



Thomas & Michelle Goodman
7522 SW South Pointe Lane, Auburn, Kansas 66402
Guardova Plan: **Signature**

Member Since
2026

Home Built
1996

HOME HEALTH



Why this score: Your score is 60% because 1 reviewed area requires attention: HVAC.

ESTIMATED HOME VALUE

\$488,652

2026 Guardova working estimate

PREVIOUS ANALYSIS
+\$19,652 · 4.2%

SINCE PURCHASE
+\$163,652 · since 2003

ESTIMATED EQUITY
\$349,652 · 72%

HOMEVAULT THIS QUARTER

34 care items documented

9 visit photos and 11 field observations are now part of your permanent home history.

ONE THING TO DO

Strengthen Your HomeVault

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

LOOKING AHEAD

Summer checkup in progress

Following scheduled checkup: July 30, 2027.

QUARTERLY CARE COMPLETED

What Guardova did for your home

Technician: **Monty Siegfried**
September 28, 2026

FOUR LEVELS OF CARE

See what was completed during this visit and what Guardova has organized for future seasonal checkups.

01

LEVEL 1 Routine Home Care

23

COMPLETED THIS VISIT

- ✓ Inspect or replace HVAC filter as appropriate
 - ✓ Toilet and accessible supply-connection observation
 - ✓ Smoke and carbon-monoxide operational check
 - ✓ Basement or crawlspace moisture observation, if applicable
 - ✓ Heating-season readiness assessment
- + 18 more completed

PLANNED FOR FUTURE CHECKUPS

- Every future checkup — Review HomeVault, prior concerns and homeowner-reported issues
 - Every future checkup — Seasonal HVAC operational observation
 - Every future checkup — Visible plumbing and leak-risk sweep
- + 10 more planned

02

LEVEL 2 Preventive Ongoing Maintenance

9

COMPLETED THIS VISIT

- ✓ Seasonal HVAC operational observation
 - ✓ Visible plumbing and leak-risk sweep
 - ✓ Water-heater visible leak and corrosion observation
 - ✓ Interior moisture and staining scan
 - ✓ Gutter, downspout and drainage condition before winter
- + 4 more completed

PLANNED FOR FUTURE CHECKUPS

- Spring — Sump-pump operational test, if applicable
 - Spring — Vegetation or contact risk around structure and HVAC
 - Summer — Household water-pressure reading
- + 3 more planned

03

LEVEL 3 Long-Term Protection

2

COMPLETED THIS VISIT

- ✓ Review HomeVault, prior concerns and homeowner-reported issues
- ✓ Review HomeVault, prior concerns and homeowner-reported issues review

PLANNED FOR FUTURE CHECKUPS

- Every future checkup — Recheck previously flagged Guardova concerns
 - Winter — HVAC age and condition record update
 - Winter — Roof age and condition record update
- + 8 more planned

04

LEVEL 4 Major Annual Services

0

COMPLETED THIS VISIT

No activity documented in this level during this visit.

PLANNED FOR FUTURE CHECKUPS

- Winter — Annual attic condition assessment, safely accessible areas
 - Winter — Basement or crawlspace deeper annual assessment
 - Winter — Annual foundation condition comparison to baseline
- + 3 more planned

TECHNICIAN OBSERVATIONS & GUIDANCE

What we saw

Seasonal HVAC operational observation — Prompt HVAC evaluation is recommended due to the observed operating condition and the possibility of system failure or loss of heating/cooling.



Water-heater visible leak and corrosion observation — Small leak noted.

Interior moisture and staining scan — Leak on ceiling.

Gutter, downspout and drainage condition before winter — Leak at guttering. NE corner.

Door and window weather-seal assessment — Concerns over seal on SE Bedroom window.

Freeze-vulnerable plumbing review — Insulation needed at plumbing fixture.

Recommended next steps

Heating & Cooling

Have a qualified HVAC specialist diagnose the operating concern, identify the cause, and restore proper system operation.

Water-heater visible leak and corrosion observation

Review this finding with Guardova and determine the appropriate corrective action.

Interior moisture and staining scan

Review this finding with Guardova and determine the appropriate corrective action.

Gutter, downspout and drainage condition before winter

Review this finding with Guardova and determine the appropriate corrective action.

Door and window weather-seal assessment

Review this finding with Guardova and determine the appropriate corrective action.

Freeze-vulnerable plumbing review

Review this finding with Guardova and determine the appropriate corrective action.

Exterior penetrations and sealing scan

Evaluate and repair the documented siding deterioration before moisture can cause additional damage.

GUARDOVA INTELLIGENCE ASSESSMENT

What this visit means

This visit found conditions that require follow-up rather than routine monitoring. HVAC, Seasonal HVAC operational observation, Water-heater visible leak and corrosion observation, Interior moisture and staining scan should be addressed using the recommended next steps above. Guardova should continue tracking these findings until the work is completed or a qualified evaluation confirms that no further correction is needed.

Full-image documentation from this Guardova visit. Photographs are fitted within each frame without cropping.

Review HomeVault, prior concerns and homeowner-reported issues — Preventive maintenance is recommended to help preserve normal operation and reduce the likelihood of a larger concern developing. No outstanding issues from previous report found. Now we are looking for any current issues.



Inspect or replace HVAC filter as appropriate — No visible or readily observable HVAC concern was noted at the time of this visit.



Water-heater visible leak and corrosion observation — Small leak noted.



Interior moisture and staining scan — Leak on ceiling.



Gutter, downspout and drainage condition before winter — Leak at guttering. NE corner.



Door and window weather-seal assessment — Concerns over seal on SE Bedroom window.



Freeze-vulnerable plumbing review — Insulation needed at plumbing fixture.



Exterior penetrations and sealing scan — Sealed around back door.



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.

9%
HOMEVAULT
COMPLETENESS



Property Records

15%

Add Missing Documents



Insurance

5%

Upload Homeowner Policy



Maintenance & Reports

15%

Add Service Records



Home Inventory

0%

Build Home Inventory



Improvements

0%

Document Improvements



Repairs

25%

Add Repair Records



Utilities & Services

15%

Add Utility Costs



Family & Estate

0%

Add Important Documents

VISIT DOCUMENTATION

9 photos

Saved with this completed Guardova visit.

FIELD OBSERVATIONS

11 observations

Preserved in your permanent home history.

STRENGTHEN YOUR RECORDS

Strengthen Your HomeVault

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