SONOMA VALLEY HOME WATCH

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Sample Home Watch Inspection Report

Composite Sample Residence • Sonoma Valley
Demonstration Inspection • October 2026

PUBLIC WEBSITE SAMPLE

This is a composite demonstration report. It combines real, non-identifying inspection photographs and representative issues from multiple past inspections. No client names, addresses, dates, license plates, mail, or other personal information are included.

Hello,

Overall, the residence was secure and most systems were operating normally. The inspection identified several items requiring timely follow-up: an intermittent water-monitoring alert, an irrigation valve that did not shut off promptly, abnormal pond-pump pressure, two access-door hardware concerns, and overdue HVAC and kitchen-exhaust maintenance. Each issue is documented below with the observed condition, immediate action taken, owner decision needed, and planned follow-up.

SECURITY	SYSTEMS	FOLLOW-UP	VENDORS
Secure	Operating	6 Items	2 Needed

Priority items:

1. Diagnose the recurring water-monitoring alert and irrigation valve behavior.
2. Have the pond circulation equipment inspected before extended operation.
3. Repair the lower patio-door lock and replace missing threshold fasteners.
4. Complete HVAC and kitchen-exhaust cleaning.

WATER MONITORING AND SYSTEM ISOLATION

- ACTION NEEDED The whole-home water-monitoring device displayed a red fault status and automatically shut the water off.
- The device was reset and returned to green status. Interior fixtures and selected irrigation zones were then tested without an immediate recurrence.
- Both quarter-turn valves beneath the monitor were closed before departure. A prior isolation test found no movement at the street meter while the downstream valves were closed, which helps narrow the investigation to the property side of the system.
- FOLLOW-UP Recheck the device log, verify whether it shuts off again, and coordinate a licensed leak-detection or plumbing assessment if the alert returns.



Water-monitoring device displaying the red fault status before reset.

IRRIGATION VALVE AND LANDSCAPE WATERING

- ACTION NEEDED One irrigation solenoid behaved erratically. After the zone was switched off, water continued flowing for approximately ten minutes.
- The valve box was flagged so the landscape contractor can locate and test the correct solenoid without delay.
- Several dry planting areas were watered manually while the main water supply was temporarily available.

- OWNER DECISION Authorize the landscape contractor to test the valve, inspect the diaphragm and wiring, and confirm that the zone closes completely.



Flagged irrigation valve box containing the solenoid that did not shut off promptly.

VISIBLE MOISTURE NEAR THE UTILITY AREA

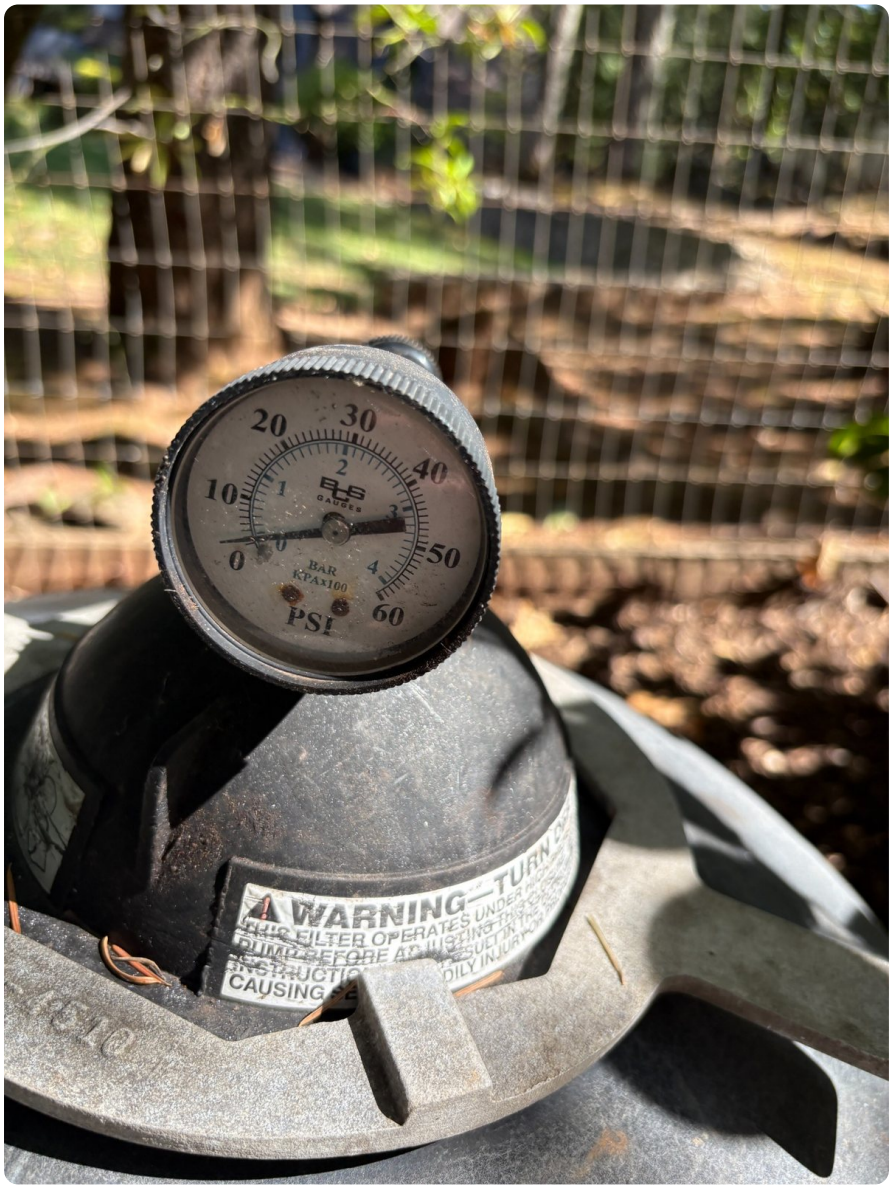
- MONITOR Water was visible through the gravel below a utility shed, although no standing water was present at the adjacent tank.
- The condition could reflect oversaturated soil, irrigation runoff, or a slow underground leak. The area was photographed to establish a comparison point.
- No nearby interior moisture or active fixture leak was observed during the same visit.
- NEXT STEP Reinspect after the ground has had time to dry and compare conditions before and after the next irrigation cycle.



