



Phoenix Second Home Watch - Home Visit

12416 W Tigerseye Dr

Complete

Sample property

12416 W Tigerseye Dr

Conducted on 03/01/2023 8:50am

2 Mar 2023 8:26 AM MST

Prepared by Dennis Manning

Dennis Manning

Location 12416 W Tigerseye Dr, Sun City West, AZ 85375

12416 W Tigerseye Dr
Sun City West AZ 85375
United States
(33.679729621824805,
-112.33031374924819)



Photo 1

Disclaimer

This report documents our visual inspection of your property looking for obvious issues. Everything documented is what was observed at the time of the report.

Home Exterior

Examine property for broken windows, forced entry or vandalism

OK

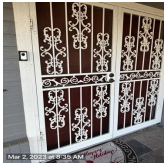


Photo 2

Check screens or porch enclosures for signs of damage

OK



Photo 3

Remove newspapers, flyers, packages and debris from front walkway and/or patio and sweep if necessary

OK



Photo 4

Does this property have a yard or landscaping?

Yes

Check property for erosion or drainage problems

OK

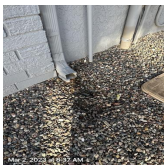


Photo 5

Check for damage caused by fallen trees or limbs

Issue

Limb broken on palo verde tree in backyard

[88243709-068A-4497-9E26-B0A2FED957B2-video.mov](#)

Check if landscape maintenance has been performed

OK

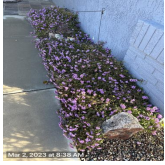


Photo 6

Check property to ensure all yard access is secure

OK



Photo 7

Check outdoor faucets for leakage or covered in cold weather

OK



Photo 8



Photo 9

Does this property have a pool?

No

Check breaker panel

OK



Photo 10

Check for visual pest infestations

OK

Home Interior

Check thermostat for proper settings and operation

OK



Photo 11

At the time of our visit, the inside temperature was:

72



Photo 12

Your thermostat(s) are set to:

72

Examine all doors, windows and sliders to ensure they are locked and secure

OK



Photo 13

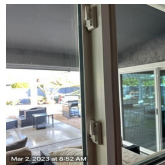


Photo 14

Check refrigerators and freezers are functioning properly and food has not spoiled

OK

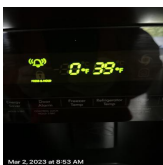


Photo 15

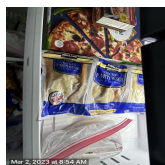


Photo 16

The following appliances were operated:

- Dishwasher
- Garbage Disposal
- Washing Machine

[FE60FF1E-A5F3-4221-B448-79204F1C8894-video.mov](#)

[5B982653-4C84-4419-BFDA-70BB0D38C2EF-video.mov](#)

[829FF69A-3E8C-4B38-BB54-51C50388A89A-video.mov](#)

Check phone for dial tone and messages

N/A

Operate all faucets and flush toilets

OK

[456879AB-BDF3-4B45-94E3-DA6EF1FBA3DF-video.mov](#)

[385C2ECA-F32E-44F3-B6A0-F34EAB5A500B-video.mov](#)

Visual check for leaks or stains around windows, ceilings, walks, water heaters, under sinks, around toilets

Issue

Ripple in ceiling is not new-Infrared photo shows no moisture. Infrared photos of all plumbing fixtures show no leaks.

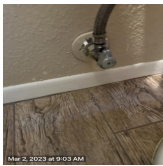


Photo 17

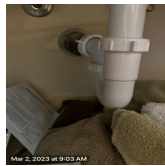


Photo 18



Photo 19

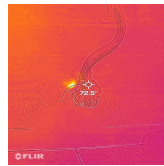


Photo 20

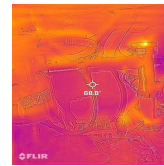


Photo 21

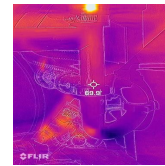


Photo 22

Check Water Softener/Water Filter for leaks and verify salt level

N/A

I can't get at the water softener but there aren't any apparent leaks.



Photo 23

Operate garage door opener to check drive chain mechanism.

