LUXOR HOME WATCH

WE WATCH. YOU RELAX.

Inspect today. Document carefully. Move forward confidently.

A practical guide for Southwest Florida homeowners assessing their property after a hurricane, tropical storm, or severe weather event. Use it to record conditions, organize photographs, identify safety concerns, and prepare information for insurance or qualified repair professionals.

INSPECT: Look for visible damage and safety hazards.	**DOCUMENT:** Photograph, record, and organize what you find.

Safety comes first. Do not enter a damaged or unsafe property until authorities or qualified professionals confirm that it is safe. Avoid downed power lines, standing water, gas odors, unstable structures, and exposed wiring.

Post-Storm Documentation Checklist

Inspection Details & Safety Check: Complete this page before beginning the inspection. If conditions are unsafe, stop and contact the appropriate authority or professional.

Property address	
Homeowner(s)	
Storm / weather event	
Date and time inspected	
Person completing the form	
Weather and site conditions	
Insurance claim number	

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Emergency & Service Contacts

Emergency contact	
Neighbor / local contact	
Property manager / HOA	
HVAC provider	
Electrician / Plumber	
Insurance company	
Alarm / security company	
Pool service	

Immediate Safety Concerns

□ The property has been cleared for entry by the appropriate authority, when required.

□ No downed power lines, exposed electrical wiring, or electrical hazards are present.

□ No gas odor, suspected gas leak, or damaged fuel container is present.

□ There are no visibly unstable walls, ceilings, roof structures, balconies, or trees.

□ Standing water is avoided unless it has been confirmed safe.

□ Protective footwear, gloves, eye protection, and other appropriate equipment are being used.

□ Children, pets, and unauthorized individuals are kept away from unsafe areas.

Safety Notes / Immediate Actions

Exterior & Structural Inspection: Inspect from a safe location first. Do not climb onto a roof or enter visibly damaged areas without qualified assistance.

General Property Overview

- ◻ Walk the property perimeter and note visible damage.
- ◻ Take wide photographs of the front, rear, and both sides of the property.
- ◻ Record fallen trees, branches, debris, flooding, erosion, or drainage concerns.
- ◻ Check driveways, walkways, patios, decks, fences, gates, and screens.
- ◻ Inspect siding, stucco, paint, soffits, fascia, and visible exterior fixtures.

Roof, Gutters, Windows & Doors

- ◻ Look for missing, lifted, cracked, or damaged shingles, tiles, or roofing materials.
- ◻ Check visible flashing, vents, skylights, gutters, and downspouts for damage or blockage.
- ◻ Look for broken or cracked windows and damaged screens.
- ◻ Inspect exterior doors, frames, seals, locks, and hardware.
- ◻ Look for signs of water intrusion around windows, doors, ceilings, and walls.
- ◻ Photograph damage from ground level and from safe elevated views when available.

Exterior / Structural Notes

Utilities & Major Systems

□ Check for visible damage to the electrical service, meter, panel, and breakers.

□ Check the water supply and look for leaks or damaged plumbing.

□ Inspect the HVAC outdoor unit, lines, vents, and visible components.

□ Check pool, spa, irrigation, generator, and other major systems for damage.

□ Look for signs of gas leaks or damaged fuel equipment, if applicable.

□ Do not restore utilities or operate damaged equipment until cleared by a qualified professional.

Interior Conditions

□ Look for water intrusion on ceilings, walls, floors, cabinets, and closets.

□ Check for wet materials, swelling, staining, mold, mildew, or unusual odors.

□ Inspect doors, windows, ceilings, drywall, flooring, and visible insulation.

□ Check appliances and electronics for water exposure before operating them.

□ Inspect smoke detectors, carbon monoxide detectors, alarms, and security systems.

□ Photograph each affected area with both wide and close-up views.

Utilities / Interior Notes

Photo & Video Documentation: Create a clear record before cleanup or repairs whenever it is safe to do so.

□ Take clear, high-resolution photographs and videos of all affected areas.

□ Include wide shots that show the location and close-ups that show the damage.

□ Photograph identifying details, serial numbers, materials, and damaged belongings when useful.

□ Include the date and time in the file name or documentation notes.

□ Organize images by category: exterior, roof, windows, utilities, interior, belongings, and debris.

□ Back up photographs and videos to secure cloud storage or an external drive.

Insurance & Repair Records

□ Contact the insurance provider promptly and follow its claim instructions.

□ Keep copies of the claim number, adjuster information, and correspondence.

□ Save receipts for emergency supplies, temporary repairs, lodging, and other eligible expenses.

□ Document temporary repairs and retain invoices, photographs, and contractor information.

□ Do not discard damaged items until the insurance company provides guidance, when practical.

□ Request qualified inspections for major structural, electrical, plumbing, roofing, or mold concerns.

Claim / Repair Notes

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