



**DRATH &
ASSOCIATES, LLC**
PROPERTY INSPECTIONS & SERVICES
Phone: (239) 770-4145
Email: info@drathandassociates.com

Client Name: _____ Address: _____

Date/Time of Arrival: _____ Time of Departure: _____ Inspector: _____

Basic Home Watch Checklist

Exterior Inspection Upon Arrival - Visual review and ensure mechanicals are in working order:

- Grounds - landscaping, lawn, sprinklers
- Outdoor light fixtures - visual review
- Roof, AC units, fencing, windows, screens, mailbox
- Exterior hose bibs

Interior Inspection - Visual review and ensure mechanicals are in working order:

- Verify AC & Dehumidifier settings and adjust as needed
- Document Interior Temperature and Humidity levels
 - Garage: Temp: _____ Humidity: _____
 - Ground Floor: Temp: _____ Humidity: _____
 - 2nd Floor: Temp: _____ Humidity: _____
 - 3rd Floor: Temp: _____ Humidity: _____
- Windows and Doors - locked and water tight
- Closets and storage cabinets
- Turn on water supply if turned off
- Signs of water damage and/or mold/mildew on baseboards, casings, mouldings, floors, walls, & ceilings
- Water leaks - flush toilets, run water through sinks, tubs, and showers
- Water flex lines and drains - all sinks and toilets
- Garbage disposal(s)
- Hot water heater(s) - must be "off" at circuit breaker if water main is off
- Signs of insects, pests, rodents
- Run dishwasher(s) - short cycle
- Run washing machine(s) - short cycle
- Test all smoke/CO2 alarms
- Refrigerator, freezer, and wine cooler temperature and operation
- Ensure icemakers are in "off" position
- Clock settings - reset if needed
- Operation of all lights - interior and exterior
- Replace light bulbs if needed
- Circuit breaker panels - ensure proper operation
- Garage
- Garbage - take garbage out/in as needed
- Houseplants - water plants as requested by client

Lanai/Pool Inspection - Visual review and ensure mechanicals are in working order:

- Screen door(s), screens, and cage structure
- Water level and condition of water
- Equipment

Final Tasks Upon Departure of property:

- Turn off hot water heater
- Turn off water supply
- Final visual walkthrough, including listening for anything unusual
- Turn off all lights
- Enable security system and lock all doors and windows



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Basic Home Watch Checklist

Comments and Photos:



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Additional Services Offered

Automobile Watch/Drive Service:

- Visual review of auto(s)
- Start engine(s)
- Drive up to 2 miles (as requested to allow fluids to circulate through engine and transmission)
- Log mileage: _____

Comments and Photos:

Marine Watch/Drive Service:

- Visual review of boat
- Ensure boat lift is operational
- Drop boat in water and start engine
- Drive boat a short distance (as requested)
- Log mileage: _____

Comments and Photos:



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**Hurricane Preparation and Restoration
in the event of a Hurricane Watch:**

Preparation for a hurricane

- Move lanai furniture indoors
- Move potted plants indoors (when possible)
- Secure anything outdoors that could become airborne
- Turn off all water, gas, and electric
- Secure hurricane shutters

Restoration after hurricane watch ends

- Move lanai furniture outdoors
- Move potted plants outdoors
- Turn on water, gas, and electric
- Secure hurricane shutters

Comments and Photos: