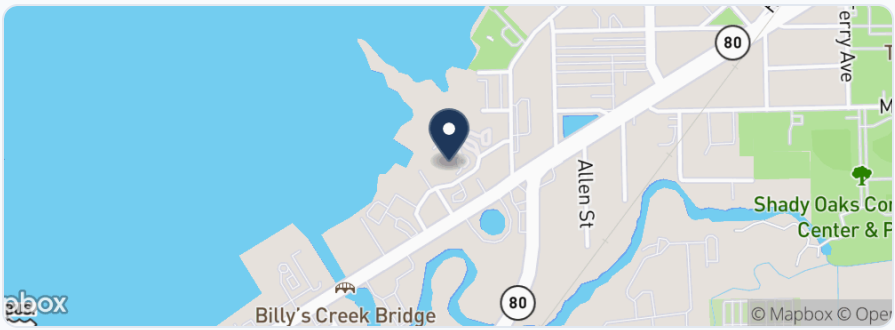
Avalon Home Watch, LLC

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	2	51	● All Clear
Checks Completed	Notes Added	Photos Included	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

Small countertop appliances unplugged as directed

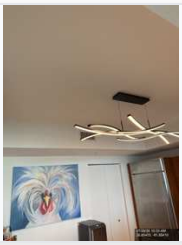
Unplugged

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 venders 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

✓

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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)

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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

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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

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

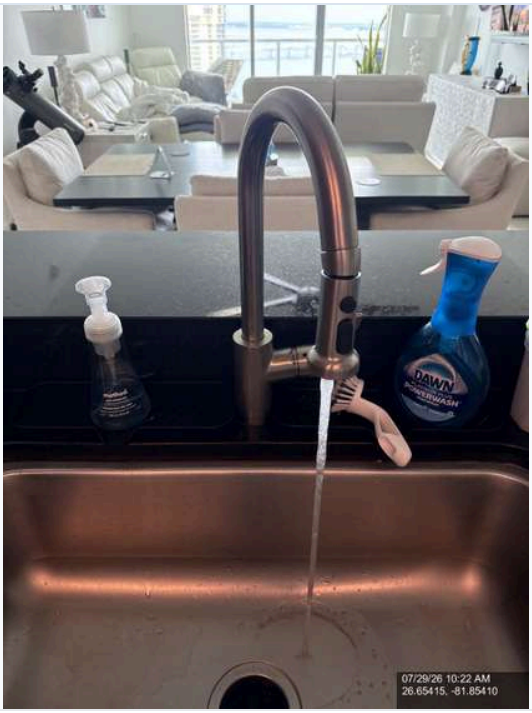

Photo 14 - Kitchen & Laundry - Operate kitchen faucet and check under sink for leaks

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

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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

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Photo 21 - Kitchen & Laundry - Freezer power outage indicator

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

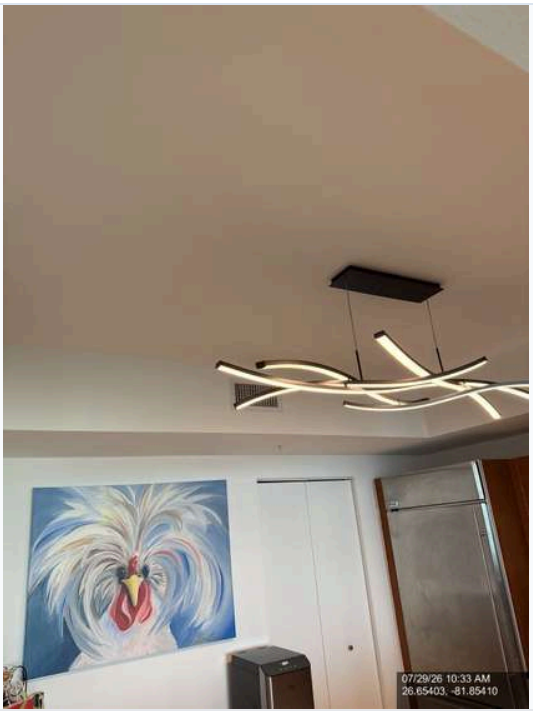

Photo 23 - Kitchen & Laundry - Kitchen ceiling and walls for water stains or moisture

