



HAVASU ESTATE SERVICES LLC

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IMAGE REDACTED

WEEKLY ESTATE STEWARDSHIP REPORT



Inspector

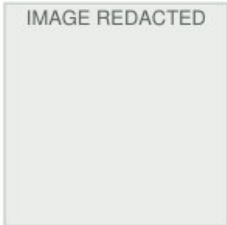
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TABLE OF CONTENTS

1: Exterior & Arrival	4
2: Main Living Core	9
3: London–Havasu Wing	12
4: Ambassador Suite	14
5: Empress Suite	16
6: Outdoor Living & Lagoon	18
7: Station & Service Areas	20
8: Departure & Steward Summary	25



MAINTENANCE ITEM



RECOMMENDATION

SUMMARY

-  3.2.1 London-Havasu Wing - Bridge Bath: Tub Drain Plug Missing
-  5.2.1 Empress Suite - Empress Bath: Toilet Concern
-  7.7.1 Station & Service Areas - Crew Loo: Water Softener service

1: EXTERIOR & ARRIVAL

Information

Arrival & Property Status: Current Visit Status

The scheduled weekly stewardship visit was completed. Property access was normal, and no immediate concerns were observed upon arrival. Overall property condition appeared consistent with the previous visit.

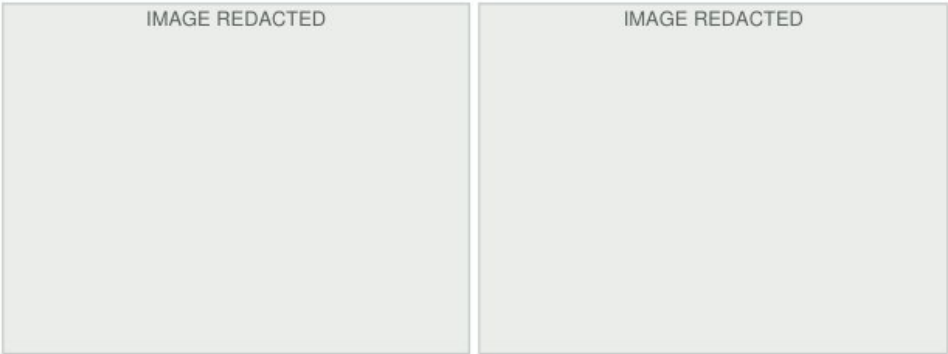
Arrival & Property Status: Estate Stewardship Visit Documentation

This report documents a scheduled visual and non-invasive estate stewardship visit of visible and accessible areas. It records conditions observed at the time of the visit, material changes, limitations, and follow-up actions. This is not a technical home inspection, code-compliance inspection, or diagnostic service.

Arrival & Property Status: Weather Conditions	Arrival & Property Status: Occupancy and Activity Status	Arrival & Property Status: Access Method
95°F and Sunny	Unoccupied undisturbed	ACCESS DETAIL REDACTED

Arrival & Property Status: Routine Photo Record

Photographic documentation of property conditions was captured during the inspection to create a visual record of the home's current state. These images serve as reference materials for future comparisons and help document the condition of systems, components, and overall property appearance at the time of inspection.

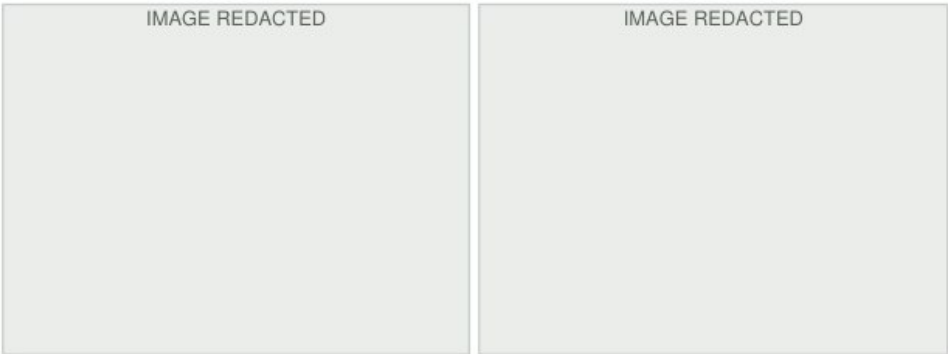


Front Approach & Grounds: Current Visit Status

Front approach and grounds were visually reviewed upon arrival. Overall conditions appeared orderly and consistent with the previous visit. No immediate concerns were observed from the street, driveway, entry approach, or visible landscaped areas at the time of inspection.

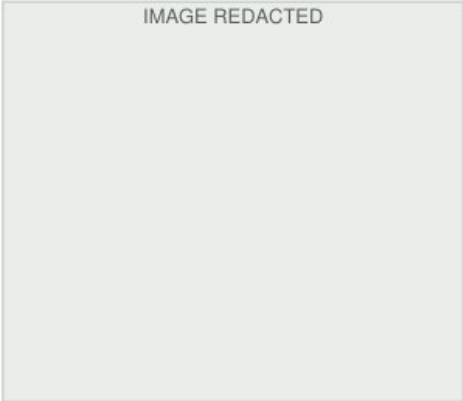
Front Approach & Grounds: Routine Photo Record

Photographic documentation of the property's exterior and grounds has been captured during this inspection. These images serve as a visual record of the property's current condition, including the front approach, landscaping, driveway, and overall site appearance at the time of assessment.



Front Approach & Grounds: Flag

The American flag is visibly
tattered and should be replaced.



Exterior Perimeter & Envelope: Current Visit Status

Exterior perimeter and building envelope were visually inspected from accessible areas. No visible signs of damage, moisture intrusion, unauthorized entry, pest activity, or other material changes were observed at the time of the visit. Exterior doors, windows, and accessible openings appeared secure.

Exterior Perimeter & Envelope: Routine Photo Record

Photographic documentation of the exterior perimeter and envelope was captured during the inspection. These images serve as a visual record of the property's exterior condition, including walls, roofline, foundation, landscaping, and other visible components, providing reference material for future comparison and documentation purposes.

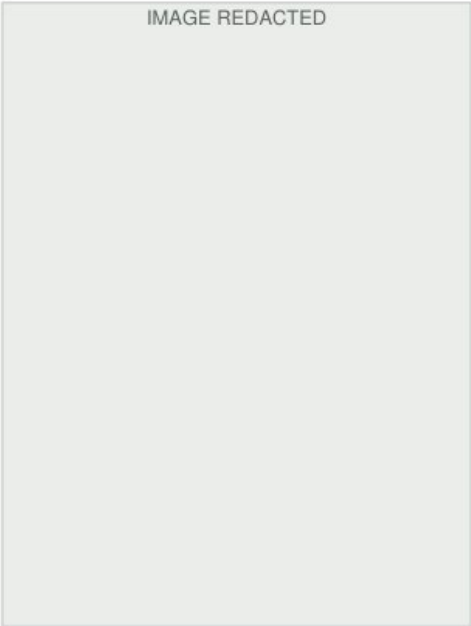


IMAGE REDACTED

Unused Bricks

Exterior Perimeter & Envelope: Exterior Lighting Prewire – Engine Room/RV Garage

Two coiled electrical wiring points were observed beneath the upper exterior overhang of the Engine Room/RV garage. These appear to be prewired locations intended for future exterior light fixtures, possibly floodlights; however, their intended use was not confirmed. No fixtures are currently installed. Recommend confirming the installation plan with the owner or builder and having a qualified electrician ensure the wiring remains properly terminated, de-energized, and weather-protected until fixtures are installed.

IMAGE REDACTED

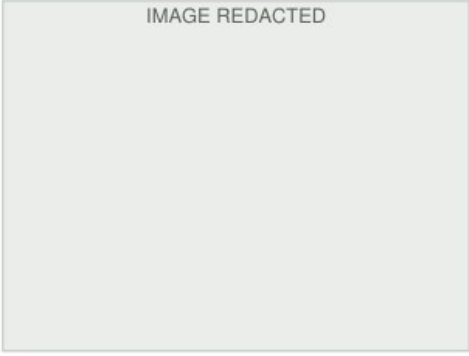
Roof & Solar – Ground Observation: Current Visit Status

Roof surfaces and visible solar components were visually reviewed from accessible vantage points. No apparent damage, displaced materials, loose components, or other visible concerns were observed at the time of the visit.

Roof & Solar – Ground Observation: Routine Photo Record

Routine photographic documentation was conducted during the exterior and arrival inspection. This systematic record captures the property's current condition from ground level observation of roof and solar systems, providing a visual baseline for comparison and reference purposes.

