



Avalon Home Watch, LLC

Sample Condo Visit Report

PROPERTY

Avalon Home Watch

3000 Oasis Grand Blvd, Fort Myers, FL 33916, USA

START TIME

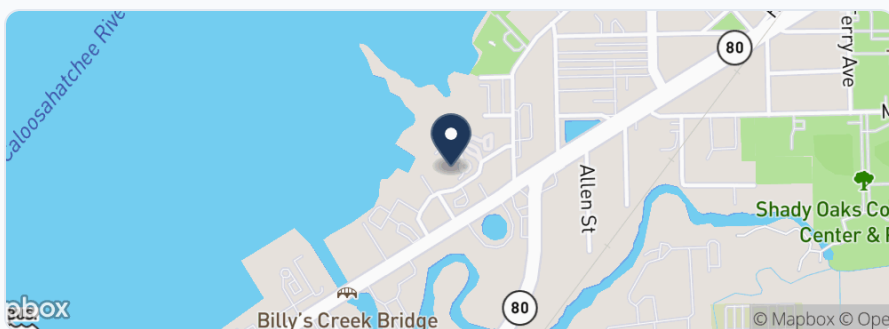
July 29, 2026 at 10:05 AM

COMPLETED

July 29, 2026 at 10:56 AM

TAKEN BY

Paul Gunderson



Template: **Avalon Condo Watch**

REPORT SUMMARY

70

Checks Completed

2

Notes Added

51

Photos Included

● **All Clear**

Property Status

Disclaimer

We perform a visual observation looking for obvious issues. All conditions are reported as they existed at the time of the report. Conditions change, and so will our visual observations. Issues and concerns that may not have been previously observed may now be apparent and reported. We make no representations or warranties of any kind, expressed or implied, about the presence or absence of any microbial growth. Avalon Home Watch is not licensed nor certified in the identification or remediation of suspected microbial growth material. A home watch visit is not a home inspection. We do not inspect concealed, inaccessible, or non-visible areas, and we are not licensed home inspectors, engineers, or contractors.

Arrival & Entry

Alarm status on arrival

Disarmed on entry

Entry door, frame, and lock checked for damage or signs of tampering

No issues observed

Notices posted at the door from the association or building management

No notices

Mail and deliveries

Collected and placed inside

Clear corridor, entry, and doorway of flyers, packages, and debris



Pest or rodent activity at the entry, corridor, or doorway

None observed

On entry, unusual odor, sound, or temperature

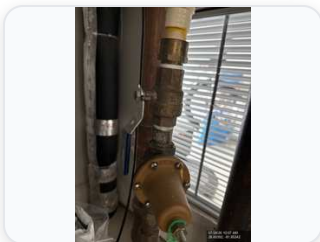
No issues observed

Mechanical & Systems

Water main condition on arrival

Found off, as expected

Water main opened for this visit



Check thermostat for proper settings and operation

Thermostat set and operational



At the time of our visit, the inside temperature was:

77

Your thermostat(s) are set to:

77

Relative humidity inside the unit (ideal 45-55%, warning 55-60%, too high above 60%)

51%



Air handler discharge temperature at the supply vent (target 58-68F)

68



Is the thermostat fan set to AUTO?

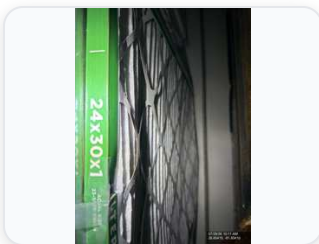
Yes

HVAC - Filter

Clean

NOTE

Replaced during last visit



HVAC - Drain

Clean and Clear

NOTE

All clear



Air handler drip pan and condensate line

No issues observed



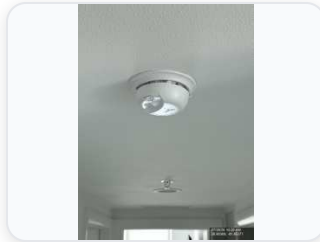
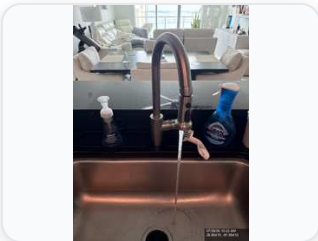
Water heater set as directed