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

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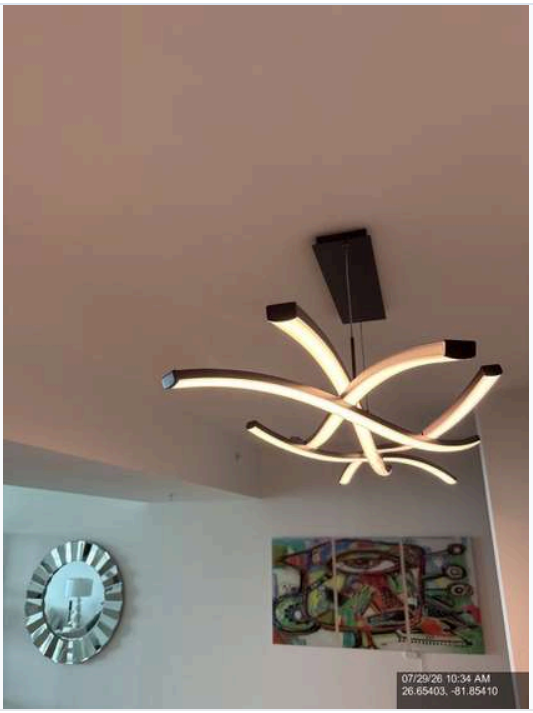

Photo 25 - Kitchen & Laundry - Kitchen ceiling and walls for water stains or moisture

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

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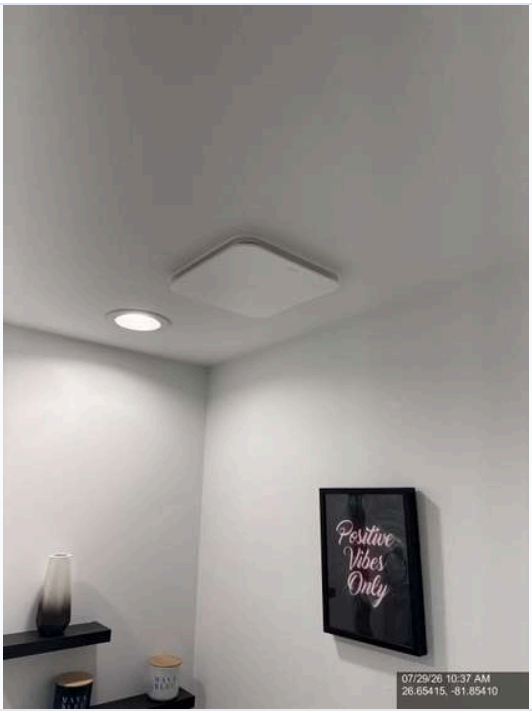

Photo 29 - Baths & Plumbing - Guest bathroom ceiling and walls for water stains or moisture

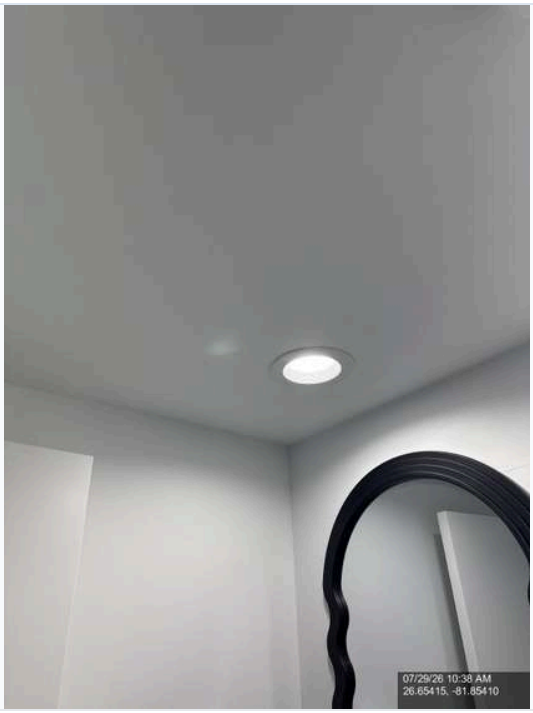

Photo 30 - Baths & Plumbing - Guest bathroom ceiling and walls for water stains or moisture

