ONETWENTY PROPERTY CARE

Stay Ahead. Prevent - Protect - Preserve

PROPERTY CARE VISIT REPORT - PUBLIC SAMPLE

REAL PILOT VISIT - IDENTIFYING INFORMATION REMOVED FOR PRIVACY

Owner / Client	Sample Client	**Property**	Sample Property - Central Florida
Visit Date	September 2026	**Property Type**	Residential
Bedrooms	4	**Bathrooms**	2
Service	OneTwenty Property Care Pilot Visit	**Scheduled Time**	Up to 60 minutes

VISIT SUMMARY

This public sample is based on a real OneTwenty Property Care pilot visit. The property was reviewed using the room-by-room preventive property-care process. The home was generally well kept, while several small conditions were identified and documented for owner follow-up. No repair work was included as part of the scheduled visit.

KEY FINDINGS

Priority	Area	Observed condition	Recommended follow-up
SOON	Safety	One accessible smoke alarm did not operate during testing; the alarms were reported as original to the home.	Replace aging alarms and verify operation after installation.
SOON	Bathroom 2	Toilet tank rocks; a bottom spacer/support is missing on one side.	Install proper support and confirm the tank is stable without overtightening.
ROUTINE	Bedroom 2	Door latch/catch area requires repair or replacement.	Evaluate and repair or replace affected hardware.
ROUTINE	Bedroom 3	Door-stop/trim condition requires attention.	Repair or replace affected trim.
ROUTINE	Bedroom 3	Lock/catch/strike hardware requires attention.	Secure or repair hardware and verify proper door operation.
ROUTINE	Exterior	Photo documentation shows damaged/torn window screen material.	Repair or replace affected screen material as appropriate.

PROPERTY CARE VALUE

The visit demonstrates the OneTwenty approach: a consistent set of eyes on the property, documented findings, clear owner follow-up, and a return visit planned approximately every 120 days while membership is active and payments are current.

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AREA-BY-AREA PROPERTY REVIEW

Area	Visit record
Entry / Living / Dining / Common Areas	No significant concern was recorded.
Bedroom 1	No significant concern was recorded.
Bedroom 2	Door latch/catch area requires repair/replacement.
Bedroom 3	Door-stop/trim and lock/catch/strike area require attention.
Bedroom 4	No significant concern was recorded.
Kitchen	Visible plumbing, faucet, caulking, cabinet hardware, doors/windows, lighting and moisture conditions were reviewed; no significant concern was recorded.
Bathroom 1	No significant concern was recorded.
Bathroom 2	Toilet tank rocks because a bottom spacer/support is missing on one side.
Extra Room / Office / Den / Laundry / Other	No significant concern was recorded.
Safety / HVAC / Utility	Accessible smoke alarms were tested as a standard visit item. One alarm did not operate during testing; replacement of aging alarms was recommended.
Garage	No significant condition requiring follow-up was recorded.
Exterior - Safe Access Only	No significant condition was recorded in the field review; photo documentation shows damaged/torn window screen material.

Note: OneTwenty Property Care documents visible and safely accessible conditions. This service is not a home inspection, engineering evaluation, code inspection, environmental assessment, or guarantee against concealed conditions.

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OWNER FOLLOW-UP & 120-DAY PROPERTY CARE RECORD

Recommended owner follow-up	Status
[ ] Replace aging smoke alarms and verify operation.	Estimate / Authorize / Completed
[ ] Stabilize Bathroom 2 toilet tank with proper spacer/support.	Estimate / Authorize / Completed
[ ] Repair Bedroom 2 door latch/catch/strike area.	Estimate / Authorize / Completed
[ ] Repair or replace Bedroom 3 door-stop/trim.	Estimate / Authorize / Completed
[ ] Repair Bedroom 3 lock/catch/strike area.	Estimate / Authorize / Completed
[ ] Repair or replace damaged window screen.	Estimate / Authorize / Completed

NEXT PROPERTY CARE VISIT

OneTwenty Property Care is structured around an approximately 120-day service interval while membership is active and payments are current. Previously documented conditions can be compared at the next scheduled visit and new changes recorded.

IMPORTANT SERVICE LIMITS

This report documents visible conditions observed during routine property care. It is not a home inspection, engineering evaluation, code inspection, environmental assessment, or guarantee that concealed conditions do not exist. Repair work, specialized work, additional labor and materials are separate from the membership and require authorization; appropriately licensed professionals are used where required.

Prepared by: OneTwenty Property Care Technician

Owner acknowledgement: _____

Date: _____

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PHOTO DOCUMENTATION

Real pilot-visit photographs. Property address and client identity have been removed.

PHOTO 1 - SAFETY



Accessible smoke alarm tested during the visit did not operate. The condition was documented and replacement of aging alarms was recommended.

PHOTO 2 - BATHROOM 2



Toilet tank was loose/rocking. A bottom spacer/support was missing on one side; stabilization with proper support was recommended.

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PHOTO DOCUMENTATION

Real pilot-visit photographs. Property address and client identity have been removed.

PHOTO 3 - BEDROOM DOOR



Door latch/catch area showed damage and required repair so the latch could engage securely.

PHOTO 4 - BEDROOM TRIM



Door-stop/trim was loose or separated and required repair or replacement.

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PHOTO DOCUMENTATION

Real pilot-visit photographs. Property address and client identity have been removed.

PHOTO 5 - DOOR HARDWARE



Strike/catch hardware required attention, securement and verification of proper door operation.

PHOTO 6 - WINDOW SCREEN



Window screen material was torn/damaged and should be repaired or replaced.