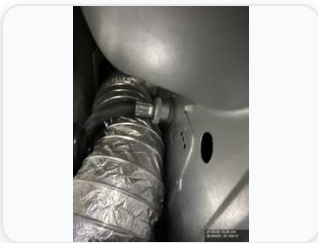
Left on per client

Water heater condition: rust, corrosion, or moisture at the base and drain pan

No issues observed



Electrical panel: breakers set, none tripped**No issues observed****Water softener or filter: leaks and salt level****No issues observed****Smoke and carbon monoxide detectors****All silent and intact****Utility room ceiling and walls for water stains or moisture****No stains or moisture****Kitchen & Laundry****Operate kitchen faucet and check under sink for leaks****No issues observed**

Operate the garbage disposal and flush with water**Operate a rinse cycle on the dishwasher and leave the door ajar****Operate a rinse cycle on the washing machine and leave the door ajar****Washer supply hoses and dryer vent connection****No issues observed**

Refrigerator and freezer

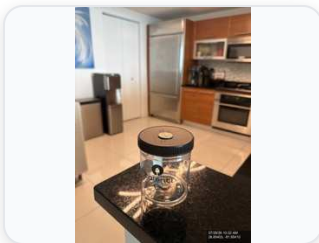
Functioning normally



We keep a frozen cup of water with a coin resting on top of the ice in your freezer. If the coin is found sunken into the ice, the unit lost power long enough for the contents to thaw and refreeze, and the food should be discarded.

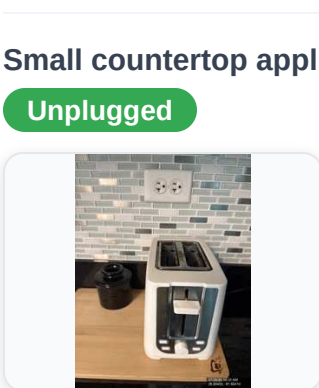
Freezer power outage indicator

Placed this visit



Icemaker verified off and bin empty

Off and empty

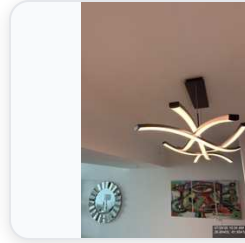
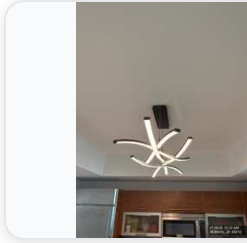
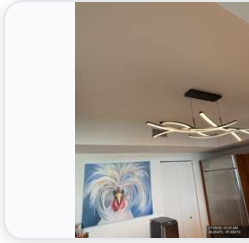


Remove any visible garbage from the unit



Kitchen ceiling and walls for water stains or moisture

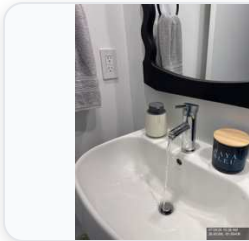
No stains or moisture



Baths & Plumbing

Operate all faucets and showers, check flow and drainage

No issues observed

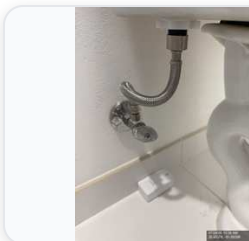


Flush and brush all toilets, verify each refills and stops running

No issues observed

Under all sinks and around toilet bases

No stains or moisture



Grout and caulk at showers, tubs, and toilet bases

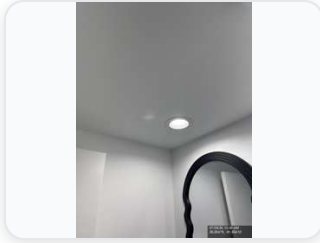
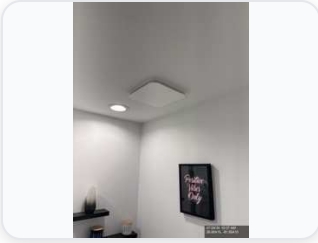
No stains or moisture