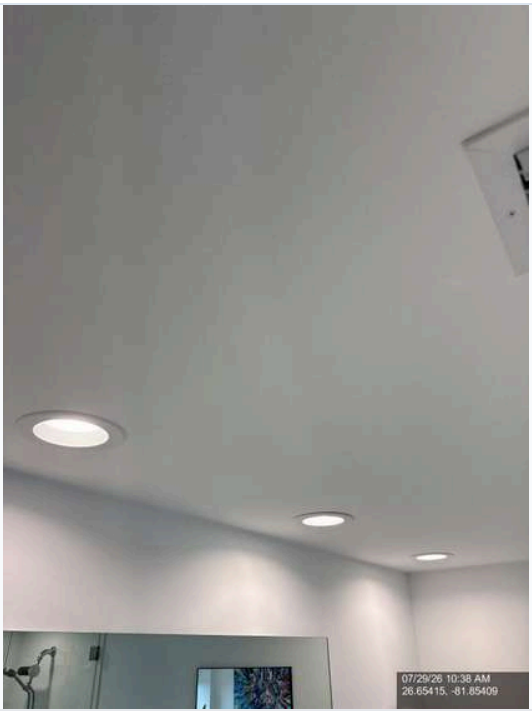

Photo 31 - Baths & Plumbing - Master bathroom ceiling and walls for water stains or moisture

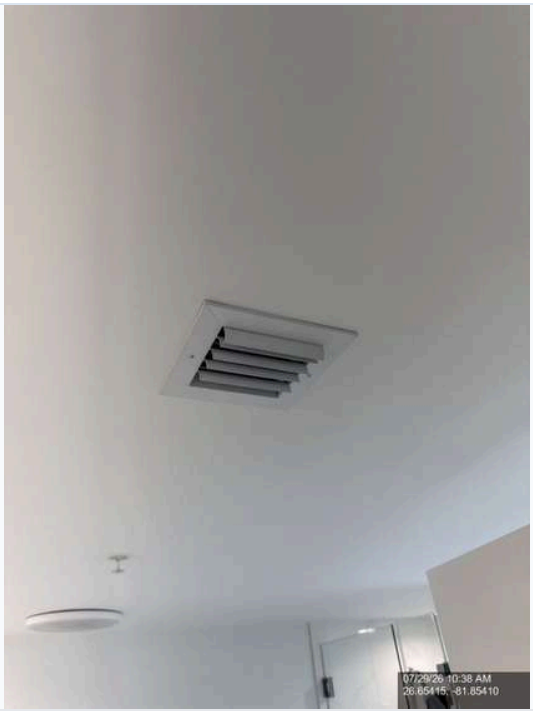

Photo 32 - Baths & Plumbing - Master bathroom ceiling and walls for water stains or moisture

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

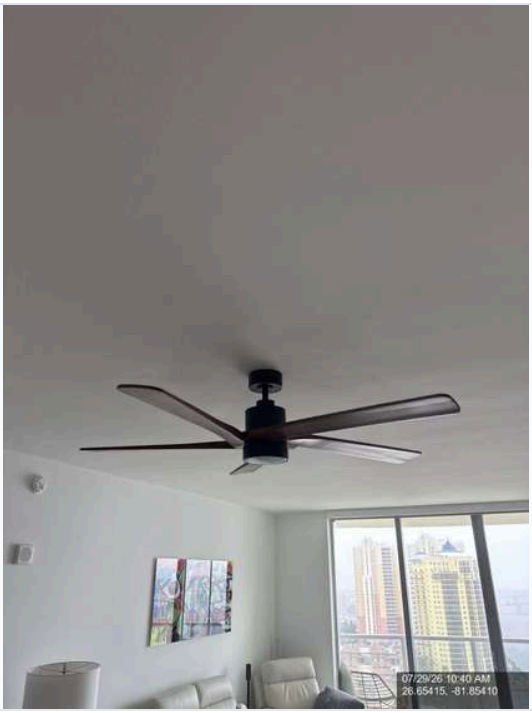

Photo 34 - Interior, Living & Security - Ceilings, walls, baseboards, and window frames