IMAGE REDACTED

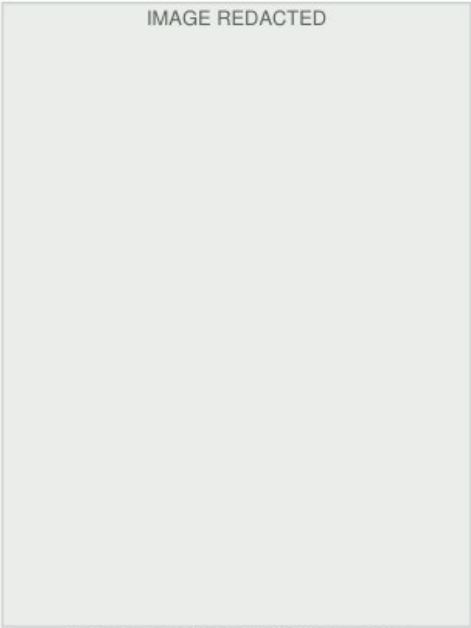
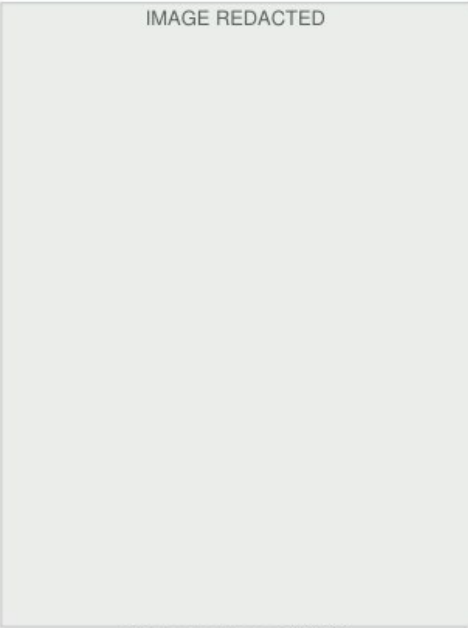
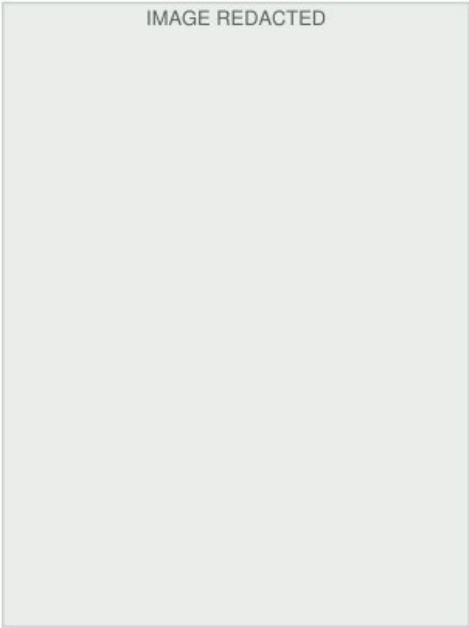


Exterior Utilities & Drainage: Current Visit Status

Exterior utility areas and accessible equipment were visually reviewed. No visible leaks, damage, tampering, or other material concerns were observed at the time of the visit. Accessible utility components appeared secure and in normal condition.

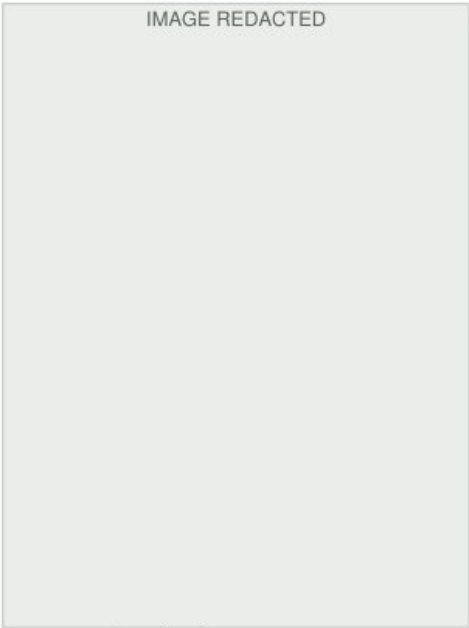
Exterior Utilities & Drainage: Routine Photo Record

Photographic documentation was conducted during the inspection to create a visual record of the property's exterior condition, utilities, and drainage systems. These images serve as reference materials for the inspection report and help document the current state of exterior components and site conditions.



Propane Gas at 40%

Apron drainage missing grate



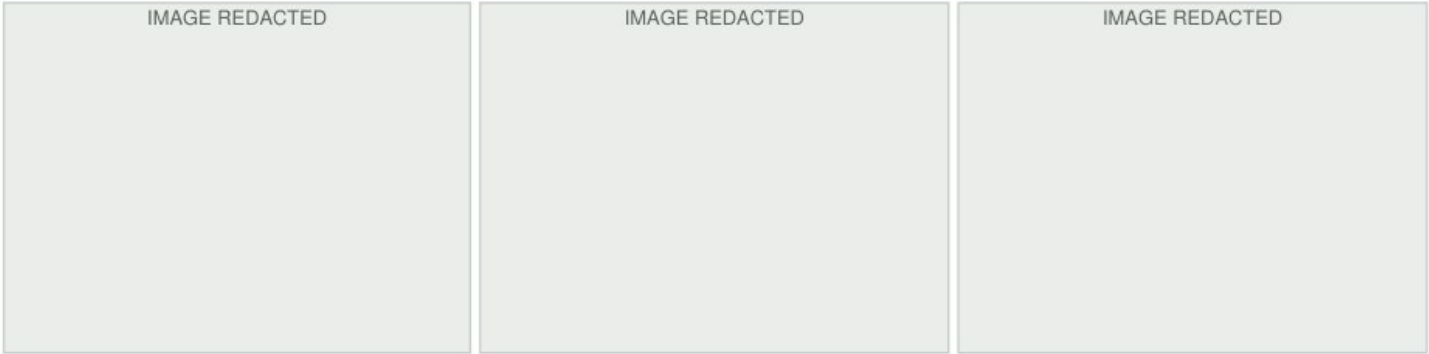
Crushed cap on apron

Attached Garage & Entry: Current Visit Status

Attached garage and entry areas were visually inspected. Garage doors, access points, and surrounding areas appeared secure and in normal condition. No visible signs of unauthorized entry, damage, active leaks, or other material concerns were observed at the time of the visit.

Attached Garage & Entry: Routine Photo Documentation

Routine photographic record maintained for the attached garage and entry area. This documentation provides a visual baseline of the property's exterior condition and entry features for reference and comparison purposes.



Limitations

Roof & Solar – Ground Observation

ROOF INSPECTION LIMITED TO GROUND LEVEL

The roof inspection was limited to ground-level observation only. This means the roof surface, flashing, vents, and other roofing components could not be directly examined up close. A complete roof assessment typically requires climbing onto the roof or using specialized equipment to identify potential leaks, missing shingles, deterioration, or other conditions that may not be visible from the ground.

2: MAIN LIVING CORE

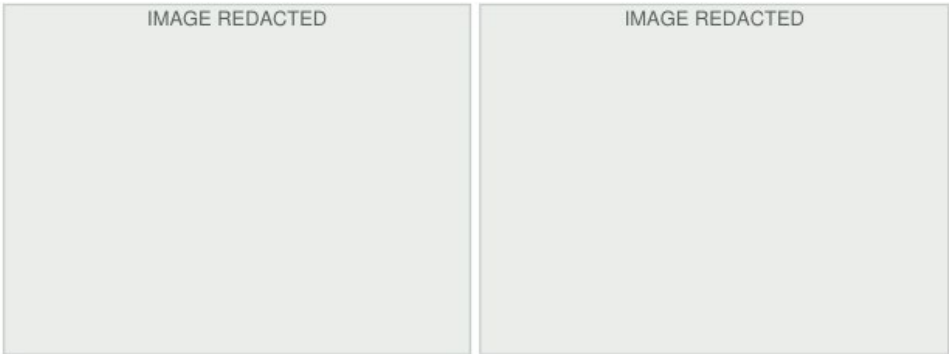
Information

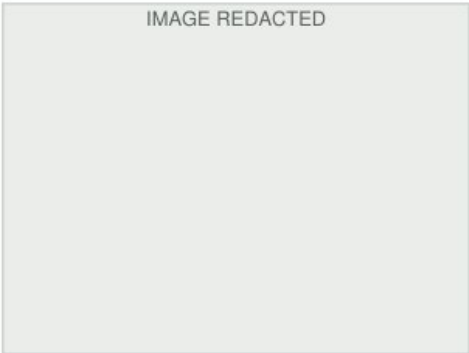
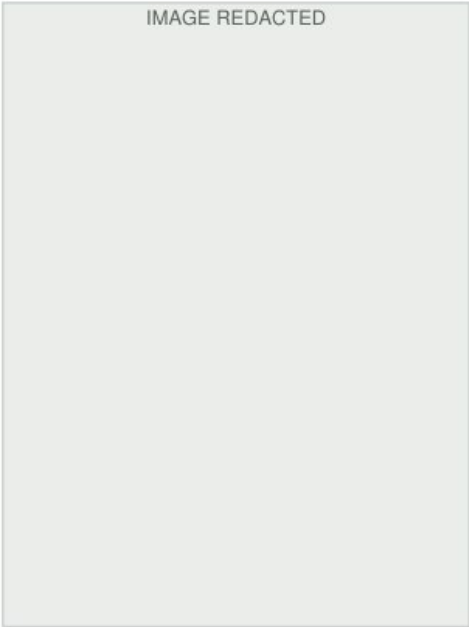
Laundry: Current Visit Status

Laundry area inspected and operating normally. Washer and dryer were checked and appeared to function as intended. No active leaks were observed at the laundry sink, including at the area repaired last week. The RO system was visually checked with no leaks observed. Refrigerator was operating normally. Refrigerator water filter information was noted for future replacement planning.

