



HK Services

Standard Inspection

The following is what is included in your inspection cost

Interior:

General Inspection:

- Check for signs of mold and mildew.
- Check for insects (roaches, ants, termites)
- Check for signs of rodents (mice)
- Check smoke detectors and change batteries as needed.
- Visual inspection of electrical panel for hot or tripped wires.
- Arm security alarm, lock doors and send inspection report to homeowners once full inspection is completed.

Windows/Doors/Security:

- Check that all windows and doors are locked and secure.
- Check windows for cracks.
- Check windowsills and window frames for water damage or insect intrusion.
- Check doors for water damage.

Water-Related Inspection:

- Run all faucets to lubricate seals and keep trap full to prevent odors and insects.
- Flush all toilets to lubricate seals, refill bowl with water and keep scum ring from forming.
- Check toilets for leaks from tank and supply water line.
- Check under the sinks for any valve, drain leaks or faucet leaks.
- Visual inspection of water heater for leaks or rust in the pan.
- Visual inspection of all ceilings for any signs of leaks or water damage.

Air Conditioning Inspection:

- Confirm AC and heat are working properly.
- Check AC temperature by t-stat and handheld humidity reader.
- Visually inspect AC vent for condensation leaks.
- Check and replace AC filters (upon request)
- Check drain lines and flush (bi-weekly check and monthly flush upon request)

Appliance Inspection:

- Check refrigerator and freezer for cooling.
- Run and lubricate garbage disposal.
- Check washing machine connection valves for leaks.
- Reset blinking clocks on appliances in case of power outage.
- Turn the main water valve off to home upon departure.

Exterior:**Property:**

- Perform 360 degree walk of property.
- Look for signs of vandalism, burglary, and theft.
- Visual inspection of water spigots/hose bibs for water leak.
- Check for signs of roof damage from the ground.
- Check all screens on windows and screen enclosures for damage.
- Check gutters for obstruction from the ground.
- Check soffits and fascia for cracks or damage.
- Again, check all windows for cracks.

Lawn & Garden:

- Check lawn for signs of insects, fungus, and for over/under watering.
- Check trees and plants for insects, fungus, and for over/under watering.
- Check that lawn care has been performed.
- Visually check irrigation system that sprinklers perform properly.

Pool:

- Check that the water level is above the skimmer and add water if needed.
- Confirm that pool pump is running during the day.
- Visual inspection that water is clear and not cloudy or green.
- Confirm that pool is maintained by professional pool company.

Mail:

- Check mailbox and bring mail inside. Inform homeowner of important mail and forward if needed (additional cost may apply).
- Check for packages and bring them inside.
- Remove newspapers, flyers, etc and recycle them if requested.

Departure Inspection

ALL STANDARD INSPECTION PLUS THE FOLLOWING:

- Garbage Removal/Bring to the road.
- Bring trash cans back to house from road after trash day.
- Turn off water heater.
- Turn off all lights that are not needed left on.
- Adjust AC temperature to energy saving setting.
- Ensure all windows and doors are locked.
- Set security system upon departure.

Extra Concierge Services Available

Not included in inspections, this is an additional price

Vehicle:

- Charge Golf Carts
- Start vehicles to ensure battery is not dead.
- Charge battery if needed.
- Ensure gas tank is full.
- Drive vehicle if needed.

Extra Services:

- Forward mail/packages
- Ensure lighted entry for night arrival.
- Pick up groceries and stock refrigerator and freezer.
- Light dusting and floor cleaning.
- Light Pool Cleaning
- Light Yard Work
- Fill vehicles with gasoline.
- Wash/Dry/Put Away Dishes
- Hurricane Prep

* Upon Issues Found Within Inspection, we may need to involve other trade companies such as: with homeowners consent.

- Pest Control
- Pool Maintenances
- House Deep Cleaning
- Lawn Care
- Handyman Services
- Pressure Washing
- Contractor Services; roofing, plumbing, electrical, gutters/soffit/fascia, etc.