GUARDOVA® HOME
Four Seasons Home Care

SEASONAL PROTECTION & VALUE REPORT

Visit 1 · Spring 2026



Mitch & Michelle Smith

2412 SW 34th TER., Topeka, Kansas 66611

Guardova Plan: Signature

Member Since	Home Built
2026	1963

HOME HEALTH

80/100

RECOMMENDED ATTENTION

Why this score: Maintenance-based score: 18 of 20 published checks completed; 2 items need attention. Each attention item reduces the score by 10 points until resolved.

ESTIMATED HOME VALUE

$225,600

2026 Guardova working estimate

PREVIOUS ANALYSIS
+$20,600 · 10.0%

SINCE PURCHASE
+$80,600 · since 2019

ESTIMATED EQUITY
$225,600 · 100%

HOMEVAULT THIS SEASON

6 documented findings

6 visit photos from this published seasonal report.

ONE THING TO DO

Strengthen Your HomeVault

Add one important missing record — insurance, estate, warranty or improvement documentation.

LOOKING AHEAD

Next visit: Approximately 90 Days

Your next Guardova Home Checkup is expected approximately 90 days after this visit.

MAINTENANCE SUMMARY

What Guardova did for your home

Technician: **Guardova Home Team**
April 15, 2026

YOUR SPRING 2026 MAINTENANCE SUMMARY

2	4	18/20
Needs Attention	Repair Completed	Completed

2 items require attention. Full findings, recommended actions, and supporting photographs follow in the visit details.

Detailed observations, photographs, and next actions appear on the following page.

GUARDOVA ADVANTAGE REWARDS™

Your Earned Commission Credit

CURRENT MEMBERSHIP VALUE · Oct 26, 2026

$196.00
ACCUMULATED

$1,029.00
FIVE-YEAR MAXIMUM CREDIT

8 of 60 months · Signature membership

19% accumulated

GUARDOVA ADVANTAGE™
Rewards Earned
$196.00
Signature Plan
Membership commission credit
+ $24.50 next eligible month

(+)

DOCUMENTED
Guardova Savings
$85.00
Seasonal-care items and additional savings documented by Guardova.

(=)

TOTAL GUARDOVA VALUE™
$281.00
Real Value. Real Savings.
★★★★★

Membership value shown as of the date above, which may be later than this seasonal visit. Eligible paid months require confirmation. Credit applies at a qualifying closing with a participating Guardova real estate professional, subject to program terms.

Home-management and estimated-value information is for planning purposes and does not replace an appraisal, structural, code, environmental or insurance inspection.

Your Home Wealth Journey

From your original purchase through your most recent Guardova value review — with a six-month illustrative outlook.

Home Value Range

Recorded valuations and a Low / Expected / High projection at ±5%.

MARKET GROWTH TREND
1.2% annually
Sunflower Association



LOW VALUE RANGE	EXPECTED VALUE RANGE	HIGH VALUE RANGE
$214,320	$225,600	$236,880

ORIGINAL PURCHASE
$145,000
Purchased in 2019

PREVIOUS VALUATION
$205,000
Previous review not recorded

CURRENT ESTIMATED VALUE
$225,600
Guardova review · 2026

GROWTH SINCE PURCHASE
+$80,600
Current value less original purchase price

ESTIMATED HOME EQUITY
$225,600
100% estimated ownership

GUARDOVA VALUE RANGE
$214,320 – $236,880
5% below and above expected value; not an appraisal

Understanding this report: Home values and equity are estimates based on the available property records and Guardova review. The blue projection uses the assigned market-region annual trend and is illustrative, not a guaranteed future value. This report does not replace a licensed appraisal or a current lender payoff statement.

GUARDOVA® HOME
Four Seasons Home Care

YOUR SPRING GUARDOVA VISIT

April 15, 2026

YOUR SEASONAL MAINTENANCE SUMMARY

18 of 20 tasks completed. 4 completed with technician notes · 2 items needing attention · 0 other unfinished items.