Laundry: Routine Photo Record

Photographic documentation was taken during the laundry area inspection as part of routine property assessment. These images serve as a visual record of the laundry system's current condition and may be referenced for future comparison or detailed analysis of any observed conditions.





Kitchen: Current Visit Status

Kitchen systems and appliances were checked during the current stewardship visit. The dishwasher and garbage disposal are operating properly, with the disposal functioning normally following last week’s repair. No leaks were observed at the kitchen sink, faucet connections, or within the cabinet below.

The range and associated cooking functions are operating as expected. The warming drawer remains non-operational and is retained as an existing known condition for reference.

The range hood filters are due for cleaning and have been noted for maintenance.

The Sub-Zero refrigerator is operating; however, the control panel currently indicates that both the water filter cartridge and air purification cartridge are due for replacement.

Kitchen: Routine Photo Record

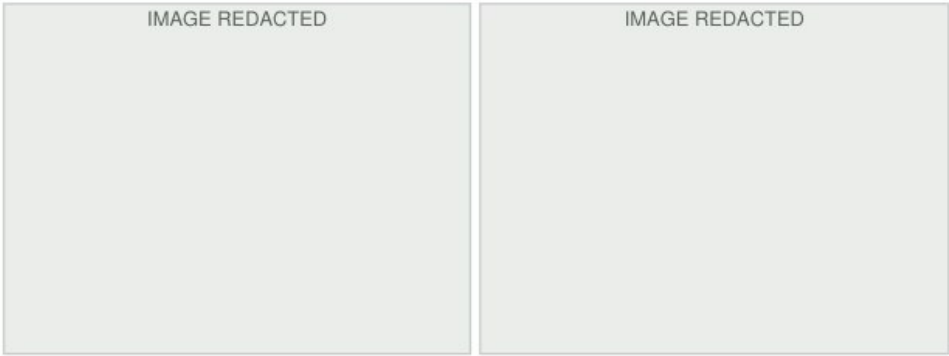
Kitchen

Photographic documentation was taken during the inspection to provide a visual record of the kitchen's condition, systems, and components. This routine documentation helps establish the property's baseline condition at the time of inspection and serves as a reference for future comparisons.



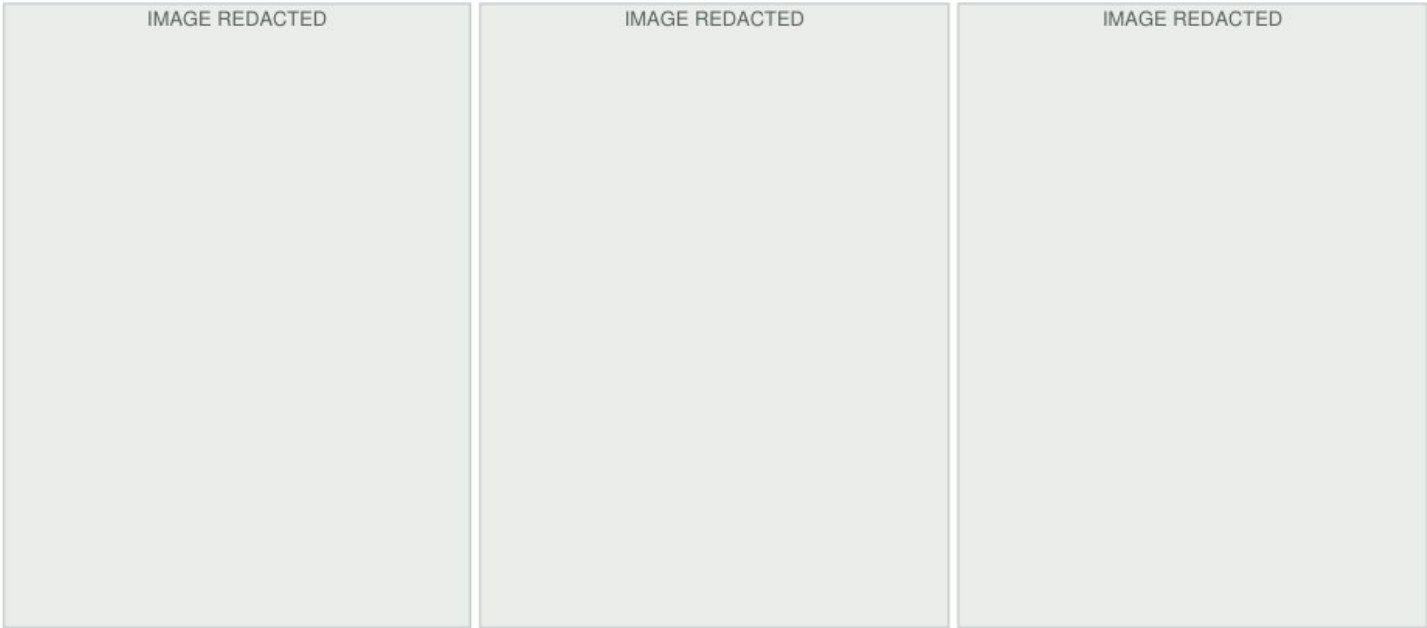
Kitchen: Hood Vent

The range hood vent filters are due for routine cleaning. This has been noted as a maintenance item for follow-up.



Kitchen: Sub Zero

The Sub-Zero refrigerator control panel indicates that both the water filter cartridge and air purification cartridge are due for replacement. This has been noted as a routine maintenance item for follow-up.



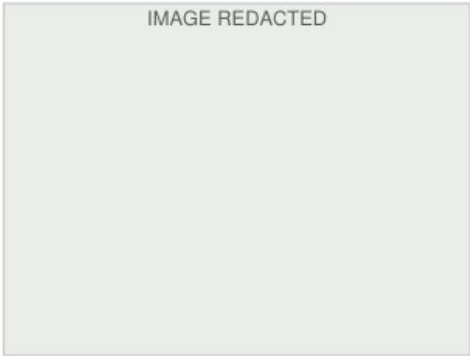
Dining Room: Current Visit Status

Dining room conditions remain unchanged from the previous stewardship visit. No new concerns or notable changes were observed during the current inspection.

Dining Room: Routine Photo Record

Dining Room

A photographic documentation has been completed of the dining room during the routine inspection. This visual record captures the current condition and appearance of the space for reference purposes.



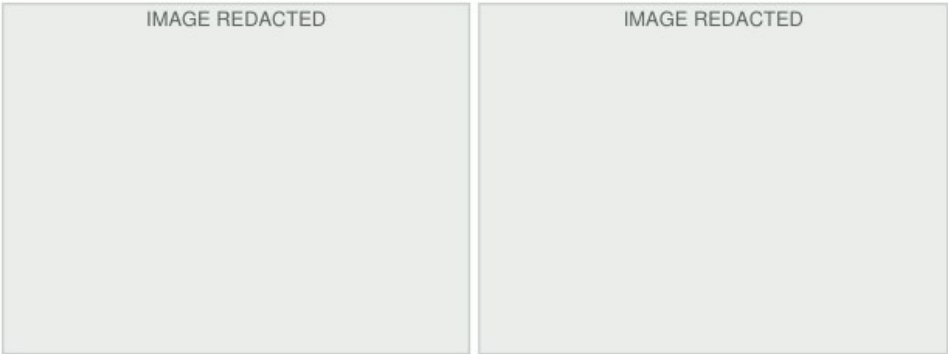
Living Room: Current Visit Status

Living room conditions remain unchanged from the previous stewardship visit. No new concerns or notable changes were observed during the current inspection.

Living Room: Routine Photo Record

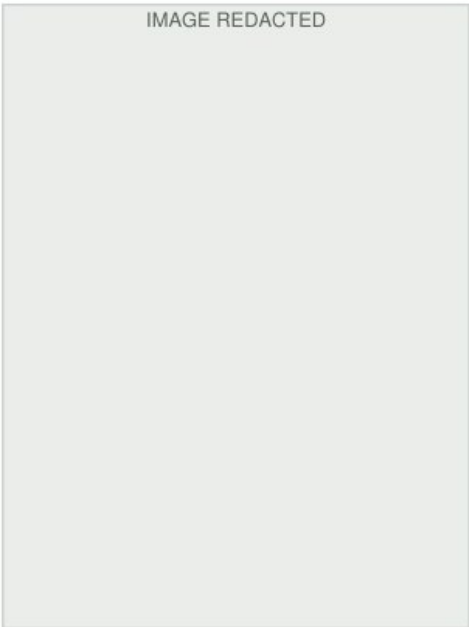
Living Room

Routine photographic documentation was completed of the living room during the weekly estate stewardship inspection. This visual record provides a baseline reference for the property's condition and can be used for comparison during future inspections or for documentation purposes.



