WEATHER SUMMARY



Broken clouds

High: 72°F | **Low:** 52°F

Sunrise: 7:01 AM | **Sunset:** 6:26 PM

Home Watch Report

Report Information

Prepared by	Robert Hauck
Client	Marcus Sterling
Date	10/09/2026
Address	214 Upper Mountain Ave, Montclair, NJ 07043, United States

Notes

> Aside from the few issues I found and corrected the property looks in pretty good shape.

Checklist Items

Interior

Investigate any noises, alarms, beeps or odors	**Concerns Noted**

NOTE

Smoke alarm chirping, I change it using a battery in the closet

Check thermostats throughout home	**No Obvious Issues Found**
Check phone for dial tone and messages	**No messages**
Check breaker box - nothing should feel hot	**No Obvious Issues Found**
Check function of lights and fans throughout house	**No Obvious Issues Found**
Check for leaks or stains on ceilings, walls, under sinks, around toilets	**No Obvious Issues Found**

Check for visual pest issues incl under sinks, in garage, basement and attic	**No Obvious Issues Found**
Check around sliders/ windows for signs of water	**No Obvious Issues Found**
Check water softener/water filter for leaks and verify salt level	**Acceptable**
Check oil level (request fill if < 1/4 tank)	**No obvious issue found**
Check Boiler Temperature	**Level / reading normal**
Check Boiler Pressure	**Level / reading normal**
Check Furnace for any Obvious Issues	**No Obvious Issues Found**
Operate all faucets and flush toilets	**No Obvious Issues Found**
Refrigerator / freezer operating properly	**No Obvious Issues Found**
Refrigerator cleaned out for season	**No issue found**
Ensure wine fridge is functioning properly	**No Obvious Issues Found**
Dishwasher run per client instructions	**Yes**
Ensure ice maker off if water main is off	**Yes**
Water plants per client instructions	**Done**

NOTE

The big ficus in the living room looked like it needed a little more light so I slid it over a little bit and opened the shade in front of that window. I'll check back on it next week.

Turn off water main at departure and drain system	**Yes**
Examine all doors, windows and sliders to ensure they are locked and secure	**Concerns Noted**

NOTE

Rear window on the bedroom is cracked, it looks like a bird flew into it. I'll call you shortly to discuss options

Ensure light timers set properly	**Yes**
Confirm dishwasher door open	**Yes**
Engage alarm at departure	**Done**

Exterior

Landscape is properly maintained	**No Obvious Issues Found**
Check for mail	**Mail collected and left in home**

NOTE

All mail has been placed in the box in the pantry. The items I texted you pictures of will be taken to the post office, and I'll forward them to you shortly via US mail.

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

NOTE

There was a fair amount of leaves collecting in the entryway, which I removed

Check to see if proper snow melt salting has been performed (by others)	**N/A**
Are there icy conditions present?	**N/A**
Feed the fish in pond	**Done**

NOTE

The netting on the Over the Koi Pond came loose in one area I resecured.

Check for visual pest issues around exterior of home	**No Obvious Issues Found**
Check outdoor spigots / shower for function / leaks	**No issue found**
Check dock / boat	**No Obvious Issues Found**
Walk through boat house/ out building	**No Obvious Issues Found**
Walk through garage; operate garage doors to check function	**No Obvious Issues Found**

Start and idle stored vehicles per client instructions	**Yes**

NOTE

Both tires on the BMW driver side looked low so I re-inflated to 42 pounds each.

Confirm trickle charger functioning as installed	**Yes**
Exterior refrigerator operational or off with door propped open	**No issue found**
Check propane level (request refill if < 40%)	**No obvious issue found**
Check roof and gutters from ground level for damage / obstruction	**No Obvious Issues Found**
Check generator	**Ready (green light)**
Check hot tub water level and color	**Concerns Noted**

NOTE

Hot Tub water looked a little low so I added a few inches

Check pool level, color, other obvious concerns	**No issue found**

NOTE

Skimmer basket was full of leaves and debris which I removed

Disclaimer: This report provides a record of our observations, at the time of our visual inspection of your property, looking for obvious issues.