Operate bath exhaust fans



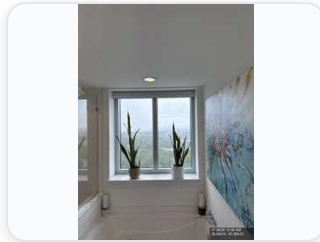
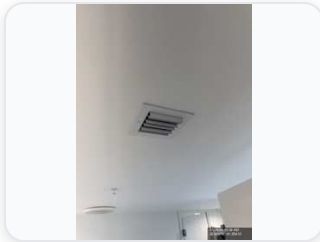
Guest bathroom ceiling and walls for water stains or moisture

No stains or moisture



Master bathroom ceiling and walls for water stains or moisture

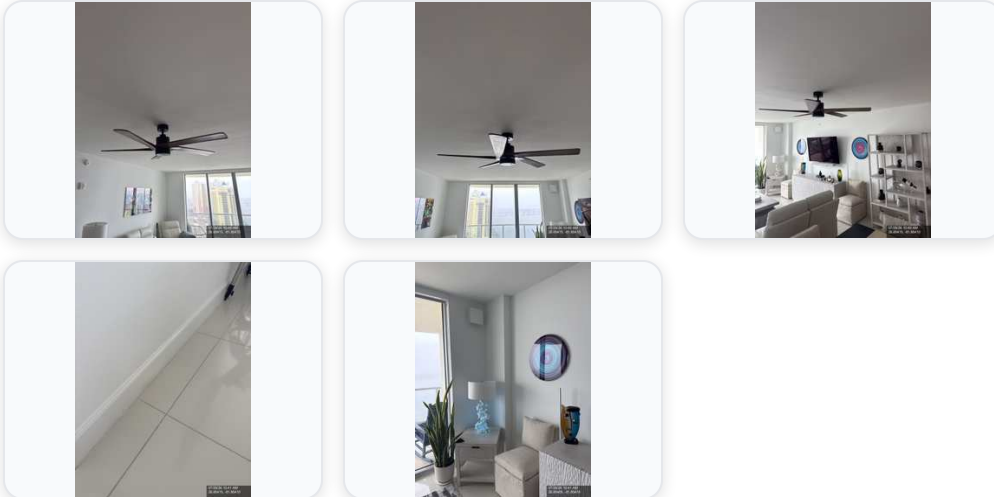
No stains or moisture



Interior, Living & Security

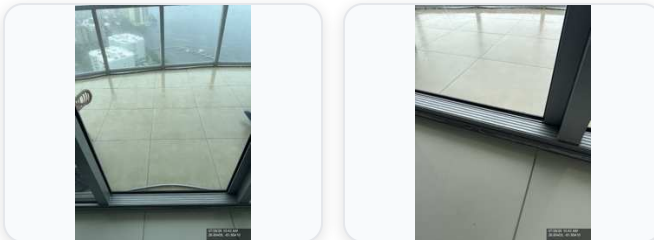
Ceilings, walls, baseboards, and window frames

No stains or moisture



Doors, windows, and sliders: damage and proper operation

No issues observed



Operate lights and fans throughout the unit, confirm timer bulbs are not burned out



Unusual odors or unexplained noises

No issues observed

Pest or rodent activity inside the unit

None observed

Furniture, flooring, and stored items: damage, staining, or mildew**No issues observed****Lanai & Sliders****Sliders: track, rollers, and lock operation****No issues observed****Lanai screens, railings, and ceiling****No issues observed****Lanai floor drain and scuppers clear of debris****No issues observed****Secure or stow lanai furniture and loose items****Impact glass, storm shutters, or hurricane screens****No issues observed****Building exterior and neighboring units visible from the lanai****No issues observed**