Living Room: Unused Cabling

Unused/unterminated cabling was observed protruding from the wall in the corner of the living room, including what appears to be coaxial and low-voltage wiring. The cabling is currently not in use. This has been documented for reference and may be properly terminated, concealed, or removed in the future if desired.



3: LONDON-HAVASU WING

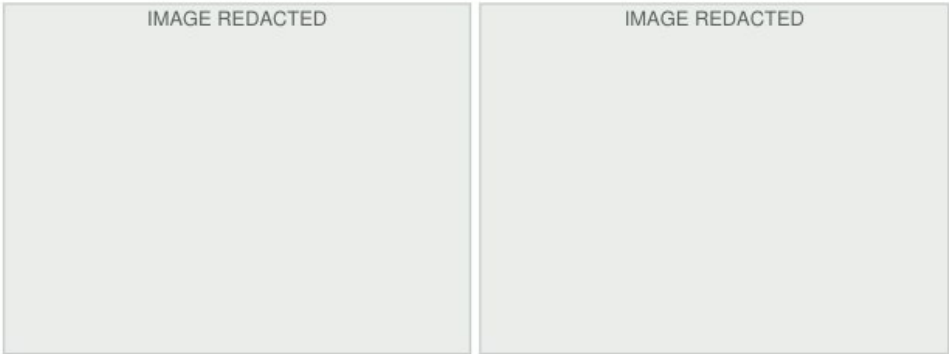
Information

London Room: Current Visit Status

The London Room remains generally unchanged from the baseline condition. The wall-mounted television is in place, and accessible room systems and fixtures are functioning as expected. The room remains without a bed. The flooring could benefit from routine sweeping; this condition is unchanged from baseline. No new concerns were observed during the current visit.

London Room: Routine Photo Record

Routine photographic documentation was conducted during the estate stewardship inspection of the London Room within the London–Havasu Wing. This visual record serves as an informational reference for property condition assessment and documentation purposes.

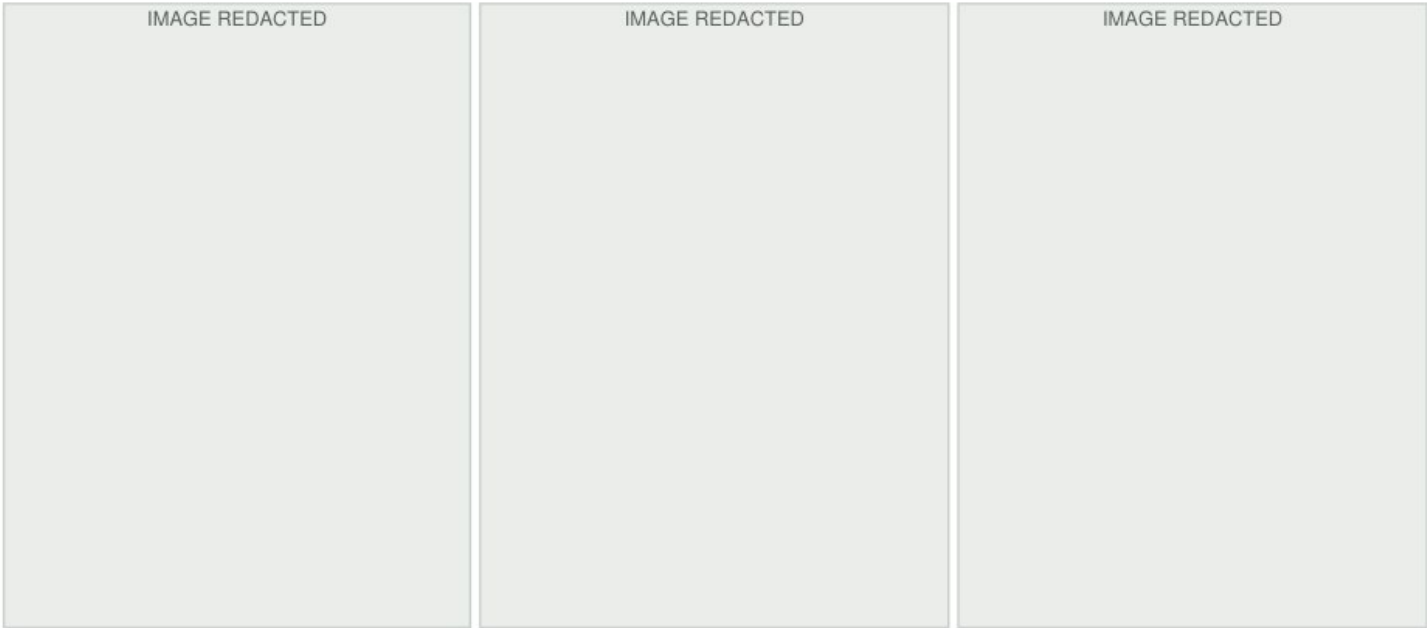


Bridge Bath: Current Visit Status

The Bridge Bath inspected and generally in good condition. The previously noted toilet shutoff valve leak has been fully corrected, with no leakage present at the time of inspection. The tub drain remains in need of attention. The exhaust vent also remains due for routine dusting/cleaning. No other new concerns were observed during the current visit.

Bridge Bath: Routine Photo Record

Routine photographic documentation was completed during the inspection of the Bridge Bath area. This systematic visual record provides a baseline reference for the property's condition and assists in tracking any changes over time during estate stewardship activities.

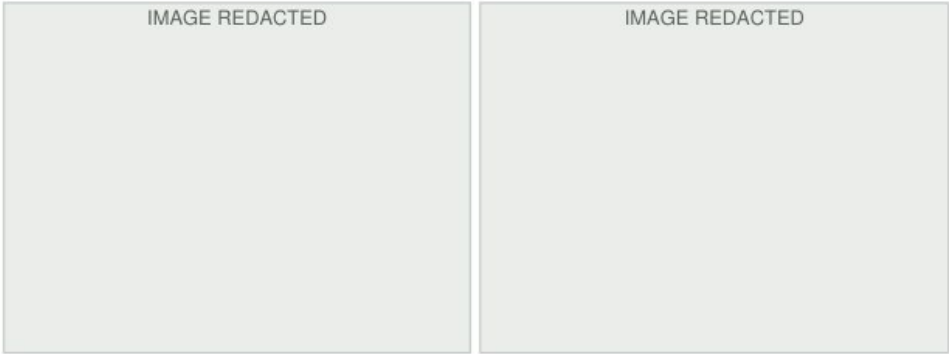


Havasu Room: Current Visit Status

The Havasu Room remains generally unchanged from baseline. The room still requires a mattress, and the television has not yet been mounted. A dedicated power outlet appears to remain in place for the future television installation. All other accessible room systems and fixtures appear to be in good condition, with no new concerns observed during the current visit.

Havasu Room: Routine Photo Record

Routine photographic documentation has been completed for the Havasu Room as part of weekly estate stewardship procedures. This visual record provides a baseline reference for property condition monitoring and documentation purposes.

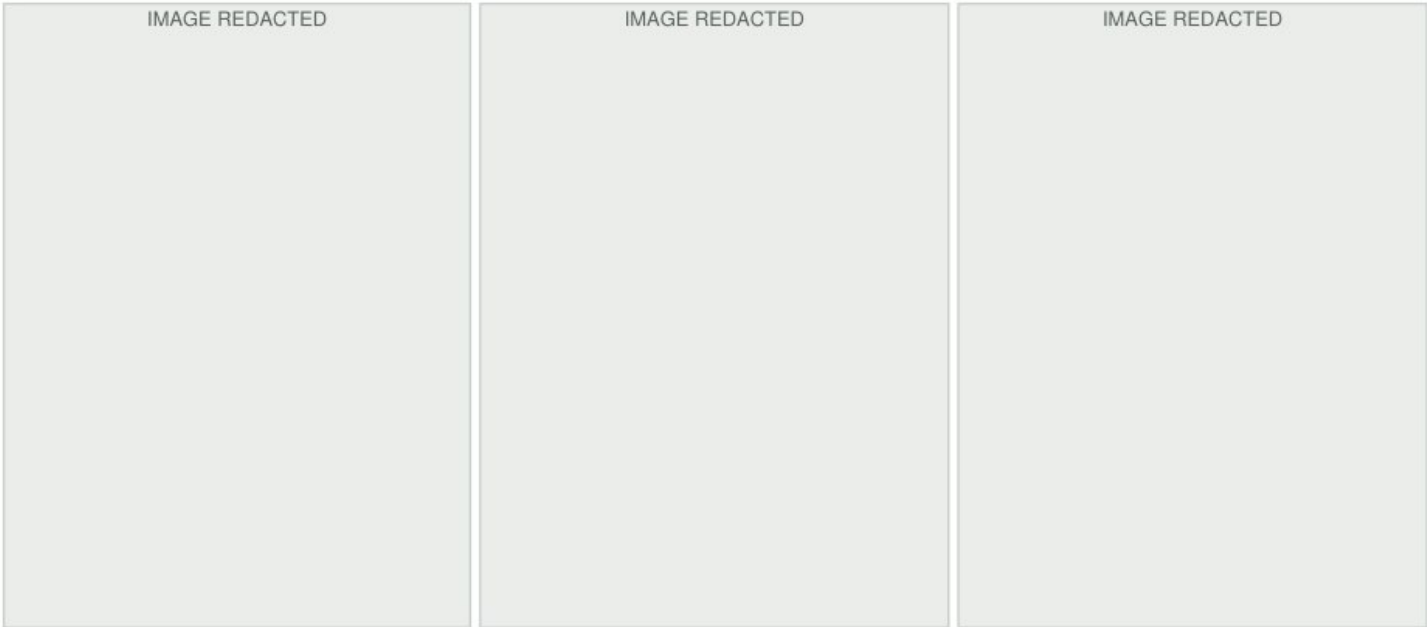


Regent Bath: Current Visit Status

The Regent Bath is in good condition with no active leaks observed. The previously missing shutoff valve handle beneath the sink has been replaced. Fixtures and accessible components appear to be functioning as expected, with no new concerns noted during the current visit.