Visible dampness through the gravel below the utility area; no active pooling was present.

POND CIRCULATION EQUIPMENT

- URGENT FOLLOW-UP The pond-pump pressure gauge was reading near zero while the equipment was unusually noisy and warm.
- The sound of air moving through the equipment suggested the pump was not fully primed or was drawing air into the system.
- The pond-service provider was notified so the equipment could be evaluated before prolonged operation caused damage.
- VERIFY Confirm that the pump has been reprimed, the pressure has returned to its normal range, and there are no suction-side leaks.



Pond-pump pressure gauge reading near zero during the noisy operating condition.

ROOF AND GUTTER OBSERVATIONS

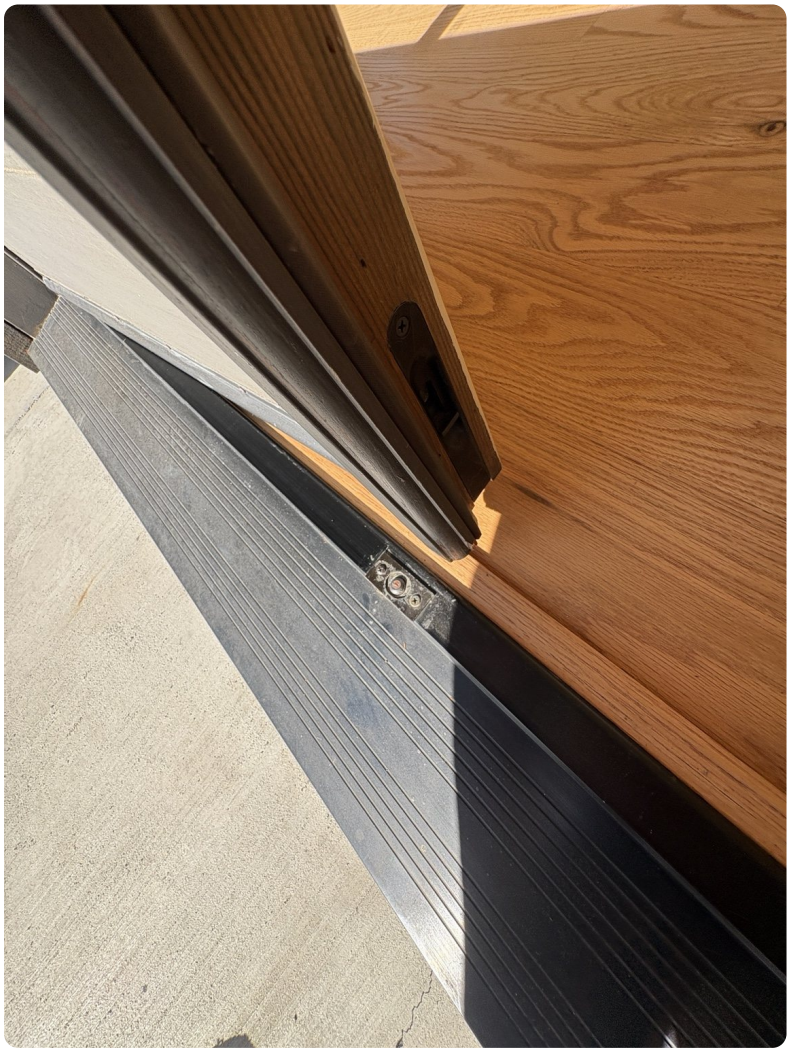
- **SEASONAL MAINTENANCE** Leaves and small debris were collecting along portions of the roof and gutter line beneath mature trees.
- No displaced roofing material or obvious storm damage was observed from the accessible viewing area.
- Because heavier leaf fall and rain were approaching, gutter cleaning was recommended before the next major storm.
- **FOLLOW-UP** Recheck downspout flow and visible roof valleys after cleaning and following the first substantial rainfall.



