

Visually observed only

Reason not inspected: Timer is behind a locked equipment panel; access arranged for the next visit.

Findings & Follow-up

Irrigation head 4 spraying onto pavers — HIGH · open

Continuous wet spot at the lanai edge; head not aimed correctly.

Recommended follow-up: Recommend the irrigation vendor re-aim or replace head 4.

Weep at cold washer supply coupling — MEDIUM · open

Supply hand-tightened during the visit; damp cloth placed under the coupling.

Recommended follow-up: Client to have the coupling replaced; re-check next visit.

Faint ceiling staining below upstairs bath — MEDIUM · open

Dry to the touch; no active drip observed.

Recommended follow-up: Monitor at the next two visits; escalate if it enlarges.

Lifted shingle tab above the garage — LOW · open

Visible from ground level only.

Recommended follow-up: Roofing contractor to review at the next maintenance window.

Courtyard gate hinge loose — LOW · in_progress

Gate still latches and self-closes.

Recommended follow-up: Inspector to re-check at the next visit.

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Photo Evidence

Photos are reproduced as captured. They are not edited or enhanced. Times shown in America/New_York.



Lanai and pavers cleared, palm fronds gathered at the yard edge — illustrative image, not a property photo

Exterior Security & Grounds · Photographed: Oct 30, 2026, 10:22 AM EDT (file date)
Uploaded: Oct 30, 2026, 11:20 AM EDT



Irrigation head 4 discharging onto pavers — illustrative image, not a property photo

Exterior Security & Grounds · Photographed: Oct 30, 2026, 10:31 AM EDT (file date)
Uploaded: Oct 30, 2026, 11:20 AM EDT



Cold washer supply coupling at the machine inlet — illustrative image, not a property photo

Kitchen, Appliances, Laundry & Plumbing · Photographed: Oct 30, 2026, 10:58 AM EDT (file date)
Uploaded: Oct 30, 2026, 11:20 AM EDT



Exterior door verified closed and locked at departure — illustrative image, not a property photo

Departure · Photographed: Oct 30, 2026, 11:10 AM EDT (file date)
Uploaded: Oct 30, 2026, 11:20 AM EDT

Departure & Closing Verification

Main water valve	Closed (off)
HVAC left at	Cool 76°F, fan AUTO
Exterior doors locked	Yes — verified
Windows locked	Yes — verified
Lights	off
Alarm	Armed

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Closing notes	All exterior doors verified locked; mail handed to the client; driveway clear.
Visit notes	Landscape vendor completed service the same morning; gate code was used and not recorded here.

Inspector Sign-off

Signed by	DEMO Inspector (sample)
Signed at	Oct 30, 2026, 11:14 AM EDT
Report ID	AES-2026-DEMO

Limitations

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