

Home Watch Visit Report

CLIENT	VISIT DATE	VISIT STARTED	PERFORMED BY
Harborview Residence	October 12, 2026 (EDT)	9:14 AM EDT	Marcus Reed
PROPERTY ADDRESS	CHECK-IN LOCATION	WEATHER AT COMPLETION	
123 Palm Drive, Fort Lauderdale, FL, USA, 33301	View on Google Maps 26.12240000, -80.13730000	86°F, partly cloudy, humidity 72%, wind SE 9 mph, gusts 20 mph	

Nearest reporting station: Fort Lauderdale/Hollywood International Airport, 4.2 mi from the property, reading at 9:56 AM. Source: National Weather Service.

VISIT SUMMARY | 17 of 17 items completed

Attention required

All 17 checklist items were completed, and the visit is marked as needing attention. Two items were flagged: standing water by the garage side drain, which was draining when the visit ended, and a damp ceiling stain in the guest bedroom below the upstairs bathroom with no active drip. A recurring leak under the kitchen sink from an earlier visit is also still open.

Flagged findings

1	Check for drainage problems Exterior - Property & Grounds	Standing water by the garage side drain after last night's rain. Cleared leaves from the grate; water was draining when...
2	Look for signs of mold, pests, water damage Interior - Environment & Utilities	Damp ceiling stain about the size of a dinner plate in the guest bedroom, below the upstairs bathroom. Photographed; no...
3	Kitchen: Check under-sink plumbing Still open from an earlier visit	Recurring leak under the kitchen sink.



PHOTO DOCUMENTATION

Check for drainage problems

Standing water by the garage side drain after last night's rain. Cleared leaves from the grate; water was draining when I left.

MORE PHOTOS FROM THIS VISIT



Exterior - Property & Grounds

ITEM	CHECK	STATUS	OBSERVATION / NOTE
1.1 General Walkaround			
1.1.1	Perform 360-degree walk of property	PASS	No additional note recorded.
1.1.2	Look for signs of vandalism, theft	PASS	No additional note recorded.
1.1.3	Check for drainage problems	FAIL FLAGGED	Standing water by the garage side drain after last night's rain. Cleared leaves from the grate; water was draining when I left. 
1.2 Structure & Surfaces			
1.2.1	Inspect siding, soffits, windows, roof, gutters	PASS	No additional note recorded.
1.3 Water & Utilities			
1.3.1	Check exterior leaks, lights, meter	PASS	No additional note recorded.
1.4 Mail & Deliveries			
1.4.1	Bring in mail, packages, flyers	PASS	Brought in three letters and one package; placed on the kitchen counter. 

Exterior - Property & Grounds follow-up

1 item needs attention: Check for drainage problems.

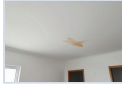
Exterior - Lawn, Garden & Pool

ITEM	CHECK	STATUS	OBSERVATION / NOTE
2.1 Lawn & Garden			
2.1.1	Assess plant health, irrigation, service completion	PASS	No additional note recorded.
2.2 Pool/Spa			
2.2.1	Water level, debris, pump status	PASS	Water level good. Pump running but louder than last visit; worth a check by your pool service. 

Interior - Security & Access

ITEM	CHECK	STATUS	OBSERVATION / NOTE
3.1 Windows & Doors			
3.1.1	Check all access points for closure and locks	YES	All doors and windows locked. Back slider seal is starting to peel at the bottom corner. 
3.2 Security System			
3.2.1	Verify armed/disarmed status	YES	Alarm disarmed on arrival and re-armed on departure. 

Interior - Environment & Utilities

ITEM	CHECK	STATUS	OBSERVATION / NOTE
4.1 HVAC			
4.1.1	Check functionality, filters, condensation, humidity	PASS	No additional note recorded.
4.2 Plumbing			
4.2.1	Run faucets, flush toilets, check for leaks	PASS	No additional note recorded.
4.3 Electrical & Safety			
4.3.1	Inspect breakers, detectors	PASS	No additional note recorded.
4.4 General Interior			
4.4.1	Look for signs of mold, pests, water damage	FAIL FLAGGED	Damp ceiling stain about the size of a dinner plate in the guest bedroom, below the upstairs bathroom. Photographed; no active drip. 

Interior - Environment & Utilities follow-up

1 item needs attention: Look for signs of mold, pests, water damage.

Interior - Appliances & Other

ITEM	CHECK	STATUS	OBSERVATION / NOTE
5.1 Appliances			
5.1.1	Inspect refrigerator, dishwasher, washing machine	PASS	No additional note recorded.
5.2 Additional Items			
5.2.1	Vehicle battery checks, golf cart, boat, hurricane shutters	PASS	No additional note recorded.

Departure Tasks

ITEM	CHECK	STATUS	OBSERVATION / NOTE
6.1 Final Checks			
6.1.1	Lights, thermostat, main valves, security system, locks	YES	No additional note recorded.

Recommended follow-up

- Have a licensed plumber check the upstairs bathroom and the guest bedroom ceiling stain.
- Have a licensed plumber look at the recurring leak under the kitchen sink.
- Ask a drainage or landscape professional to check the garage side drain if water pools again.
- Check the guest bedroom ceiling stain at the next visit for any change.

These are suggestions based on the notes recorded during this visit.

Final notes

Full walkthrough of the exterior, pool and interior. Two items need attention: the standing water by the garage drain and the guest bedroom ceiling stain. The pool pump noise and the back slider seal are worth watching. Everything else looked as expected.

Signature

Marcus Reed

View this report online, including full-quality photos:
<https://app.homewatchtools.com/client-portal/reports/1078>