Additional Services

Start and idle or drive stored vehicle



Trickle charger connected and reading normal



Water specified indoor or outdoor plants



Package or delivery retrieved from concierge or mailroom



Vendor or contractor access provided (name, company, time in and out)

No vendors on this visit

Storm preparation: lanai cleared and loose items stowed



Departure

Run water lines to relieve pressure before leaving



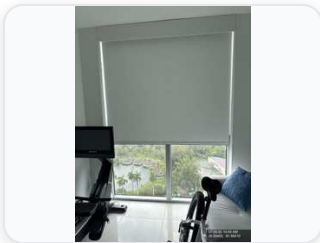
Water main condition at departure

Shut off

Thermostat reset to agreed setting at departure. Setting:
78



All interior lights off and blinds set as directed



All sliders and windows locked



Did you stop, look, and listen before leaving?

Yes

Alarm status at departure

Armed on exit

Front door locked and deadbolt engaged on exit



Notes for the Owner

Anything else you should know from this visit

Nothing unusual to report during this weeks visit. Thank you!

General Photos

General overviews for your reference

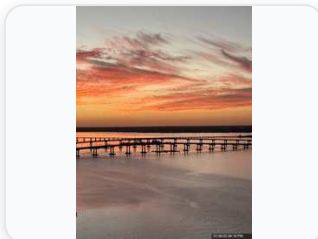
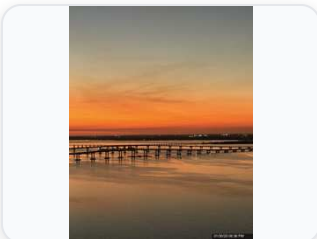


Photo Appendix

1-4 / 51



Photo 1 - Mechanical & Systems - Water main opened for this visit



Photo 2 - Mechanical & Systems - Check thermostat for proper settings and operation



Photo 3 - Mechanical & Systems - Relative humidity inside the unit (ideal 45-55%, warning 55-60%, too high above



Photo 4 - Mechanical & Systems - Air handler discharge temperature at the supply vent (target 58-68F)

Photo Appendix

5-8 / 51



Photo 5 - Mechanical & Systems - HVAC - Filter



Photo 6 - Mechanical & Systems - HVAC - Drain



Photo 7 - Mechanical & Systems - HVAC - Drain



Photo 8 - Mechanical & Systems - Air handler drip pan and condensate line

Photo Appendix

9-12 / 51



Photo 9 - Mechanical & Systems - Water heater condition: rust, corrosion, or moisture at the base and drain pan



Photo 10 - Mechanical & Systems - Electrical panel: breakers set, none tripped



Photo 11 - Mechanical & Systems - Smoke and carbon monoxide detectors



Photo 12 - Mechanical & Systems - Smoke and carbon monoxide detectors

Photo Appendix

13-16 / 51



Photo 13 - Mechanical & Systems - Smoke and carbon monoxide detectors



Photo 14 - Kitchen & Laundry - Operate kitchen faucet and check under sink for leaks



Photo 15 - Kitchen & Laundry - Operate kitchen faucet and check under sink for leaks



Photo 16 - Kitchen & Laundry - Operate a rinse cycle on the dishwasher and leave the door ajar

Photo Appendix

17-20 / 51



Photo 17 - Kitchen & Laundry - Operate a rinse cycle on the washing machine and leave the door ajar



Photo 18 - Kitchen & Laundry - Operate a rinse cycle on the washing machine and leave the door ajar



Photo 19 - Kitchen & Laundry - Washer supply hoses and dryer vent connection



Photo 20 - Kitchen & Laundry - Refrigerator and freezer

Photo Appendix

21-24 / 51



Photo 21 - Kitchen & Laundry - Freezer power outage indicator



Photo 22 - Kitchen & Laundry - Small countertop appliances unplugged as directed



Photo 23 - Kitchen & Laundry - Kitchen ceiling and walls for water stains or moisture