Roof and gutter line photographed to document seasonal debris before winter rains.

PATIO-DOOR SECURITY HARDWARE

- ACTION NEEDED The lower locking pin on one patio door was damaged or missing, preventing the door from locking properly at the bottom.
- The upper lock was engaged so the door could be left secure, but the lower hardware should be replaced for full operation.
- Secondary patio-door locks were lubricated to improve movement and reduce binding.
- OWNER DECISION Approve replacement of the lower locking pin and a final alignment check of both door panels.



Close view of the damaged or missing lower locking pin on the patio door.

DOOR THRESHOLD FASTENERS

- PLANNED REPAIR Several threshold screws were missing, allowing sections of the threshold to lift slightly under foot traffic.
- The surrounding material did not show an active leak, but the open fastener holes can admit dirt and moisture over time.
- Matching exterior-rated screws will be installed, and the threshold will be checked for movement and proper door clearance.



Missing threshold fasteners documented for replacement on the next maintenance visit.

HVAC FILTER AND CONDENSER MAINTENANCE

- MAINTENANCE DUE The HVAC filter showed substantial loading and an older handwritten replacement date.
- A loaded filter can reduce airflow and make the system work harder, particularly during periods of high cooling demand.
- Pine needles were also lodged along the exterior condenser grille. Loose debris was removed from the outside, but material remained behind the grille.
- COMPLETED / PLANNED Replace the filter immediately, store correctly sized spares on site, and vacuum the condenser interior after safely disconnecting power.



Heavily loaded HVAC filter with an older replacement marking.



Pine-needle buildup along the condenser grille requiring additional cleaning.

KITCHEN EXHAUST-HOOD CLEANING

- **DEEP CLEANING NEEDED** Removing the exhaust-filter cover revealed years of grease accumulation inside the hood assembly.
- The filter, cover, accessible fan housing, and surrounding surfaces require a separate degreasing appointment.
- The buildup should be addressed before regular cooking use resumes so airflow is improved and combustible residue is reduced.
- **FOLLOW-UP** Confirm that the hood fan and both lights operate normally after cleaning and reassembly.



Grease accumulation inside the kitchen exhaust hood after removal of the filter cover.

NORMAL CHECKS AND COMPLETED WORK

- SECURE Exterior gates, doors, and accessible windows were checked and secured before departure.
- NORMAL Refrigerator and freezer temperatures, hot water response, alarm, internet, and interior lighting were operating as expected.
- COMPLETED Mail and packages were moved to the designated interior location; exterior items were secured for changing weather.
- COMPLETED Small fixture leaks were tightened when possible, monitoring traps were checked, and maintenance areas were left orderly.

OWNER DECISIONS, VENDOR COORDINATION, AND NEXT VISIT

- **Owner decisions:** authorize irrigation diagnostics, approve patio-door hardware repair, and confirm HVAC/condenser service timing.

- **Vendor coordination:** provide the flagged irrigation location and pond-equipment symptoms directly to the appropriate contractors.
- **Next visit:** confirm the water monitor remains online, verify the irrigation zone closes, compare the damp gravel area, check pond-pump pressure, and confirm all planned repairs were completed.
- **Report continuity:** retain these photographs and notes so future inspections can distinguish a stable condition from a developing problem.

This composite sample demonstrates how a real report organizes detailed observations, real inspection photographs, completed work, owner decisions, vendor handoffs, and next-visit verification in one convenient record.

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