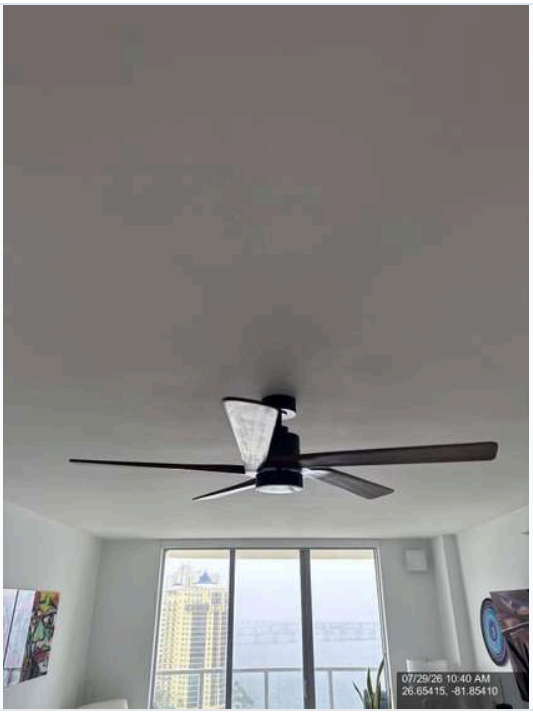

Photo 35 - Interior, Living & Security - Ceilings, walls, baseboards, and window frames

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

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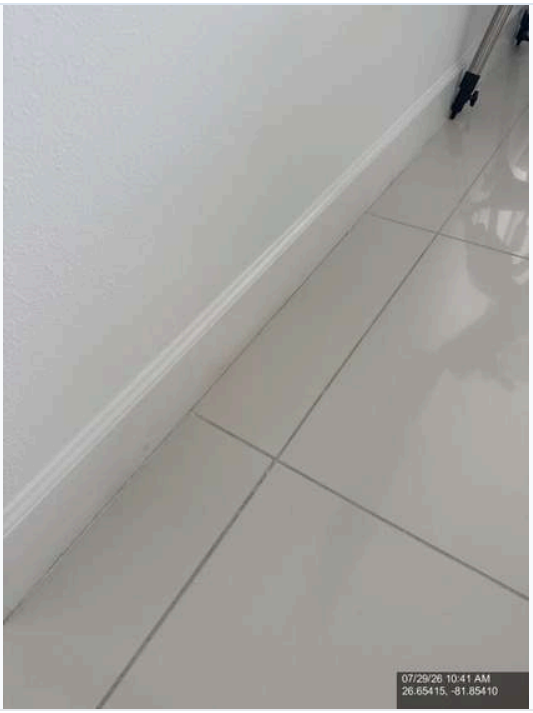

Photo 37 - Interior, Living & Security - Ceilings, walls, baseboards, and window frames

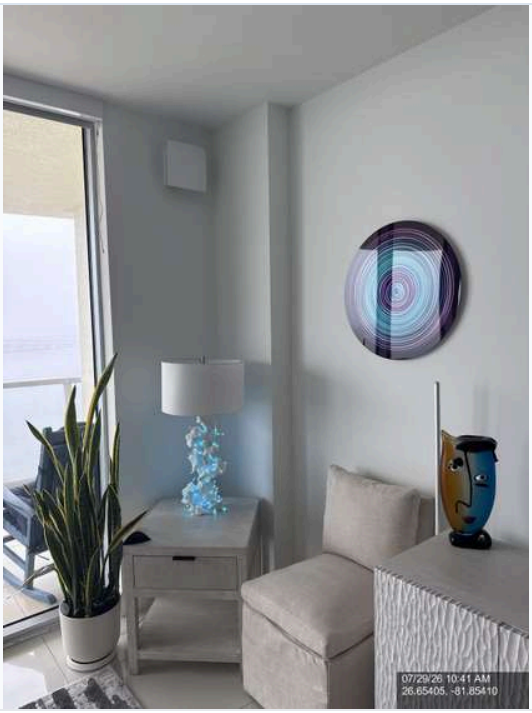

Photo 38 - Interior, Living & Security - Ceilings, walls, baseboards, and window frames

