

Visit Report: Friday, December 11, 2026

Winter Watch plan, scheduled biweekly visit 7 of 10 | Inspector: Matt Potter, Owner

Secure. Heat holding, no water issues. Two items need your decision.

One item was resolved on site at no charge. Hard freeze forecast for Friday night. Your freeze check is scheduled for Saturday morning.

47 min
on site

46
checkpoints

18
time-stamped photos

2:04 PM
arrived

2:51 PM
departed

Visit details

Property	Sample Ridge Residence, Underwood, WA 98651 (illustrative address)
Owners	Sample Client, Portland OR. Reached by text at 2:31 PM re: item 1.
Access	Smart lock, Gorge Keep code. Alarm disarmed 2:05 PM, armed 2:50 PM.
Plan	Winter Watch (Nov 1 to Mar 31), biweekly, freeze protocol included.
Next visit	Sat Dec 12, freeze check (included). Regular visit Fri Dec 25.

Conditions this visit

Weather	24°F, east wind 28 mph gusting 41, light freezing drizzle after 1 PM
Roads	WA-14 ice advisory Lyle to Bingen. Cook-Underwood Rd sanded above the switchbacks. Chains carried, not needed.
Travel	Lyle to property 38 min (normally 24). Hood River Bridge: no wind restriction.
Forecast	18°F Friday night, east wind to 50 mph Saturday. Freeze check added.

Key readings

Reading	Value	Last visit	Status
Thermostat	Set 55°F hold, actual 56°F, furnace cycling normally	55 / 56	OK
Interior humidity	38% (main level), 41% (lower level)	40 / 42	OK
Water main	Open. Shutoff valve located in mechanical room, tagged, operates freely	Open	OK
Well pressure tank	44 psi at rest, pump cycled once during faucet run	42 psi	OK
Water heater	No leaks, pan dry, 120°F setting, flue clear	Same	OK
Propane tank	58% (500 gal). Supplier delivery scheduled Dec 18, gate code confirmed	66%	OK
Hot tub	102°F, pH 7.4, sanitizer 2 ppm, cover latched, no ice at rim	102°F	OK
Alarm and cameras	Armed on departure. 3 of 3 cameras online. Doorbell battery 71%	Online	OK
Internet	Router online, 3 bars, no outages logged	Online	OK

Items needing your decision

1. Ice building on the north deck stairs from a clogged gutter

The northeast gutter is packed with oak leaves and the downspout is discharging over the edge onto the top two deck stairs, where it is freezing (photos 6 to 8). With the forecast at 18°F Friday night, this becomes a fall hazard for anyone arriving and will start pulling the gutter hanger away from the fascia.

Recommendation. Clear the northeast run and both downspouts now rather than waiting for the spring cleaning. Our crew can do it Tuesday, December 15 for \$240 (two-story, one run). Longer term, a heat cable on this 12-foot section would stop the recurrence. An electrician can quote it.

Your decision. Reply APPROVE to schedule Tuesday, or HOLD. I applied pet-safe deicer to the stairs today at no charge so the Saturday check is safe either way.

2. Two new woodpecker holes in the east fascia

Two fresh holes, roughly 1.5 inches, in the cedar fascia below the master bedroom eave (photo 11). Not weather-critical and no sign of nesting yet, but holes this size become access for starlings in March.

Recommendation. Monitor through winter. Schedule exclusion and a cedar patch in late February before nesting season. Typical cost \$180 to \$300 through our carpenter.

Your decision. No action needed today. Reply SPRING and I'll put it on the February list, or NOW if you'd rather close it this month.

3. Resolved on site: missing hose-bib cover, west wall

The insulated cover on the west hose bib was gone (likely wind). With east winds and single digits coming, this is the bib most likely to split.

Recommendation. I installed a spare cover from the truck and confirmed the interior shutoff for this line is closed and drained.

Your decision. Nothing to decide. Cover billed at cost, \$12, on this month's invoice.

Actions taken this visit

- Ran every faucet 60 seconds and flushed all five toilets. Checked under each sink with a flashlight.
- Opened cabinet doors under the kitchen and both upstairs sinks for the freeze (per your winter profile).
- Confirmed thermostat on 55°F hold. Verified furnace filter (changed Sept 18) still clean.
- Covered the west hose bib (item 3). Verified east and north bibs covered and interior lines drained.
- Brought in one UPS package (2:22 PM, left on the mudroom bench, photo 14) and cleared two flyers from the door.
- Applied pet-safe deicer to north deck stairs and the front walk.
- Checked hot tub chemistry and topped the water 1 inch. Cover latched and strap tightened against the forecast wind.
- Confirmed the holiday light timer is working as you requested (on at 4:30 PM, photo 17).

- Walked the exterior for wind debris after last week's gusts (two fir limbs removed) and confirmed the Dec 18 propane delivery and gate code with the supplier by phone.

Vendor coordination

Gutter crew	Tentative hold Tue Dec 15, 10 AM, pending your approval of item 1. Insured, we meet them on site.
Propane	Delivery scheduled Dec 18 by supplier. Gate code shared. No Gorge Keep visit required.
Snow removal	Your plow contractor confirmed on their winter list. Driveway markers in place (photo 4).
Carpenter	Fascia repair queued for late February pending your reply on item 2.

Full checklist, 46 points

Every item below was checked on this visit. Items marked NOTE or ACTION are explained on page 2.