Photo 24 - Kitchen & Laundry - Kitchen ceiling and walls for water stains or moisture

Photo Appendix

25-28 / 51



Photo 25 - Kitchen & Laundry - Kitchen ceiling and walls for water stains or moisture



Photo 26 - Baths & Plumbing - Operate all faucets and showers, check flow and drainage



Photo 27 - Baths & Plumbing - Under all sinks and around toilet bases



Photo 28 - Baths & Plumbing - Under all sinks and around toilet bases

Photo Appendix

29-32 / 51



Photo 29 - Baths & Plumbing - Guest bathroom ceiling and walls for water stains or moisture

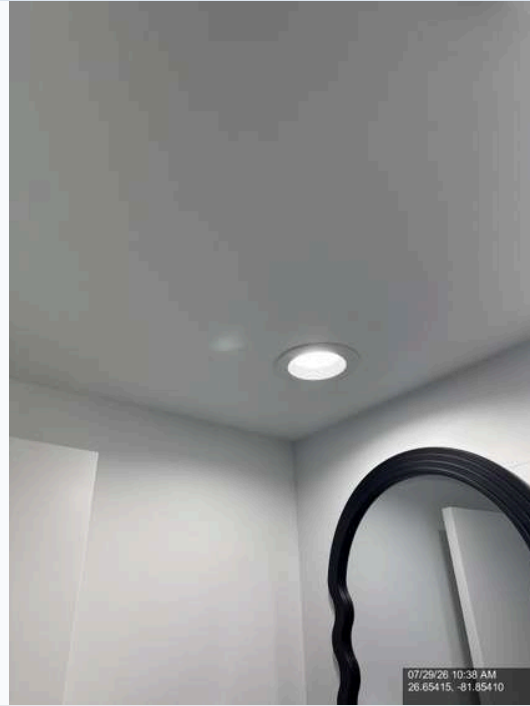


Photo 30 - Baths & Plumbing - Guest bathroom ceiling and walls for water stains or moisture



Photo 31 - Baths & Plumbing - Master bathroom ceiling and walls for water stains or moisture



Photo 32 - Baths & Plumbing - Master bathroom ceiling and walls for water stains or moisture

Photo Appendix

33-36 / 51



Photo 33 - Baths & Plumbing - Master bathroom ceiling and walls for water stains or moisture

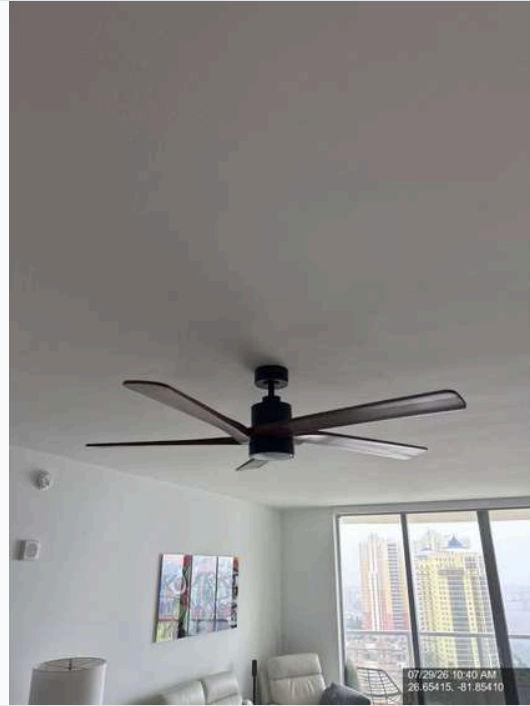


Photo 34 - Interior, Living & Security - Ceilings, walls, baseboards, and window frames



Photo 35 - Interior, Living & Security - Ceilings, walls, baseboards, and window frames



Photo 36 - Interior, Living & Security - Ceilings, walls, baseboards, and window frames