Regent Bath: Routine Photo Record

Photographic documentation was completed as part of regular estate stewardship procedures for the Regent Bath in the London–Havasu Wing. This visual record serves as a baseline reference for ongoing property monitoring and condition assessment.



Observations

3.2.1 Bridge Bath

TUB DRAIN PLUG MISSING

The tub drain stopper in the Bridge Bathroom is missing and should be replaced.

Maintenance Item

4: AMBASSADOR SUITE

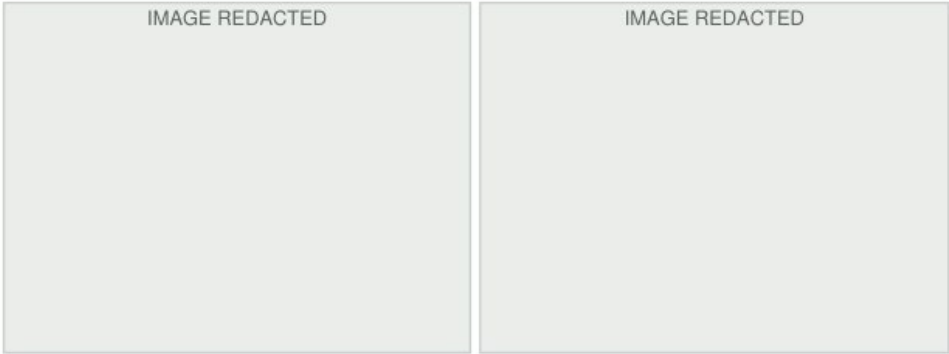
Information

Ambassador Suite: Current Visit Status

The Ambassador Suite remains generally unchanged from baseline. No new concerns were observed during the current stewardship visit.
The television still needs to be mounted, and an electrical outlet will need to be installed at the television location to support the completed installation.

Ambassador Suite: Routine Photo Record

Photographic documentation was conducted as part of routine estate stewardship procedures. Visual records serve to establish baseline property conditions, track changes over time, and provide reference materials for maintenance planning and property management decisions.

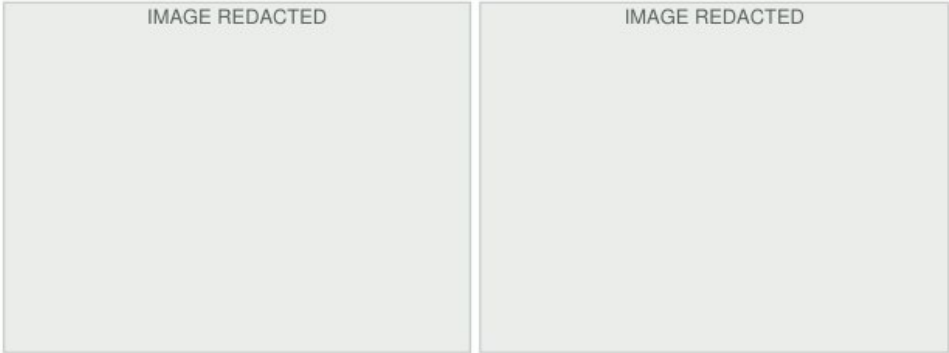


Ambassador Run: Current Visit Status

The Ambassador Run remains unchanged from baseline. No new concerns or notable changes were observed during the current stewardship visit.

Ambassador Run: Routine Photo Record

Routine photographic documentation was conducted as part of the weekly estate stewardship inspection process. This systematic photo record provides visual reference of property conditions, systems, and components for ongoing maintenance tracking and record-keeping purposes.



Ambassador Bathroom: Current Visit Status

The Ambassador En Suite remains consistent with baseline conditions. No leaks were observed, the space is clean, and accessible fixtures and components appear to be in good condition. No new concerns were noted during the current stewardship visit.

Ambassador Bathroom: Routine Photo Record

Bathroom

Photographic documentation was captured during the inspection of the Ambassador Bathroom as part of routine estate stewardship procedures. These images serve as a visual record of the bathroom's current condition and are retained for reference and documentation purposes.

IMAGE REDACTED

5: EMPRESS SUITE

Information

Empress Suite: Current Visit Status

The Empress Suite remains generally unchanged from baseline, with the exception that the dresser has now been delivered and placed in the room. The television still needs to be mounted, and a power outlet will need to be installed at the television location. No other new concerns were observed during the current stewardship visit.

Empress Suite: Routine Photo Record

Routine photo documentation has been captured as part of regular estate stewardship activities. These photographic records serve to document the current condition of the property and its systems for reference and record-keeping purposes.

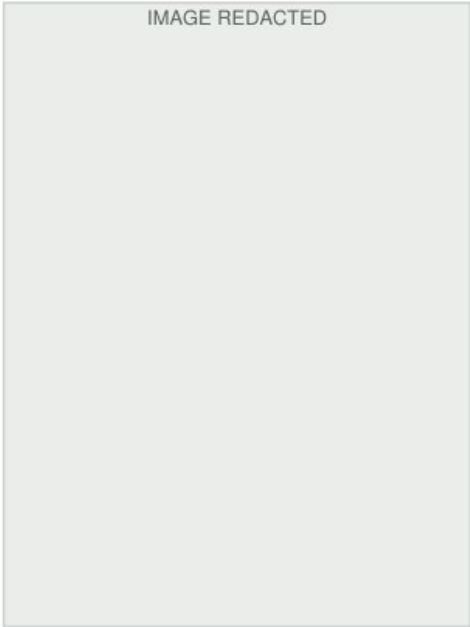
IMAGE REDACTED

IMAGE REDACTED

Empress Suite: Missing smoke detector

Master Bedroom

The Empress Suite smoke detector is currently missing from its ceiling location. The detector wiring and mounting connector remain exposed at the ceiling. This has been documented for follow-up and replacement.



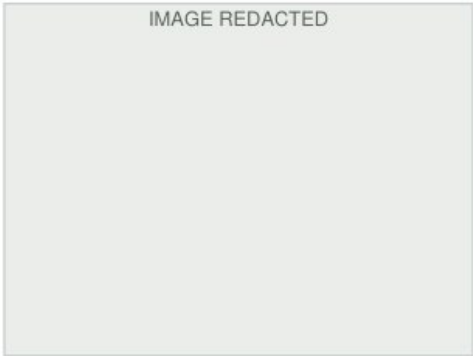
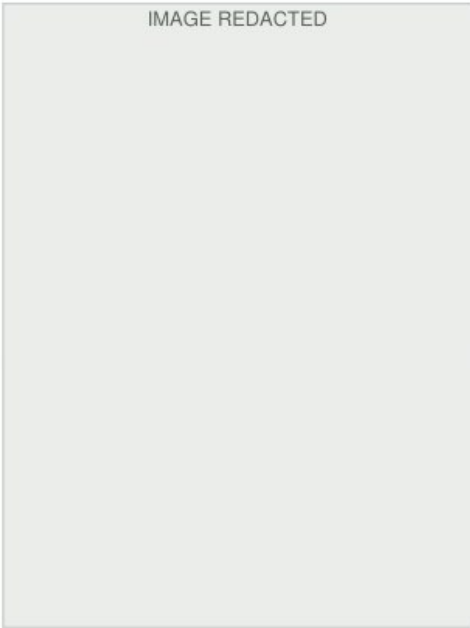
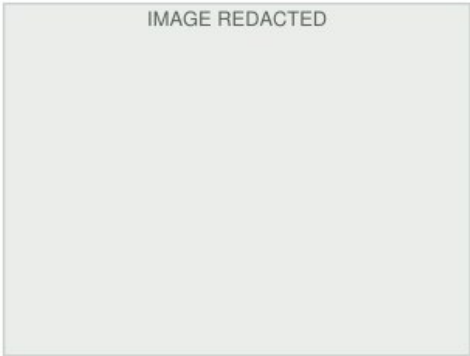
Empress Bath: Current Visit Status

The Empress Bath was inspected. No external leakage was observed; however, the toilet is slowly losing water from the tank and refilling approximately every five minutes. See the recommendation below. No other new concerns were observed.

Empress Bath: Routine Photo Documentation

Bathroom

Photographic documentation was conducted as part of routine estate stewardship procedures. This visual record captures the current condition of the Empress Bath for reference and future comparison purposes.



