Harbor & Vale Property Services

Looking after the house while you are away

PROPERTY VISIT REPORT

GENERATED September 17, 2026
HV-2026-0917-021
Visit 2 of 2 for September 2026

Attention needed

1 item for your decision, 2 observations, everything else normal

Property	18 Mariner's Walk, Eastport, RI 02891	Visit date	September 17, 2026, 10:15 AM to 11:05 AM (50 min)
Owner	R. & J. Ashcombe	Conducted by	Imogen Vale, Harbor & Vale Property Services
Service plan	Seaboard Standard, biweekly visits	Weather	58°F, light rain, SW wind 9 kt
Agreement	HV-A-0042, in effect through April 30, 2027	Access	Keypad at the side gate

Visit summary

The house was secure and dry on arrival with the heating holding its setback. The one new concern is damp in the mudroom, which has appeared since August and wants a drainage contractor before the winter. Everything else on the checklist was as it should be.

Findings

1. Damp rising in the mudroom Action

A damp patch about 16 in. across has appeared on the north wall of the mudroom since the last visit.

Recommended: A drainage contractor should look at the dry well before winter.

2. Leaf debris in the north gutter Observation

The north run is holding water at the joint above the kitchen window.

Recommended: Clear at the next visit.

3. Boundary gate dropping on its hinge Observation

The field gate is catching on the post and has to be lifted to close. The lower hinge has worked loose in the timber.

Recommended — Re-hang on a longer pin while the carpenter is on site for the fence panel.

Carried forward from previous visits

Opened	Item	Status
Jul 23	Fence panel loose at the boundary	Scheduled Carpenter booked for October 2
Jun 11	Outdoor faucet dripping	Closed Washer replaced on site
May 14	Gravel thin on the turning circle	Open

Inspection checklist

14 of 17 items were checked on this visit; items not reached are marked. Normal means as expected; anything requiring your attention is set out under Findings above.

Exterior

ITEM	STATUS
Roof and flashing	Normal
Gutters and downspouts	Observation
Shutters and windows	Normal
Grounds drainage	Normal

Interior

ITEM	STATUS
Heating, set to 55°F	Normal
Plumbing and main shutoff	Normal
Damp and air quality	Action
Alarm and locks	Not reached

Grounds

ITEM	STATUS
Boundary fencing and gates	Observation

Grounds

ITEM	STATUS
Lawns and hedges	Normal
Oil tank and containment	Normal
Garage and outbuildings	Not reached

Services

ITEM	STATUS
Electric meter and panel	Normal
Water meter and outside shutoff	Normal
Boiler service record	Observation
Smoke and CO detectors	Normal
Internet and phone line	Not reached

Activity log

Everything done or observed during this visit, in order, including items that do not belong to a specific area of the property.

10:20 AM	Walked the grounds; no storm damage.
10:32 AM	Mudroom damp measured at 18% on the meter, against 11% on the adjoining wall.
10:45 AM	Ran the faucets and checked the main shutoff.
10:52 AM	Checked the oil level: just under half, which will see the setback through to the next delivery.
10:58 AM	Reset the alarm and confirmed the keypad code with the carpenter for the 2nd.
11:02 AM	Mail collected and left in the hall tray. Nothing that looked urgent.

Visit conducted and report prepared by

Imogen Vale

This report documents a visual, non-invasive property check at the date and time stated. It is not a home inspection, engineering assessment, or guarantee of condition, and it does not include leasing, rent collection, or tenant services. Vendor estimates are provided for planning; work is authorized only with the owner's written approval. Confidential to the property owner.