

ASSURA ESTATE GUARDIANSHIP

The Estate *Dispatch*

Villa Calista · Inspection Report · June 2026

Dear Mrs. Astor,

June marks the start of hurricane season here and Villa Calista had its full pre-season preparation this month, ahead of the first named storm rather than in response to one. I walked the estate personally on the 18th, system by system. What follows is my account of the inspection.

THIS MONTH, IN FULL

Storm Shutters & Openings

HANDLED PERSONALLY

Each shutter set was tested individually rather than as a group, twelve in total across the main house and guest cottage. All closed and sealed correctly. The mechanism on the primary bedroom's west-facing shutter was running stiff, likely from salt buildup in the track. I lubricated and re-tested it on site rather than leaving it for a follow-up visit. Every opening on the estate is now confirmed fully operable ahead of the season.

Generator & Fuel Readiness

CONFIRMED

The standby generator was started and ran under full simulated load for forty minutes, drawing the equivalent of the estate's peak consumption. It performed without hesitation. Fuel reserve has been brought to 100% capacity, and the automatic transfer switch was confirmed to engage within nine seconds of a simulated grid loss.

Drainage & Grounds

CONFIRMED

The four primary drainage points along the lower terrace and side garden were cleared of seasonal debris and tested under simulated heavy rainfall, not simply inspected by eye. All four moved water cleanly with no pooling. The slope behind the boat house, which tends to be the first area to show trouble in a heavy system, is currently running clear.

Roof, Gutters & Exterior Fittings

RESOLVED ON SITE

A full exterior walk identified early salt wear on two hinge fittings on the east-facing terrace doors. Rather than note it for a future visit, I had it treated the same day, since these are precisely the small failures that become real problems once a storm arrives. Gutters were cleared and roof fittings checked for movement; none was found.

Cisterns & Water Reserve

CONFIRMED

Both cisterns were tested for clarity and pump function under load. Current reserve sits at 94%, more than sufficient for an extended period without municipal supply, should that become necessary during the season. No irregularities in pressure or pump performance were observed.

A complete photographic archive of this inspection accompanies this report and has been retained as part of Villa Calista's permanent estate record. As of this visit, Villa Calista stands fully prepared for the season ahead. Should a storm system develop, you will hear from me directly, before you have reason to ask.

With the utmost respect and assurance,



FOUNDER & ESTATE GUARDIAN