Photo Appendix

37-40 / 51



Photo 37 - Interior, Living & Security - Ceilings, walls, baseboards, and window frames



Photo 38 - Interior, Living & Security - Ceilings, walls, baseboards, and window frames



Photo 39 - Interior, Living & Security - Doors, windows, and sliders: damage and proper operation



Photo 40 - Interior, Living & Security - Doors, windows, and sliders: damage and proper operation

Photo Appendix

41-44 / 51



Photo 41 - Interior, Living & Security - Furniture, flooring, and stored items: damage, staining, or mildew



Photo 42 - Interior, Living & Security - Furniture, flooring, and stored items: damage, staining, or mildew



Photo 43 - Departure - Thermostat reset to agreed setting at departure. Setting:



Photo 44 - Departure - All interior lights off and blinds set as directed

Photo Appendix

45-48 / 51

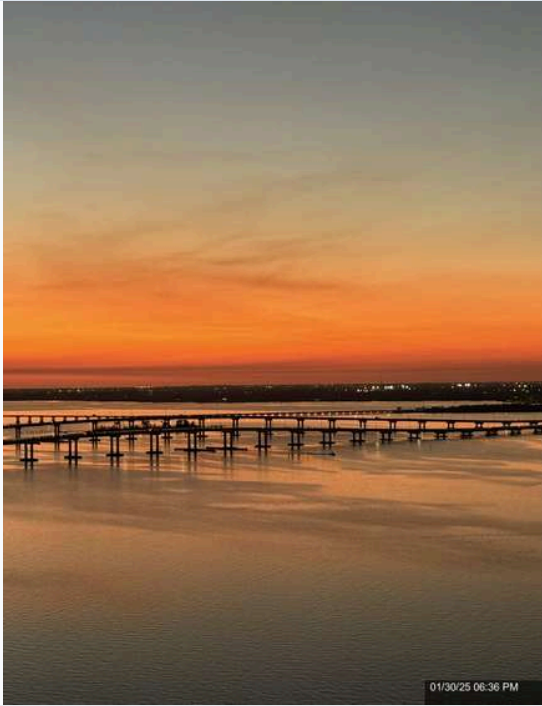


Photo 45 - General Photos - General overviews for your reference

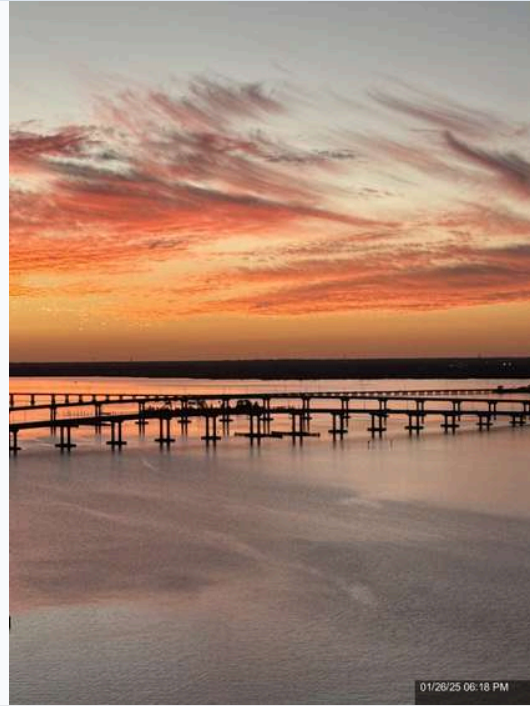


Photo 46 - General Photos - General overviews for your reference



Photo 47 - General Photos - General overviews for your reference



Photo 48 - General Photos - General overviews for your reference

Photo Appendix

49-51 / 51



Photo 49 - General Photos - General overviews for your reference



Photo 50 - General Photos - General overviews for your reference



Photo 51 - General Photos - General overviews for your reference

Report: <https://homewatchit.report/vgJhLd>

Generated September 4, 2026 at 8:54 PM • Powered by HomeWatchIT