Items Needing Attention

Water-heater visible leak and corrosion observation

Water heater is leaking, and needs a third party assessment

Third-party diagnostic needed



Exterior siding, sealing and weatherproofing scan

Early signs of deterioration. Needs to be fix to prevent more expensive fixes.

Third-party repair needed



Maintenance Completed

✓ **Inspect or replace HVAC filter as appropriate**

New filter installed



✓ **Visible plumbing and leak-risk sweep**

Tightened the waste side pipe that had a small leak



✓ **Basement or crawlspace moisture observation, if applicable**

Crack in the foundation shows no moisture. It was filled with liquid concrete.



✓ **Gutter and downspout condition assessment**

Cleaned first-level guttering, downspouts and realigned extensions.



GUARDOVA INTELLIGENCE ASSESSMENT

✓ What this visit means

This seasonal visit documented 2 item(s) needing attention. Follow the specific diagnostic, repair, or Guardova follow-up instructions above and track these items until resolved.

GUARDOVA® HOME — Four Seasons Home Care

MAINTENANCE SUMMARY

Spring 2026

MAINTENANCE SUMMARY

Each activity records work performed or an observation made during the seasonal visit. Items needing attention and unfinished activities are identified individually. A completed review is not a warranty or certification of the component.

Review HomeVault, prior concerns and homeowner-reported issues
Reviewed & Completed

Inspect or replace HVAC filter as appropriate
New filter installed
Completed — See Notes

Seasonal HVAC operational observation
Reviewed & Completed

Visible plumbing and leak-risk sweep
Tightened the waste side pipe that had a small leak
Completed — See Notes

Toilet and accessible supply-connection observation
Reviewed & Completed

Water-heater visible leak and corrosion observation
Water heater is leaking, and needs a third party assessment
Needs Attention

Smoke and carbon-monoxide operational check
Reviewed & Completed

Interior moisture and staining scan
Reviewed & Completed

Basement or crawlspace moisture observation, if applicable
Crack in the foundation shows no moisture. It was filled with liquid concrete.
Completed — See Notes

Recheck previously flagged Guardova concerns
Reviewed & Completed

Annual professional HVAC cooling-system assessment
Reviewed & Completed

Sump-pump operational test, if applicable
Reviewed & Completed

Visible roofline post-winter condition assessment
Reviewed & Completed

Gutter and downspout condition assessment
Cleaned first-level guttering, downspouts and realigned extensions.
Completed — See Notes

Clear accessible debris at primary gutter discharge points
Reviewed & Completed

Drainage and grading assessment after winter
Reviewed & Completed

Exterior foundation change scan
Reviewed & Completed

Exterior hose-bib condition
Reviewed & Completed

Exterior siding, sealing and weatherproofing scan
Early signs of deterioration. Needs to be fix to prevent more expensive fixes.
Needs Attention

Vegetation or contact risk around structure and HVAC
Reviewed & Completed

GUARDOVA® HOME — Four Seasons Home Care

HOMEVAULT RECORD COMPLETENESS

Spring 2026

HOMEVAULT COMPLETENESS

Eight important areas of your home, organized in one place.

This score measures the completeness of your records—not the physical condition of your home.

5%
HOMEVAULT COMPLETENESS

Property Records	20%	Add Missing Documents
Insurance	0%	Upload Homeowner Policy
Maintenance & Reports	5%	Add Service Records
Home Inventory	0%	Build Home Inventory
Improvements	15%	Document Improvements
Repairs	0%	Add Repair Records
Utilities & Services	0%	Add Utility Costs
Family & Estate	0%	Add Important Documents

VISIT DOCUMENTATION

6 photos

Documented with this published seasonal visit.

FIELD FINDINGS

6 findings

Documented in your published seasonal maintenance report.

STRENGTHEN YOUR RECORDS

Strengthen Your HomeVault

Add one important missing record — insurance, estate, warranty or improvement documentation.

HomeVault Completeness measures record organization and is separate from the Home Health Score.