Empress Wardrobe: Current Visit Status

The Empress Wardrobe remains unchanged from baseline, with no visible changes or new concerns observed during the current stewardship visit.

Empress Wardrobe: Routine Photo Record

Routine photographic documentation maintained as part of regular estate stewardship activities. This visual record provides ongoing documentation of property conditions and features for reference and record-keeping purposes.

IMAGE REDACTED

Empress Steam: Current Visit Status

The Empress Steam remains unchanged from baseline. Everything appears to be in good condition, with no visible changes or new concerns observed during the current stewardship visit.

Empress Steam: Routine Photo Record

Routine photo documentation has been completed as part of the weekly estate stewardship report. Photographic records serve as visual reference materials for property condition assessment, maintenance tracking, and documentation purposes throughout the inspection process.

IMAGE REDACTED

IMAGE REDACTED

Observations

5.2.1 Empress Bath

TOILET CONCERN



The toilet in the Empress Bathroom is slowly losing water from the tank, causing it to refill automatically approximately every five minutes. No external leakage was observed. Recommend having a plumber inspect the internal tank components and repair as needed.

Recommendation

Contact a qualified plumbing contractor.

6: OUTDOOR LIVING & LAGOON

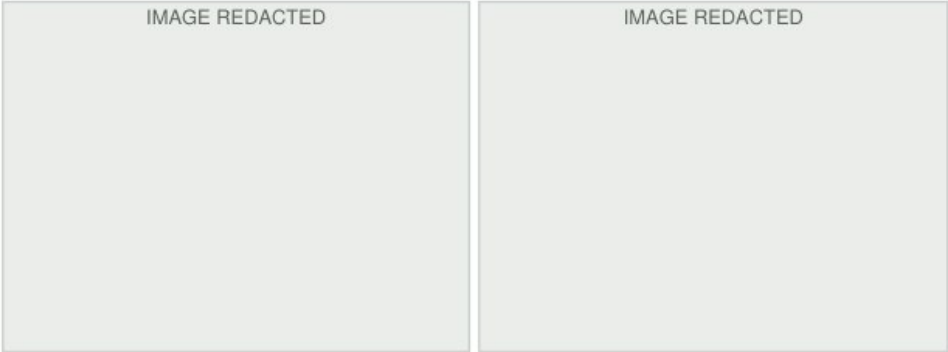
Information

Grill: Current Visit Status

The Grill remains generally unchanged from baseline. It appears to be in working condition, with no new concerns observed during the current stewardship visit. The unit could benefit from routine detailing/cleaning.

Grill: Grill Photo Documentation

Routine photographic record taken of the grill during estate stewardship inspection. This documentation serves as a baseline reference for the property's outdoor living equipment condition and appearance at the time of inspection.

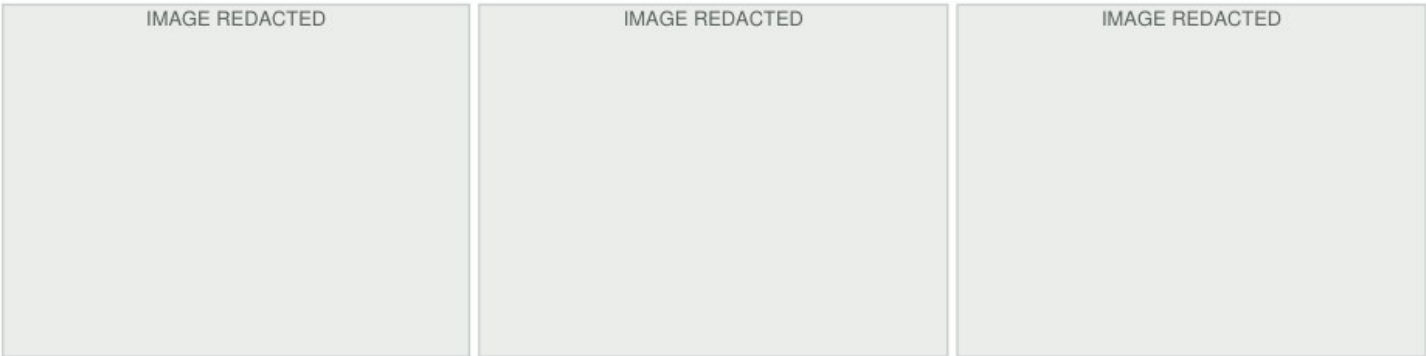


Lagoon: Current Visit Status

The Lagoon is in good overall condition. Pool water is crystal clear and appears well maintained by the pool service provider.
The sun loungers on the sun deck could benefit from routine wiping/cleaning. The surrounding plants were watered during the visit; however, they currently appear stressed and will continue to be observed. No other new concerns were noted.

Lagoon: Lagoon Routine Photo Record

Routine photographic documentation has been completed for the lagoon as part of regular estate stewardship procedures. These images serve as a baseline reference for monitoring the condition and appearance of this outdoor water feature over time.

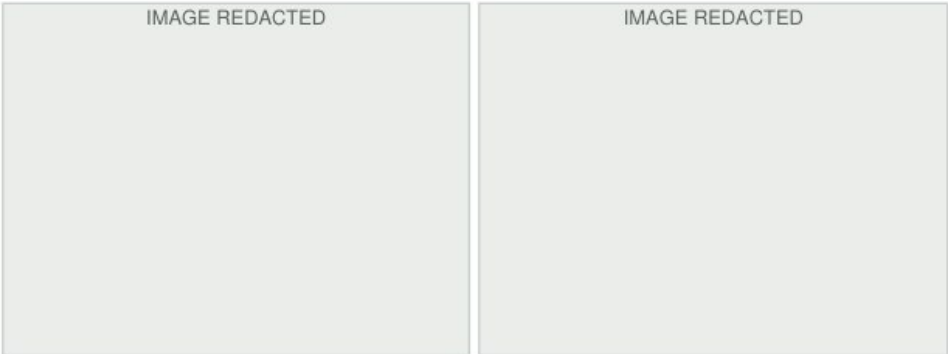


Veranda: Current Visit Status

The Veranda remains generally unchanged and is still in the setup phase. A small amount of bird activity was evident from a few feathers present in the area.
The decorative bird-deterrent owl had been blown over and was repositioned during the visit. The base may benefit from additional weight, such as sand, to help keep it securely upright in windy conditions. No other new concerns were observed.

Veranda: Routine Photo Record

Routine photographic documentation of the veranda and outdoor living area was captured during the estate stewardship inspection. This visual record serves as a baseline reference for monitoring the condition of exterior structures and grounds over time.



Station Yard: Current Visit Status

The Station Yard remains unchanged from baseline. No new concerns or notable changes were observed during the current stewardship visit.

Station Yard: Routine Photo Record

Photographic documentation was conducted as part of routine estate stewardship activities for the outdoor living and lagoon area. This visual record serves to track the current condition and appearance of the property's exterior features and water amenities.



7: STATION & SERVICE AREAS

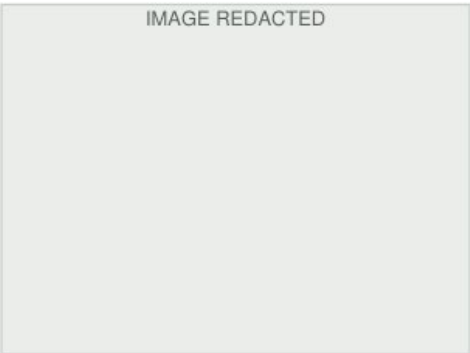
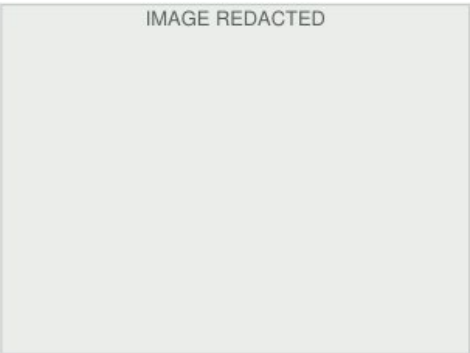
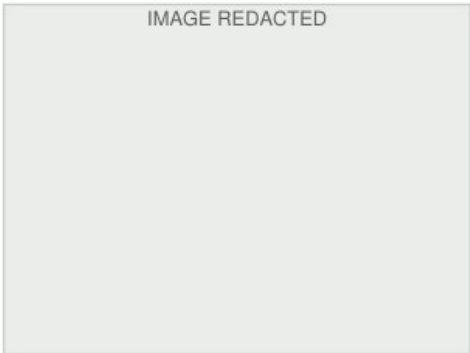
Information

Station 581: Current Visit Status

Station 581 remains generally unchanged from baseline. The television still requires mounting, and the previously noted fan issues remain outstanding. No additional changes or new concerns were observed during the current stewardship visit.

Station 581: Routine Photo Record

Photographic documentation was conducted as part of routine estate stewardship procedures. Visual records serve as a baseline reference for property condition monitoring and historical tracking of the property's maintained systems and structures.

