PINNACLE
MANAGEMENT VENTURES

Prepared for Sample Owner (fictional)
Property visit (sample)
Issued October 6, 2026
Ref. SAMPLE-0001

PROPERTY WATCH VISIT REPORT

Sample Property Check Report

Needs attention

23 items checked · 19 good · 4 need attention · 0 urgent

SAMPLE

SUMMARY

The home is secure and dry overall. Four things need attention: a slow drip under the kitchen sink, a chirping smoke detector in the hallway, a broken sprinkler head spraying the driveway, and a hairline stucco crack to watch. Nothing is urgent.

NEEDS YOUR ATTENTION (4)

NEEDS ATTENTION — **Exterior**
Exterior walls, paint, and stucco - Hairline crack in the stucco below the kitchen window, about 18 inches long. No moisture seen. Photographed for comparison next visit.

NEEDS ATTENTION — **Exterior**
Landscaping and irrigation - Irrigation zone 3 has a broken sprinkler head spraying onto the driveway.

NEEDS ATTENTION — **Interior**
No leaks under sinks, at toilets, or around the water heater - Slow drip at the kitchen sink trap. Towel and container placed under it; photographed.

NEEDS ATTENTION — **Interior**
Smoke / CO detectors present; no chirping - Hallway smoke detector chirping: low battery.

RECOMMENDED NEXT STEPS

Have a plumber replace the kitchen sink trap this week; we can arrange it. Replace the hallway smoke detector battery at the next visit. Ask the landscaper to replace the zone 3 sprinkler head. Keep an eye on the stucco crack below the kitchen window: we will photograph it again next visit to see whether it has grown.

VISIT DETAILS

Property address
123 Example Lane, Sampletown, FL 00000

Arrived
Oct 6, 2026, 9:05 AM

Departed
Oct 6, 2026, 9:52 AM

Pinnacle representative
Pinnacle field representative

Weather at visit
Clear

OCCUPANCY AND ACCESS

Visit type
Scheduled

Occupancy observed
Vacant - secure

Interior entered
Yes

Access method
Lockbox

Indoor temperature (°F)
77

Indoor humidity (%)
54

Thermostat setting (°F)
78

EXTERIOR

Good	Doors and locks secure
Good	Windows and sliders closed and undamaged
Good	No signs of forced entry or vandalism
Good	Roof, soffits, and gutters (visible from ground) *No missing or lifted tiles visible from the ground.*
Needs attention	Exterior walls, paint, and stucco *Hairline crack in the stucco below the kitchen window, about 18 inches long. No moisture seen. Photographed for comparison next visit.*
Good	No standing water, erosion, or drainage problems
Needs attention	Landscaping and irrigation *Irrigation zone 3 has a broken sprinkler head spraying onto the driveway.*
Not applicable	Pool / spa water level, clarity, and equipment *No pool.*
Good	Lanai, screens, and patio
Good	Exterior lighting and timers
Good	Mail, packages, flyers, and door hangers removed *Two flyers removed from the front door.*
Good	Hurricane shutters / openings protection stored and ready *Panels stored in the garage, labeled.*
Good	No exterior pest activity (termite mud tubes, wasp nests, rodents)

INTERIOR

Good	A/C running and holding temperature; condensate line clear *Set to 78°F, holding 77°F. Condensate line clear.*
Good	Humidity acceptable; no musty odor *54%, no musty odor.*
Good	No visible mold or mildew
Needs attention	No leaks under sinks, at toilets, or around the water heater *Slow drip at the kitchen sink trap. Towel and container placed under it; photographed.*
Good	No ceiling or wall water stains
Good	Faucets run and toilets flushed (traps kept full) *All faucets run and toilets flushed.*
Good	Refrigerator, freezer, and appliances operating
Good	Power on; no tripped breakers
Needs attention	Smoke / CO detectors present; no chirping *Hallway smoke detector chirping: low battery.*
Good	No interior pest activity

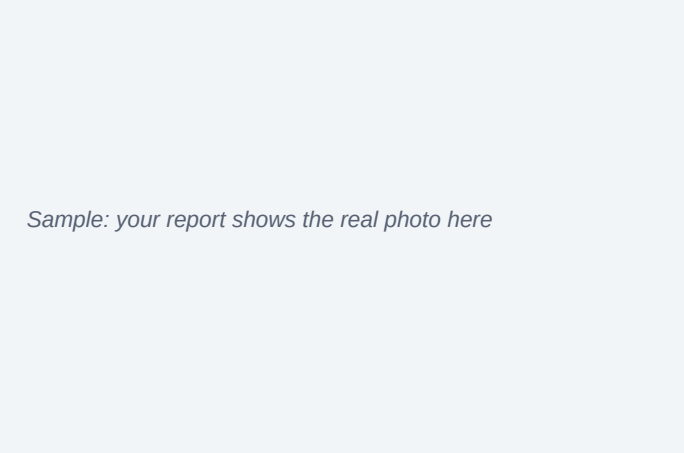
SAMPLE

● Good

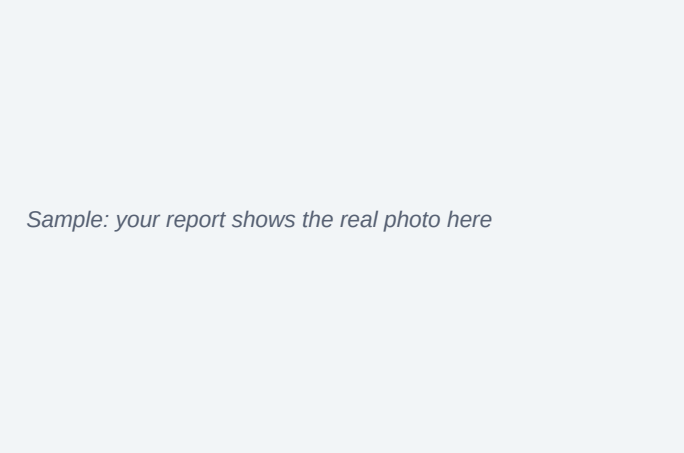
Alarm set and doors re-locked on departure

Alarm set and all doors re-locked at 9:52 AM.

