

## On-Market Wellness Check

166 Jonathan Drive  
Marlton, New Jersey 08053

### PROPERTY INFO

|                   |                           |   |   |
|-------------------|---------------------------|---|---|
| Template          | MCH Wellness Check        | Inspection Date   | 12/06/2025                              |
| Street Address    | 166 Jonathan Drive        | Property Access Link  |   |
| City, State Zip   | Marlton, New Jersey 08053 | Does the home meet key standards? (Igloo and MLB)                           | No Action Required, home meets standard |
| Property ID       | 1234                      | Is there an self showing lockbox onsite and is it synced with 1 key inside? | True                                    |
| Owner ID          |                           | Is there a mechanical lockbox on the property?                              | Yes                                     |
| Work Order Number | 0000123                   | Where is the mechanical lockbox located?                                    | Near garage door                        |

### Wellness Check

|  |        |   |                                      |
|--|--------|---|--------------------------------------|
| Occupancy Status   | Vacant | Is the interior of the property free of pests and rodents?  | Yes                                  |
| Is the property free of catastrophic damage?   | True   | Are all required smoke detectors installed and functioning? | Yes                                  |
| Is the property free of abandoned vehicles?  | Yes    | Are all interior lights functional?                         | Yes                                  |
| Is the exterior of the home in good condition with no severe damage?                 | Yes    | Are all rooms clean from floor to ceiling?                  | Yes                                  |
| Is the front and backyard trimmed, mowed, landscaped and free from debris and trash? | Yes    | Is the hot and cold water functioning in the bathrooms?     | Yes                                  |
| Does the roof appear to be in good shape with no visible recent damage?              | Yes    | Are the bathrooms free of any leaks?                        | Yes                                  |
| Is there any evidence of pests on the exterior?                                      | No     | Noted appliances that are not functional                    | All Appliances Check Good functional |
|  |        | HVAC is functional?   | True                                 |

|  |                                   |
|--|-----------------------------------|
| Was the home secure and locked upon arrival?   | Yes                               |
| Are trash bins empty and out of sight from the street?   | Yes                               |
| Is there a pool at the home?   | No                                |
| <b>Exterior Notes</b>  | Front door unlocked upon arrival. |
| Are all needed utilities on?   | Yes                               |
| Is home winterized?  | False                             |
| Are all exterior doors and windows locked?   | Yes                               |
| Is the interior of the property free of any bad odors, leaks, or other water intrusion issues? | Yes                               |

|  |      |
|--|------|
| Is there a clean filter installed and a spare filter onsite? | True |
| Are laundry washer lines capped and valves are closed?       | Yes  |
| Is there a washer or dryer present?                          | No   |
| <b>Rate Cleanliness of Home</b>                              | 3    |

**Interior Notes**

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**Wellness Check Notes**

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**Final Feedback**

|              |                                   |
|--------------|-----------------------------------|
| Red Flags    | Front door unlocked upon arrival. |
| Orange Flags | Na                                |

|                  |    |
|------------------|----|
| Marketing Issues | Na |
|------------------|----|

PROPERTY INFO / Where is the mechanical lockbox located?



Prime NC  
Loc: 36.0478, -80.2782

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Wellness Check / EXTERIOR - Photos



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Wellness Check / EXTERIOR - Photos



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Wellness Check / Are trash bins empty and out of sight from the street?



