

What We Review During a Routine Property Visit

Every ProVista routine visit follows a structured checklist tailored to the property, service plan, and owner's priorities. We document visible conditions, identify changes, and clearly communicate items that may require monitoring or action.

STRUCTURED • DOCUMENTED • PERSONALIZED

Observations are summarized with relevant photos and clear recommended next steps.

Exterior & Security

- Visible signs of entry, damage, or unusual activity
- Exterior doors, accessible windows, gates, and garage
- Mail, packages, notices, debris, and general appearance
- Accessible perimeter, drainage, landscaping, and storm-related concerns

Interior Condition

- Unusual odors, heat, humidity, moisture, or mustiness
- Visible water intrusion, staining, or standing water
- Accessible ceilings, walls, floors, and furnishings
- Visible signs of pests or unauthorized occupancy

Air Conditioning & Humidity

- Thermostat temperature and humidity readings, when available
- HVAC operating status and unusual sounds
- Accessible air-handler and condensate areas
- Visible condensation, excess humidity, or musty conditions

Plumbing & Water

- Accessible sinks, toilets, showers, tubs, and appliance areas
- Visible leaks, moisture, standing water, or corrosion
- Designated faucets and toilets, according to the service plan
- Unusual water pressure, odor, color, or drainage during routine checks

A complete view of the property

Additional review areas are included when applicable to the home and service plan.

Kitchen & Appliances

- Refrigerator and freezer operating status
- Accessible sink, dishwasher, and water-line areas
- Visible warning lights, leakage, unusual odors, or pest activity
- Selected appliance checks established during property onboarding

Electrical & Safety Indicators

- Visible tripped breakers or equipment warning indicators
- Designated lights, timers, and smart-home alerts
- Security-system trouble notifications, when accessible
- Unusual sounds, odors, or visible electrical concerns

Living Areas & Bedrooms

- Accessible rooms, bathrooms, closets, and living spaces
- Visible moisture, staining, damage, or unusual conditions
- Interior doors, blinds, shades, and curtains as instructed
- Signs of insects around windows, doors, and light sources

Garage, Utility & Storage

- Accessible utility connections, drain pans, and floor areas
- Garage doors, stored items, and vehicles
- Visible water intrusion, pests, odors, or equipment alerts
- Property-specific equipment included in the service plan

Pool & Outdoor Living

- Visible pool/spa clarity, water level, and equipment status
- Pool deck, safety barriers, gates, and screened enclosure
- Outdoor kitchen, appliances, furniture, and accessories
- Conditions that may require landscaping or pool-service follow-up

Personalized Property Care

- Mail and package handling, when requested
- Indoor plants, designated vehicles, and specialty equipment
- Authorized vendor access or visible work-progress updates
- Custom checks based on the property and owner priorities

More than a check-in. A local partner.

This sample provides an overview of common routine-visit categories. Each client's checklist is customized to the property and agreed service plan. Routine visits are visual and non-invasive and are not home inspections, engineering evaluations, mold assessments, pest inspections, or guarantees against concealed conditions.

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