[5B2D8C43-D0C3-4366-8D7B-35BF73DC9EA2-video.mov](#)

Check irrigation controller is functioning (inside garage only)

N/A

Investigate any noises, alarms, beeps or odors

OK

Turn on lights and fans throughout house

OK

[FE350731-B485-46DF-8893-AD5BB7EBBBF4-video.mov](#)

Bulbs on timer lights are checked to insure they are not burned out

N/A

Remove garbage mistakenly left by homeowner

N/A

Check for visual pest infestations

OK

Additional Services

Start and idle or Drive stored autos and vehicles

Yes

[2AC72AE4-5DCE-4A9C-9F13-87676913D57F-video.mov](#)

Water specified indoor/outdoor plants

N/A

Collect mail from street mailbox and process as directed

Yes, but all junk mail

[197AEAA2-1004-4036-8107-1238B12DDE7C-video.mov](#)

Additional comments

Tree limb damage in backyard was from last night's storm. No other damage was observed.

Signature of Home Watch Inspector



Dennis Manning
2 Mar 2023 9:18 AM MST

Appendix



Photo 1



Photo 2



Photo 3



Photo 4



Photo 5



Photo 6



Photo 7



Photo 8



Photo 9



Photo 10



Photo 11



Photo 12



Photo 13



Photo 14



Photo 15



Photo 16



Photo 17



Photo 18



Photo 19

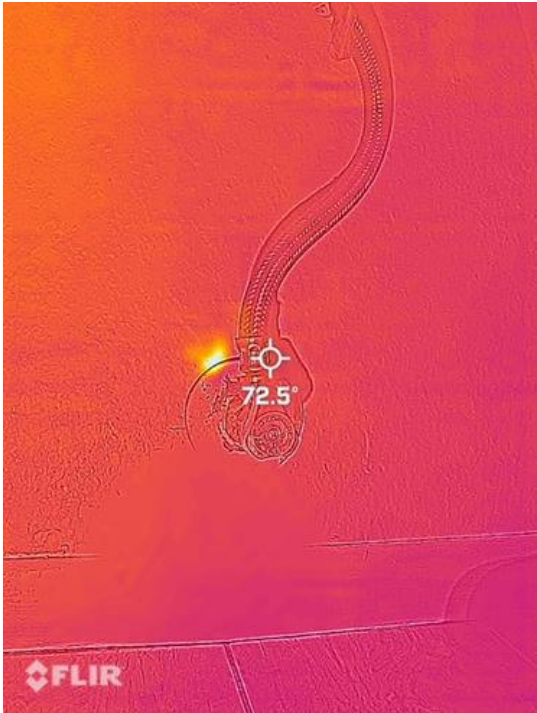


Photo 20

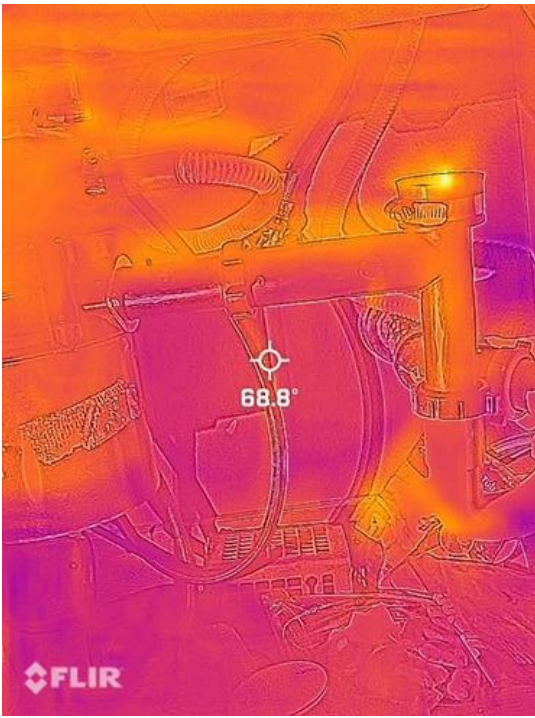


Photo 21



Photo 22



Photo 23

[88243709-068A-4497-9E26-B0A2FED957B2-video.mov](#)

[FE60FF1E-A5F3-4221-B448-79204F1C8894-video.mov](#)

[5B982653-4C84-4419-BFDA-70BB0D38C2EF-video.mov](#)

[829FF69A-3E8C-4B38-BB54-51C50388A89A-video.mov](#)

[456879AB-BDF3-4B45-94E3-DA6EF1FBA3DF-video.mov](#)

[385C2ECA-F32E-44F3-B6A0-F34EAB5A500B-video.mov](#)

[5B2D8C43-D0C3-4366-8D7B-35BF73DC9EA2-video.mov](#)

[FE350731-B485-46DF-8893-AD5BB7EBBF4-video.mov](#)

[2AC72AE4-5DCE-4A9C-9F13-87676913D57F-video.mov](#)

[197AEAA2-1004-4036-8107-1238B12DDE7C-video.mov](#)