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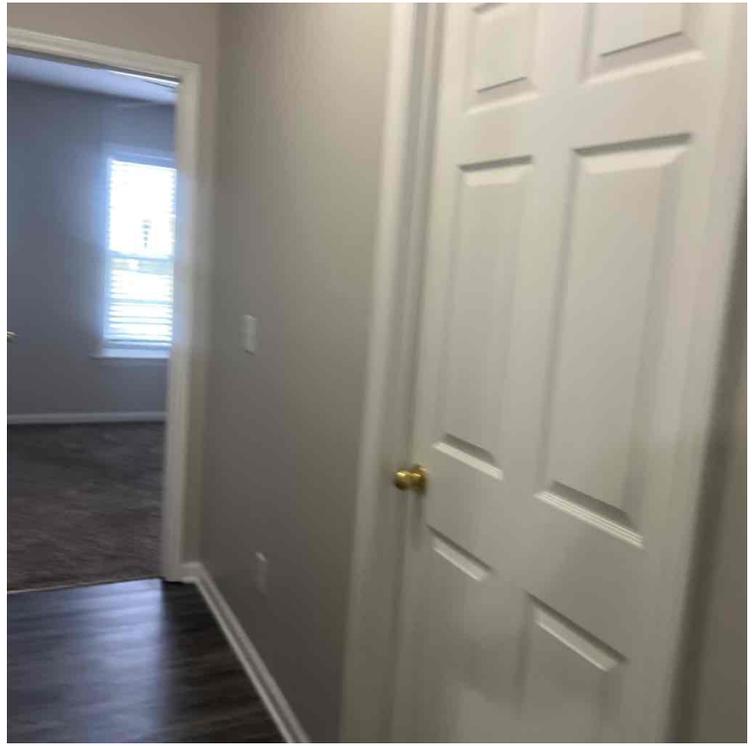
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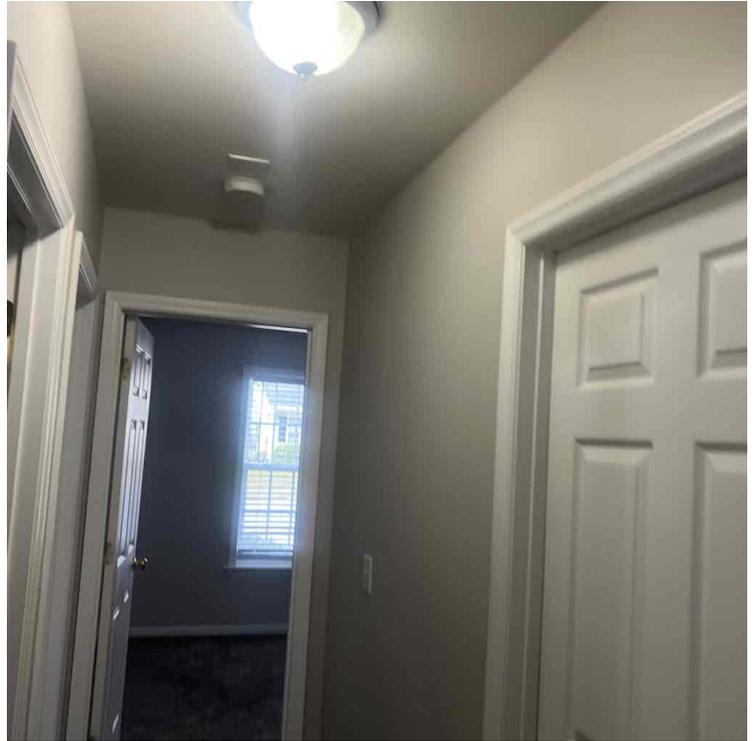
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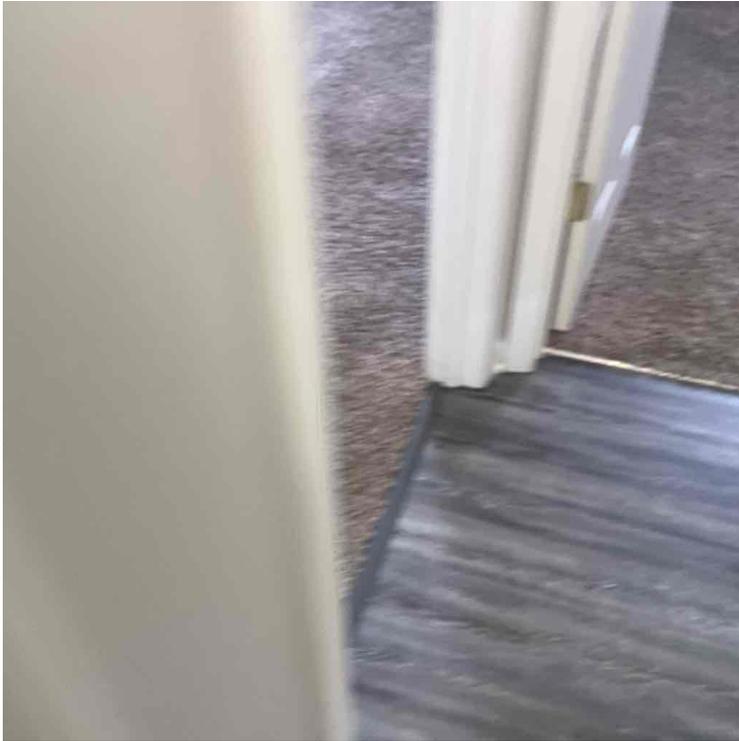
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Wellness Check / Noted appliances that are not functional



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Wellness Check / Is there a clean filter installed and a spare filter onsite?



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Wellness Check / Rate Cleanliness of Home



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