Exterior, 14 points	Status	Observation
Roof, visible from ground	OK	No lifted shingles or missing ridge caps. Moss light on north slope, within normal
Gutters and downspouts	ACTION	NE run clogged, discharging onto deck stairs (item 1)
Siding, trim, fascia	NOTE	Two new woodpecker holes, east fascia (item 2)
Windows and doors, exterior	OK	All secure. No cracked glass. Weatherstrip intact
Decks, railings, stairs	NOTE	Ice on north stairs, treated (item 1). Railings tight
Hose bibs and exterior plumbing	OK	West cover replaced (item 3). All three covered
Drainage and grading	OK	Water moving away from foundation on all sides
Driveway, walks, snow markers	OK	Markers in place. Walk treated
Propane tank and regulator	OK	58%. No odor. Regulator vent clear
Exterior lighting and timers	OK	Holiday timer confirmed. Motion light functioning
Signs of entry or tampering	OK	None. Gate closed, latch functioning
Wind and storm debris	OK	Two fir limbs removed from lower lawn
Wildlife and pest evidence	OK	No new deer damage. No rodent sign at foundation vents
Hot tub exterior and cover	OK	Cover latched, strap tightened

Interior, 16 points	Status	Observation
Thermostat and heat	OK	55°F hold. Furnace cycling. Filter clean
Under-sink plumbing, all baths and kitchen	OK	Dry. Cabinet doors opened for freeze
Faucets run, toilets flushed	OK	All fixtures. Traps refreshed
Water heater and pan	OK	Dry. 120°F. Flue clear
Washer hoses and dishwasher	OK	Braided hoses, no bulging. Dishwasher dry
Ceilings and walls for staining	OK	None new. Prior bathroom stain unchanged
Windows and sliders locked	OK	All locked. Blinds per your profile
Refrigerator and freezer	OK	Running. 37°F and 0°F. Ice maker off per request
Smoke and CO detectors	OK	No chirps. Test button response on all four
Electrical panel	OK	No tripped breakers. GFCIs reset and tested

Interior, 16 points	Status	Observation
Odors, sounds, alarms	OK	None
Pest evidence, interior	OK	Bait stations undisturbed. No droppings
Crawlspace access and vents	OK	Hatch sealed. Foundation vents closed for winter
Garage, doors and opener	OK	Door seals good. Opener disconnected per profile
Vehicles	OK	Subaru on trickle charger, tire pressures visually fine
Mail, packages, deliveries	OK	One UPS package brought in (photo 14)

Systems and protocol, 16 points	Status	Observation
Well pump and pressure tank	OK	44 psi. Normal cycle
Water shutoff location verified	OK	Mechanical room, tagged, operates
Septic area, visual	OK	No surfacing, no odor, lids secure
Internet and router	OK	Online
Security system and cameras	OK	Armed on departure. Cameras online
Smart lock and codes	OK	Battery 64%. Gorge Keep code only, guest codes cleared
Backup heat sources	OK	Gas fireplace pilot lit. Space heaters unplugged
Winter supplies on hand	OK	Deicer half bag, two hose-bib covers, flashlight batteries
Hot tub water chemistry	OK	102°F, pH 7.4, 2 ppm
Hot tub equipment bay	OK	No leaks. Pump quiet. Freeze protection cycling
Freeze protocol complete	OK	All steps in your winter profile completed
Arrival readiness	OK	Home could be brought to 68°F within 3 hours of your text
Owner requests this visit	OK	Holiday light timer confirmed
Documentation	OK	18 photos filed. Report sent same day
Insurance log	OK	Visit recorded in your continuous-monitoring log
Keys and codes custody	OK	No physical keys held. Codes stored encrypted

Photo log

Every photo is time-stamped and geotagged on the device and filed to your property record. Six of the eighteen are shown here. The full set is attached to the email version of this report.

TIME-STAMPED PHOTO
2:07 PM

Photo 3: thermostat reading 56°F on 55°F hold

TIME-STAMPED PHOTO
2:33 PM

Photo 6: NE gutter packed with oak leaves

TIME-STAMPED PHOTO
2:34 PM

Photo 7: downspout discharge icing the north stairs

TIME-STAMPED PHOTO
2:38 PM

Photo 11: east fascia, two new woodpecker holes

TIME-STAMPED PHOTO
2:22 PM

Photo 14: UPS package on mudroom bench

TIME-STAMPED PHOTO
4:31 PM, remote camera check

Photo 17: holiday light timer confirmed on

What happens next

Saturday Dec 12	Freeze check (included in Winter Watch): heat, under-sink lines, bibs, hot tub. Report by noon.
Your reply	Item 1: APPROVE or HOLD. Item 2: SPRING or NOW. Text or email. I confirm within the hour during business hours.
If something changes	Alarm, utility or neighbor calls route to me. I'll check the property within 24 hours, sooner for water or heat.
Regular visit	Friday, December 25 is a holiday. I've moved your visit to Thursday, December 24 unless you'd prefer otherwise.

Why we document this closely

Many homeowner policies include a vacancy or occupancy clause. If a claim arises while you're away, this report series shows the home was inspected on a regular schedule by an insured, bonded professional, with dated photographs. Keep the reports. Your broker can tell you how your policy treats them.

Thank you for trusting us with the house. Stewards of your home.

Matt Potter, Gorge Keep LLC