

Home Watch Chicago

Professional Oversight for Unoccupied Homes

Support Services for Real Estate Professionals

Professional Home Watch Oversight for Unoccupied Client Properties.

Home Watch Chicago provides independent, professional oversight for residential properties that remain unoccupied, helping homeowners and real estate professionals maintain visibility over a property's condition during periods of vacancy.

Through scheduled visits and structured documentation, we maintain visibility over the property's observable condition while the homeowner is away. This additional layer of oversight helps ensure that visible concerns are identified early and communicated clearly to the homeowner.

Our services are designed to complement the role of the real estate professional by providing consistent property oversight during periods of vacancy.

Professional Boundaries

Home Watch Chicago operates strictly as an independent third-party home watch provider.

We do **not** provide:

- Real estate brokerage services
- Property management services
- Home inspections
- Construction or repair services

Home Watch Chicago does not solicit real estate representation or listing opportunities from homeowners referred by real estate professionals.

Our role is limited to observational oversight, documentation, and homeowner communication regarding visible conditions observed during scheduled visits.

This separation ensures that the realtor's professional relationship with their client remains fully intact.

What Is Home Watch?

Home watch is a scheduled, non-invasive visit to an unoccupied property to observe its general condition and identify visible changes or irregularities that may develop during vacancy.

Each visit follows a structured checklist and includes clear documentation, so the homeowner remains informed while away from the property.

Home watch services are observational in nature and do not replace home inspections, maintenance services, or property management.

What to Expect During a Home Watch Visit

During each visit, the property is visually reviewed for conditions that may arise while the home remains unoccupied, including:

- Signs of visible plumbing or water concerns
- Interior environmental and climate observation
- Doors, windows, and accessible entry points
- Thermostat and general climate conditions
- Operation of sinks, faucets, and toilets for monitoring purposes
- Exterior observation when appropriate
- Documentation of observed conditions

If a concern is observed, the homeowner is notified promptly with clear documentation.

When Realtors Typically Refer Home Watch Chicago

Real estate professionals commonly refer home watch services when:

- Clients leave a home vacant during extended travel
- A homeowner relocates before the property is sold
- Seasonal properties remain unoccupied for extended periods
- A property will sit vacant between transactions
- An out-of-state homeowner requires oversight

Home watch services provide an additional layer of visibility and documentation during these periods of vacancy.

Why Realtors Refer Home Watch Chicago

Real estate professionals often refer Home Watch Chicago because we provide:

- Independent, third-party home watch oversight
- Structured visit protocols and documentation
- Clear communication with homeowners
- Discreet and professional service
- No commissions, referral arrangements, or solicitation

Our focus remains solely on property oversight while maintaining clear professional boundaries.

Realtor Referral Assurance

Home Watch Chicago operates independently and does not provide real estate brokerage, representation, or solicitation services.

Our role is limited to professional home watch oversight and homeowner communication regarding the observable condition of the property during vacancy.