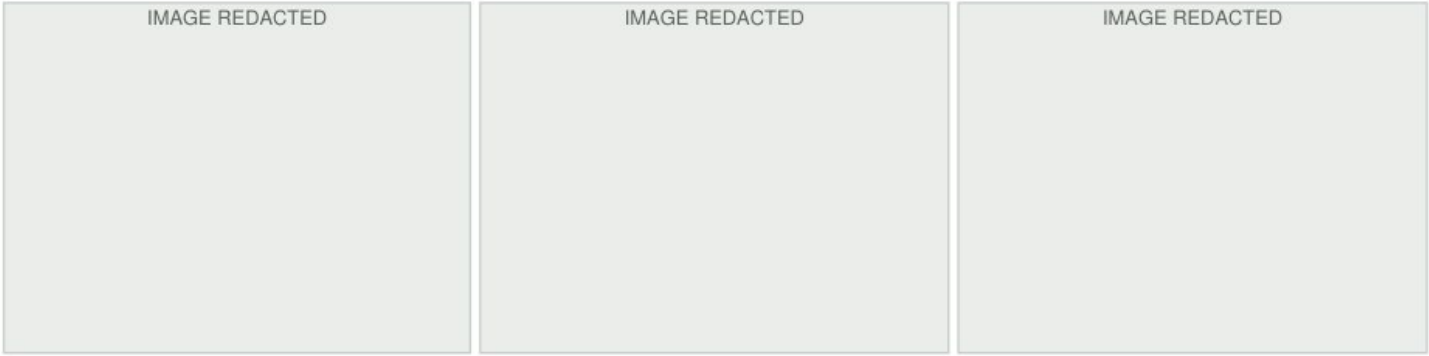


The Refuge: Current Visit Status

The Refuge remains unchanged from baseline. The television still requires mounting. No other new concerns or notable changes were observed during the current stewardship visit.

The Refuge: Routine Photo Record

A systematic photographic documentation of the property's condition, systems, and components. This visual record captures the current state of various areas and elements throughout the estate, providing a baseline reference for ongoing stewardship and maintenance tracking.

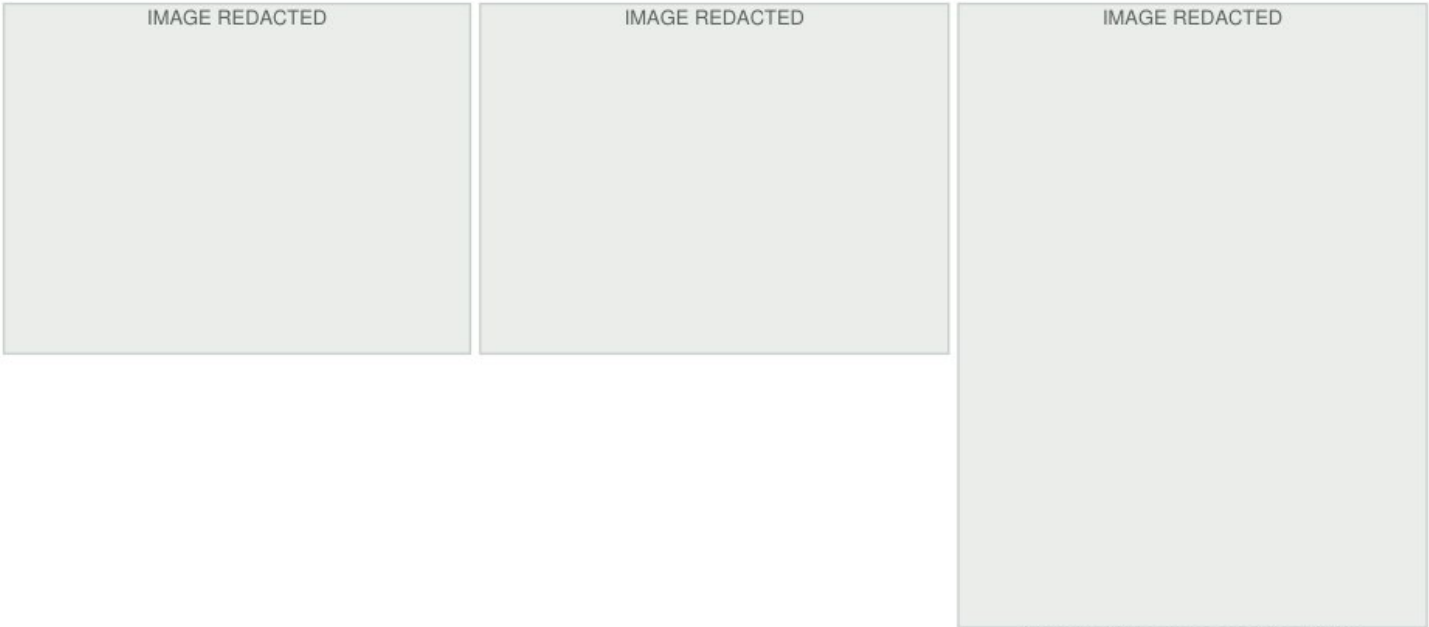


Watch Room: Current Visit Status

The Watch Room remains unchanged from baseline. No new concerns, visible changes, or issues requiring attention were observed during the current stewardship visit.

Watch Room: Routine Photo Record

Weekly photographic documentation maintained for the Watch Room as part of routine estate stewardship procedures. This systematic visual record captures the current condition and status of the facility during regular monitoring intervals.



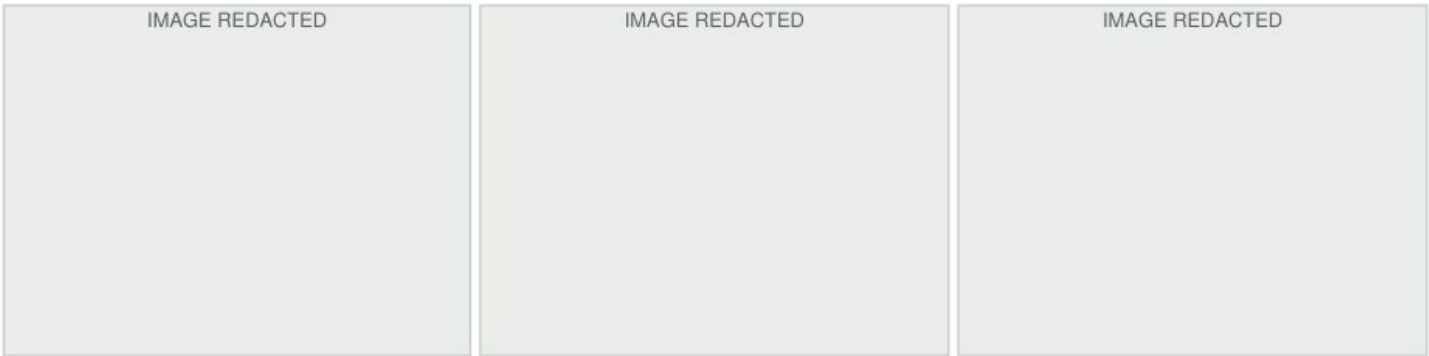
Cracked tile face on the stairs

Engine Room: Current Visit Status

The Engine Room remains unchanged from baseline. No new concerns or notable changes were observed during the current stewardship visit.

Engine Room: Routine Photo Documentation

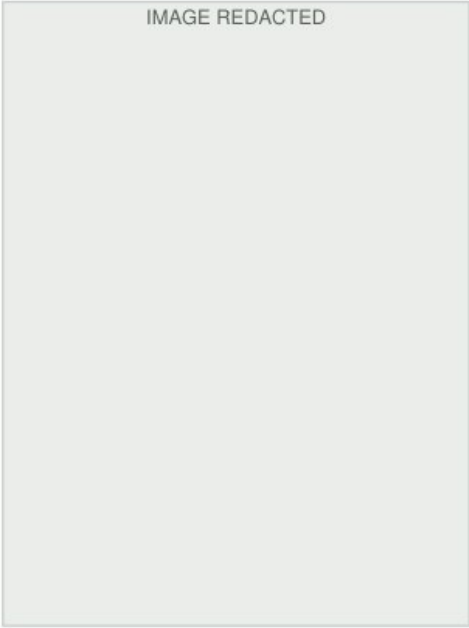
Photographic records were taken during the weekly estate stewardship inspection of the engine room and associated service areas. These images serve as visual documentation of system conditions, equipment status, and facility maintenance at the time of inspection.



Engine Room: Corroded Main Water Shut-Off Valve

Significant corrosion buildup is visible on the main water shut-off valve. A plumbing professional has recommended replacement to prevent potential failure and ensure reliable water supply control.

IMAGE REDACTED

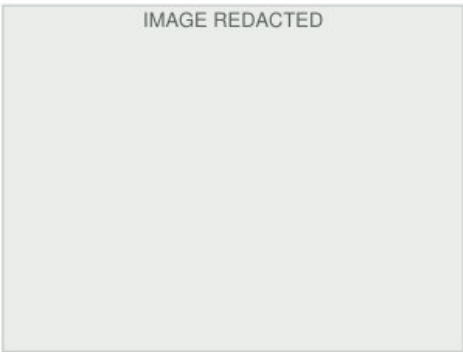


Chief's WC: Current Visit Status

The Chief's WC remains unchanged from baseline. No leaks were observed, and accessible fixtures and components appear to be functioning as expected. No new concerns were noted during the current stewardship visit.