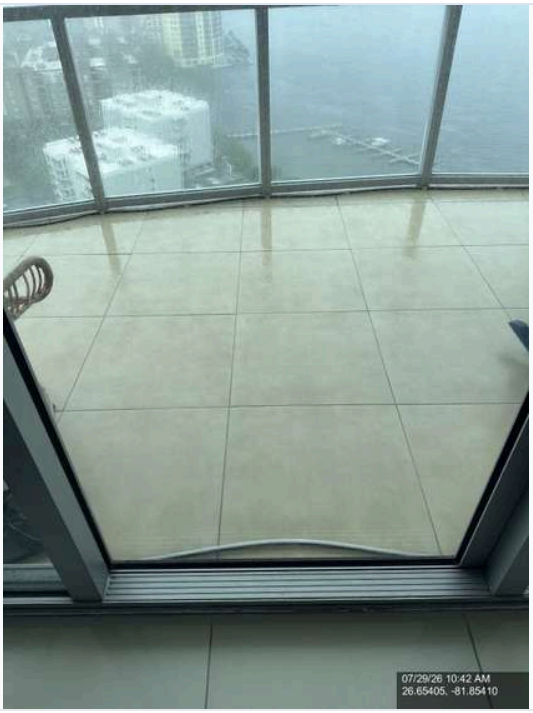

Photo 39 - Interior, Living & Security - Doors, windows, and sliders: damage and proper operation

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

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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

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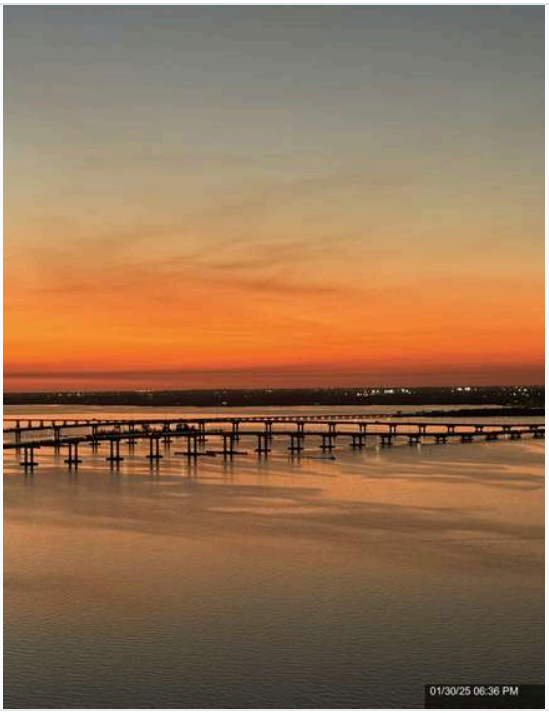

Photo 45 - General Photos - General overviews for your reference

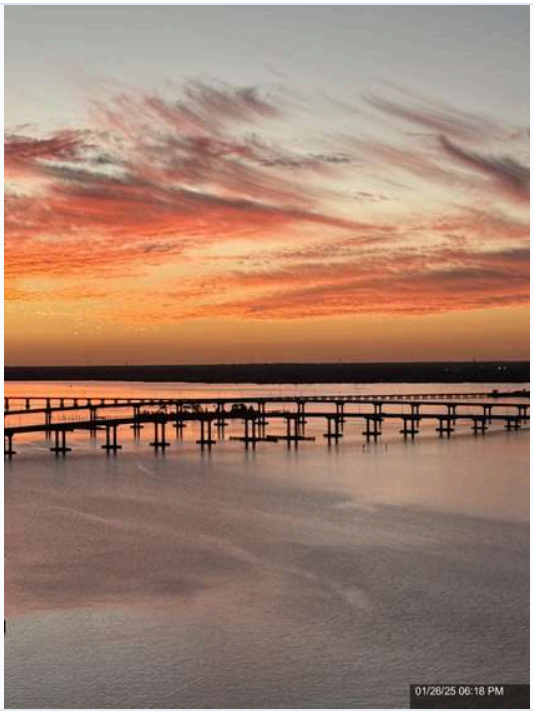

Photo 46 - General Photos - General overviews for your reference

Photo 47 - General Photos - General overviews for your reference

Photo 48 - General Photos - General overviews for your reference

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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

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