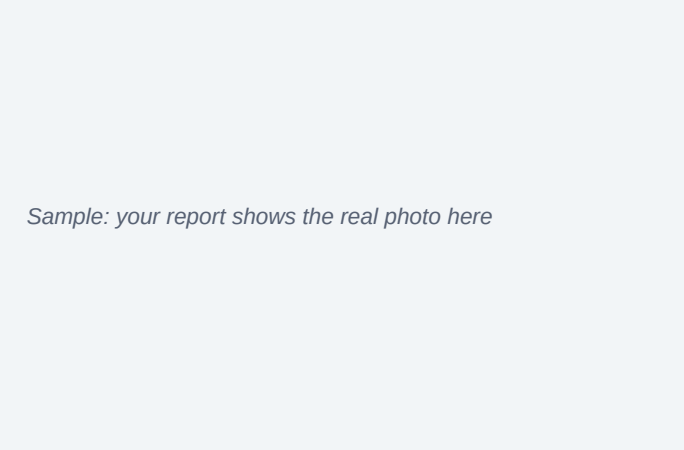
PHOTO RECORD (8)



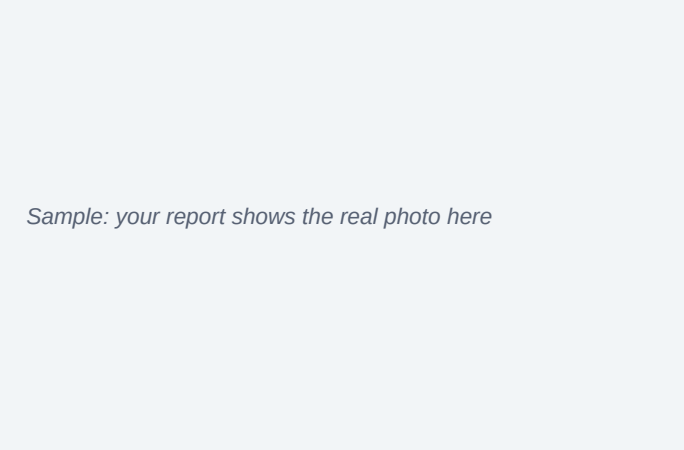
Front of the house from the street, 9:06 AM



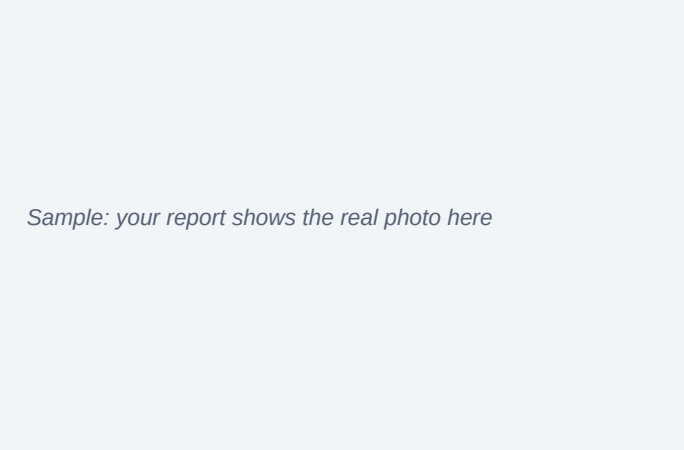
Front door and lock, 9:08 AM



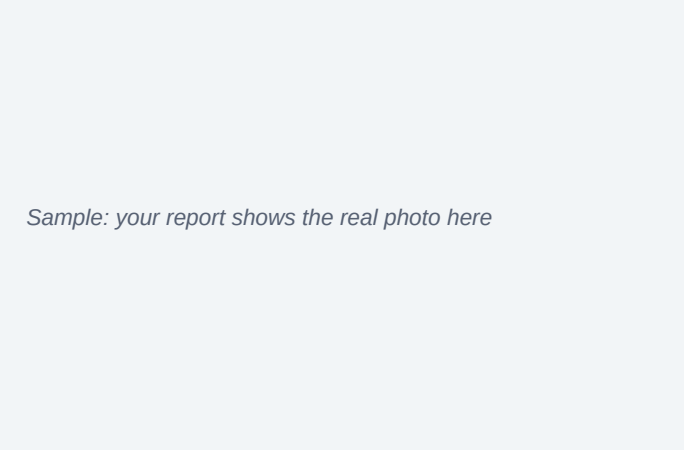
Stucco crack below the kitchen window, 9:14 AM



Broken sprinkler head, zone 3, 9:17 AM



Thermostat at 78°F, 9:24 AM



Kitchen sink trap, slow drip, 9:29 AM

Sample: your report shows the real photo here

Hallway smoke detector, 9:38 AM

Sample: your report shows the real photo here

Rear sliders closed and locked, 9:47 AM

Prepared by Pinnacle field representative, Pinnacle Management Ventures

This is a visual, non-invasive observation report prepared by Pinnacle Management Ventures. It is not a licensed home inspection, engineering, mold, wind-mitigation, or insurance adjusting report, and it does not warrant conditions that were concealed, inaccessible, or arose after the visit.

SAMPLE