Chief's WC: Routine Photo Record

IMAGE REDACTED



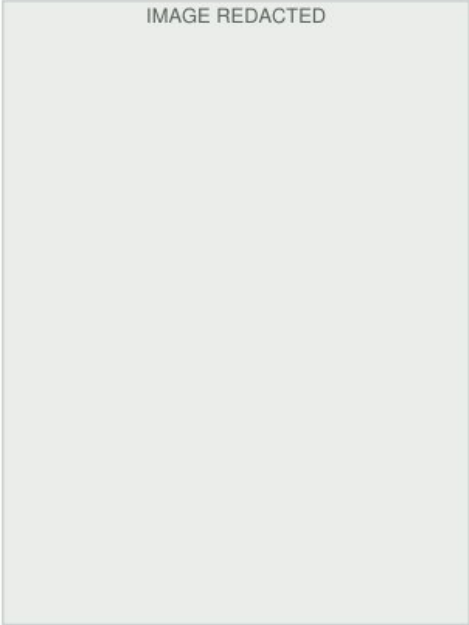
Refuge Bath: Current visit Status

The Refuge Bathroom remains unchanged from baseline. No new concerns or notable changes were observed during the current stewardship visit.

Refuge Bath: Routine Photo Record

A routine photo record was taken during the inspection of the refuge bathroom. This documentation provides a visual reference of the bathroom's condition, fixtures, and overall appearance at the time of inspection.

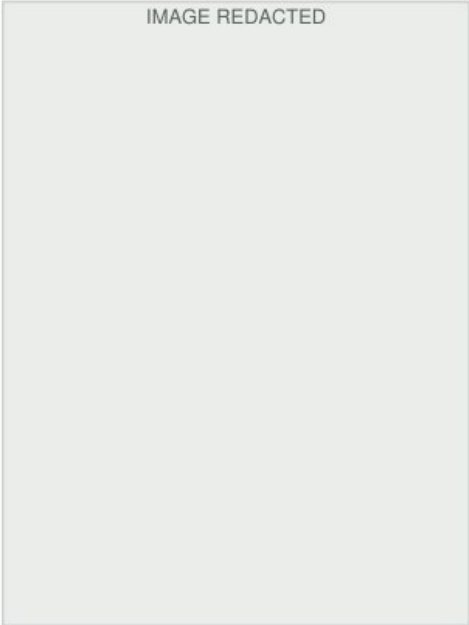
IMAGE REDACTED



Refuge Bath: Mirror light

The integrated light within the Refuge Bathroom mirror does not illuminate when operated. This has been documented for follow-up and further evaluation.

IMAGE REDACTED



Refuge Bath: Tile and Grout

A small area of loose grout was observed in the Refuge. This is a minor, low-priority condition; no immediate action is necessary, and the area will be monitored for further deterioration.

Crew Loo: Current Visit Status

The Crew Loo remains generally unchanged from baseline. The water heater is operating normally, with no leaks observed.

The water softener brine tank remains due for cleaning before it is refilled. The toilet also needs routine cleaning. No other new concerns were observed during the current stewardship visit.

Crew Loo: Routine Photo Record

Photographic documentation was captured during the inspection to provide a visual record of the property's condition, systems, and components. These images serve as supporting evidence for observations and findings noted throughout the inspection report.



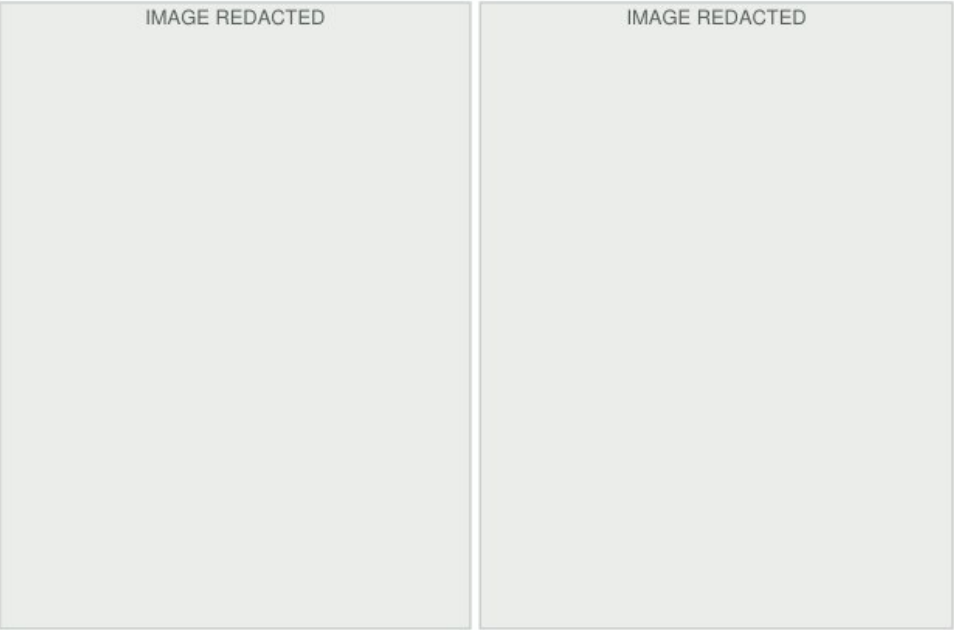
Observations

7.7.1 Crew Loo

Maintenance Item

WATER SOFTENER SERVICE

The water softener brine tank should be cleaned before additional salt is added. The plumber recommended servicing the water softening system and provided an estimated cost of [REDACTED] for the service.



8: DEPARTURE & STEWARD SUMMARY

Information

Final Security Reset: Departure Security Status

The property was secured upon departure. No security concerns or unusual conditions were observed at the conclusion of the stewardship visit.

Final Security Reset: Doors and Gates Confirmed Secure

All doors and gates at the property were tested and verified to be in a secure condition during the inspection. This confirms that primary entry points and perimeter access points are functioning properly and providing appropriate security for the residence.

Final Security Reset: Garage Doors Closed

Garage doors are operational entry points that provide security and weather protection for the garage space. Confirming their closed position during property departure ensures the home is properly secured and protected from external elements and unauthorized access.

ACCESS CONTROL DETAILS REDACTED

Utilities & Equipment Left Status: Departure Systems Status

Property systems were left in their normal operating condition at the conclusion of the stewardship visit. No active leaks, abnormal operation, or new system concerns were observed at departure.

Utilities & Equipment Left Status: Lights Returned to Intended State

All lighting fixtures throughout the property have been restored to their normal operating condition. This informational note confirms that departure procedures included returning all lights to their standard state as part of the estate stewardship protocol.

Utilities & Equipment Left Status: Water Fixtures Secured at Departure

All operated water fixtures were confirmed in the off position during the departure inspection. No active interior water leakage was observed throughout the property at that time.

Utilities & Equipment Left Status: Thermostat and Mini-Split Settings Restored

During the visit, the thermostat and mini-split system settings were adjusted and then restored to their designated operating settings. This ensures the climate control systems remain configured according to the property's normal operation parameters.

Utilities & Equipment Left Status: Outdoor Equipment and Grill Status

Outdoor equipment and the grill were observed in their designated operating or off condition during the inspection. This indicates that utilities and equipment have been appropriately maintained in their current state.

Overall Estate Condition: Overall Estate Status

The estate remains in good overall condition and generally consistent with baseline. Major accessible systems and fixtures were functioning as expected, with no active water leaks or significant new concerns observed during the current stewardship visit.

Previously identified maintenance and setup items remain in progress, including several television installations, minor bathroom and HVAC-related items, routine cleaning and filter replacement needs, and water-softener service. A small number of new maintenance observations were documented for follow-up, but nothing observed during this visit

indicated an immediate threat to the property.

Overall, the estate appears secure, stable, and well maintained at the conclusion of the visit.

Overall Estate Condition: Scheduled Stewardship Route Completed

The weekly estate stewardship route was completed as scheduled. This informational entry documents that routine property maintenance and inspection activities were performed according to the established stewardship protocol for the estate.

Follow-Up & Vendor Actions: Follow-Up Status

- Monitor / Recheck at Next Visit

Recheck the plumber's repairs for any renewed moisture. Monitor the Empress Bath toilet's intermittent refill cycle, Refuge grout condition, irrigation performance, HVAC duct evaluation, and exterior weeds.

- Client Review or Authorization Needed

Authorization is requested before arranging service for the Empress Bath running toilet, water-softener maintenance, Flag replacement. Ambassador Run sun shades, and television mounting placement for the Empress Suite.

- Vendor Service Recommended

Plumbing service is recommended for the Empress Bath toilet. Water-softener servicing was recommended by the plumber and is quoted at [REDACTED]

PRIVATE CLIENT COORDINATION REDACTED

Follow-Up & Vendor Actions: Motorized Blind Access Consideration

Providing access to the motorized blind controls may be beneficial for operational testing and seasonal heat-abatement measures while the estate is unoccupied. This is offered for consideration only.