

PROPERTY OWNER
A. Yılmaz (sample)Report No: YB-2026-0112 · 21 January 2026, 09:40
Detached villa, 2 storeys + garden

INSPECTION OFFICER

M. Demir (Staff no: 118)

PREVIOUS VISIT

7 January 2026

ADDRESS

Liman Mah., Konyaaltı / Antalya (sample)

SUBSCRIPTION PACKAGE

Full Check · every two weeks

INSPECTION TIME

09:40 – 10:25 (45 min)

WEATHER

Partly cloudy, 14°C

25
FINE2
ON WATCH1
ACTION

The 28-point checklist

01	Front door, lock and frame	FINE	Lock works without issue, no forced-entry marks.
02	Windows and shutters	FINE	All closed and locked. Living room shutter lubricated.
03	Alarm / security system	FINE	Armed, backup battery at 80%.
04	Plumbing and leak check	ACTION	Dripping found under the upstairs bathroom tap.
05	Water meter and mains valve	FINE	Meter: 1,482 m³. Mains valve closed on the way out.
06	Consumer unit and fuses	FINE	All circuits in the off position, no tripping.
07	RCD (residual current device) test	FINE	Tested with the test button, tripped within 0.2 s.
08	Interior and exterior light fittings	FINE	All working, including the garden spotlight.
09	Fridge and appliances	FINE	Fridge empty, door ajar, no odour.
10	Washing machine and dishwasher connections	FINE	Taps closed, no moisture at the hose connections.
11	Hot water system (water heater)	FINE	Switched off, no dripping at the safety valve.
12	Boiler / air conditioning	ON WATCH	Living room air conditioning filter dusty; cleaning recommended.
13	Humidity, mould and ventilation	FINE	Humidity 52%. All rooms aired for 20 min.
14	Bathroom and kitchen traps	FINE	Odour barrier intact, water topped up in the drain traps.
15	Inside cupboards and textiles	FINE	No damp marks or moth traces, cupboard doors left ajar.
16	Roof, gutters and façade	FINE	No visible cracks or slipped tiles.
17	Terrace and balcony drains	FINE	Grates clear, leaf build-up removed.
18	Balcony and terrace doors	FINE	Locked, weather strip and seals intact.
19	Garden and irrigation system	ON WATCH	Water still standing in the drip line; needs draining against frost.
20	Garden furniture and outdoor equipment	FINE	Covered and secured, no wind damage.
21	Retaining wall and garden drainage	FINE	No new cracks, no sign of pooling after the downpour.
22	Pool water and pump	FINE	Winter level, cover intact. pH 7.2 / chlorine 0.6 ppm, pump 2 hours a day.

23	Insect / pest check	FINE	No ant trails, traps clean.
24	Rodent bait stations	FINE	Three stations checked, no consumption.
25	Smoke detector and fire extinguisher	FINE	Detector battery full, extinguisher pressure in the green band.
26	Garage, store room and plant room	FINE	Doors locked, no damp or odour on the floor.
27	Letterbox and official notices	FINE	2 bills collected, shared digitally.
28	General cleaning and dust	FINE	Surfaces dusted, bins empty.

What was found on this visit, and what was done?

Three findings came out of the same visit. One was urgent and was stopped on site; two were put on watch. For each one we wrote down what was done and what it will cost.

B-01 — Leak at the upstairs bathroom tap

ACTION

DETECTION

Roughly 8 drops a minute from the flexible connection hose of the basin tap; a damp stain has formed on the cabinet base. No water has reached the floor below.

ACTION TAKEN

Isolating valve closed, cabinet base dried and a moisture absorber placed. Photographs shared with the owner the same day.

ADVICE AND ESTIMATED COST

Replacement of the flexible hose and tap washer. About €16 (labour included). With your approval it can be done on the next visit.

B-02 — Living room air conditioning indoor filter

ON WATCH

DETECTION

Noticeable dust build-up on the filter; cooling performance is not down, but servicing is recommended before the season opens.

ACTION TAKEN

Filter vacuumed in place, unit tested for 10 minutes.

ADVICE AND ESTIMATED COST

Authorised service, about €22. Not urgent.

B-03 — Garden drip irrigation line

ON WATCH

DETECTION

The line has not been winterised; water is still standing in the pipes and two dripper heads are limescaled. Night temperatures drop to 4°C, so there is a frost risk.

ACTION TAKEN

Line blown clear with compressed air, heads removed and cleaned, garden mains valve closed.

ADVICE AND ESTIMATED COST

Line filter replacement at the season opening, about €8.

Homes Watcher · This document is a record of a visual inspection; it is not a structural or technical survey report.

Homes Watcher · This document is a record of a visual inspection; it is not a structural or technical survey report.

