



Visit Report

1847 Peak Eight Rd, Breckenridge CO 80424

VISIT Tue Oct 13, 2026	TIME ON SITE 10:42–11:19 AM (37 min)	TECHNICIAN Dana R.	WEATHER AT VISIT 28°F · light snow · 2" new	NEXT VISIT Tue Oct 20
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30 points
INSPECTED

27
OK

2
NEED YOUR ATTENTION

1
FIXED ON-SITE

Needs your attention 2 ITEMS

Deck railing — NE corner post loose at base

Envelope · #15

Post moves about ½" under hand pressure; likely frost heave at the footing. Not a collapse risk today, but snow load will make it worse.

Recommend: carpenter visit before heavy snow. We can get two quotes for you — just reply **YES**.


Post base — gap visible


NE corner — wide shot

Interior humidity low — 18% RH

Interior · #28

Below the 30–40% target for the hardwood floors. The humidifier (Systems #4) is running, but the pad looks end-of-life.

Recommend: approve pad replacement — \$38 part, we install on the next visit. Reply **YES** to approve.


Humidistat reading


Humidifier pad

Fixed on-site NO CHARGE

Smoke/CO detector, upstairs hall — chirping

Systems · #10

Replaced the 9V battery from truck stock. Tested; status light normal.


Detector — green light

Readings & trends

	THIS VISIT (OCT 13)	LAST VISIT (OCT 6)	TREND
Thermostat setpoint / reading	55° / 56°	55° / 55°	steady
Interior humidity	18%	24%	▼ falling — see attention item
Water heater	Normal, no leaks	Normal	—
Main water shutoff	ON (per owner)	ON	—

All 30 points

SYSTEMS & MECHANICALS (1–10)

1 · Furnace

2 · Boiler loop

3 · Softener salt ¾

4 · Humidifier

5 · AC N/A season

6 · Electrical panel

7 · Sump pump

8 · Water pressure

9 · HVAC filter repl. Oct 6

10 · Smoke/CO fixed

ENVELOPE & GROUNDS (11–20)

11 · Roofline

12 · Gutters

13 · Siding/trim

14 · Windows ext.

15 · Deck/railings

16 · Foundation

17 · Irrigation blowout Oct 1

18 · Walks/drive salted

19 · Snow/ice 2" new, no damming

20 · Exterior doors

INTERIOR & SECURITY (21–30)

21 · Ceilings/leaks

22 · Windows int.

23 · Fridge/freezer 37° / 0°

24 · Plumbing faucets + toilets run

25 · Alarm armed on exit

26 · Cameras 3 online

27 · Locks/garage all secured

28 · Humidity

29 · Room photos 8 below

30 · Mail/packages forwarded

Room photos 8 ROOMS

Great room

Kitchen

Primary bed

Primary bath

Bunk room

Lower level

Mechanical room

Garage

Sample report — fictional home and operator. In a live report, every frame is a full-resolution photo taken during the visit, and the report reaches the owner's inbox before the technician leaves the driveway. Owners reply to the email to reach their technician directly.