




Home Watch Inspection Report

No.
00001


Stay Beach Cities
1427 Priscilla Ln, Newport Beach, CA 92660

www.staybeachcities.com

Location

Inspection Time 02:00 PM	Property ID NB 1427
GPS Location 	Home Address 1427 Priscilla Ln City Newport Beach State CA Zip Code 92660

Interior

Interior Item	Pass	Fail	Comments	Photo
Lights	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
Light Fixtures	<input checked="" type="checkbox"/>	<input type="checkbox"/>		






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Interior Item	Pass	Fail	Comments	Photo
Ceiling Fans - all speeds	<input checked="" type="checkbox"/>	<input type="checkbox"/>	All speeds functional	
Air Conditioner	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
Thermostat	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Set to cool to 78 degrees, heat to 68 degrees	
Windows	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
Window Screens	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Screens show some wear & tear	
Sliding Doors	<input checked="" type="checkbox"/>	<input type="checkbox"/>	All secure	
Walls	<input checked="" type="checkbox"/>	<input type="checkbox"/>	No damage noted	
Floors/Carpet	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Carpet in good shape	
Signs of Vandalism	<input checked="" type="checkbox"/>	<input type="checkbox"/>	None	




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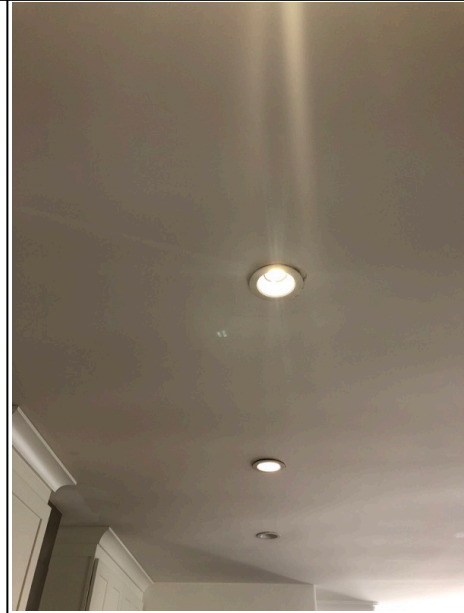
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Interior Item	Pass	Fail	Comments	Photo
Check Breaker Box for Tripped Circuits	<input checked="" type="checkbox"/>	<input type="checkbox"/>		

Kitchen

Kitchen Item	Pass	Fail	Comments	Photo
Floors	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
Lights	<input checked="" type="checkbox"/>	<input type="checkbox"/>	One light/bulb out	
Turn Faucet On/Off	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
Run Hot Water	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Hot water present after 30 seconds	
Garbage Disposal	<input checked="" type="checkbox"/>	<input type="checkbox"/>		




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Kitchen Item	Pass	Fail	Comments	Photo
Refrigerator	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
Dish Washer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	No leaks noted	
Microwave	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
Oven	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
Range	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
Fan Hood	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Lights and all fan speeds operational	
Signs of Water Leaks - Under Sink, Ice Maker, Dishwasher	<input checked="" type="checkbox"/>	<input type="checkbox"/>	No leaks under kitchen sink	

Bedrooms

Bedrooms	Pass	Fail	Comments	Photo
Lights	<input checked="" type="checkbox"/>	<input type="checkbox"/>	All lights functional	
Ceiling Fans - all speeds	<input checked="" type="checkbox"/>	<input type="checkbox"/>	All speeds functional	
Windows	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Windows locked and secure	
Floors/Carpets	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Good shape	
Closets	<input checked="" type="checkbox"/>	<input type="checkbox"/>	No signs of pests	

Bathrooms

Bathrooms	Pass	Fail	Comments	Photo
Lights	<input checked="" type="checkbox"/>	<input type="checkbox"/>	All lights are functional	
Windows	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Locked and secure	



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Bathrooms	Pass	Fail	Comments	Photo
Flush Toilets	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Toilets flush, not running after flush	
Turn Sink Faucets On/Off	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Hot & cold both turn on and off. No drips	
Turn Shower/Tub Faucets On/Off	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Hot & cold both turn on and off. No drips	
Floors	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
Signs of Water Leaks - under sink & around Toilet	<input checked="" type="checkbox"/>	<input type="checkbox"/>	No leaks or water damage noted under either sink	

Laundry Room

Laundry Item	Pass	Fail	Comments	Photo
Lights	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
Floor	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
Faucets	<input type="checkbox"/>	<input type="checkbox"/>	N/A	
Washing Machine	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Washer has power	
Dryer - lint trap	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Dryer has power	

Garage / Storage Space

Garage / Storage Item	Pass	Fail	Comments	Photo
Lights	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Lights turn on/off	
Floor	<input checked="" type="checkbox"/>	<input type="checkbox"/>	No cracks in pavement	
Signs of Pests	<input checked="" type="checkbox"/>	<input type="checkbox"/>	No pest debris noted	
Signs of Water Leaks	<input checked="" type="checkbox"/>	<input type="checkbox"/>	No signs of environmental egress or leakage.	
Water heater	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Water heater secure and set at minimum temp. Functional per faucet tests	

Exterior



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Exterior Item	Pass	Fail	Comments	Photo
Exterior locks	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Secure	
Lights	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Set on auto-timer. Off during the day	
Doors - condition/ vandalism?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	No signs of vandalism	
Windows	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Secure and functional	
Landscaping	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Lawn and bushes recently trimmed	
Drainage Issues	<input checked="" type="checkbox"/>	<input type="checkbox"/>	No drainage issues noted	







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Exterior Item	Pass	Fail	Comments	Photo
Exterior Wall Condition	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Some stucco cracking; surface only but no signs of structural problems.	
Front Porch/Landing Condition	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Clean of debris - some packages (brought into the house).	
Trash Area	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Clean & organized	
Signs of Vandalism	<input checked="" type="checkbox"/>	<input type="checkbox"/>	No signs of vandalism or forced entry noted	
Check Breaker Box for Tripped Circuits	<input checked="" type="checkbox"/>	<input type="checkbox"/>	All correct	



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Summary

Overall Comments

All systems in good working order. No leaks or pests. House is safe and secure!

Signature

Date

10/22/2020

Stay Beach Cities

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Koloa Kai LLC

*Partnering with Second Home Owners in Orange
County Beach Cities to protect your assets.*

