



## Why Weekly Homewatch Visits?

### 7 Reasons Why We Recommend Weekly Home Watch Visits

- 1. MINOR PROBLEMS TURN INTO MAJOR ONES:** Minor issues can become major problems if not addressed promptly. As a homeowner, you trust your home is secured when you leave town. But what if something goes wrong, like your air conditioning failing during Florida's hot and humid summer? Rising humidity can quickly lead to mold growth in an unoccupied home. If the issue is fixed within 3 days instead of 14, it can make a significant difference. **Catching small issues early** can prevent major damage and disaster.
- 2. INSURANCE REQUIREMENTS:** Some homeowners insurance policies require unoccupied or vacant homes to be checked within a certain number of days. This clause can be vague about who needs to check the home. If your policy requires checks within 10 days but your home watch provider only visits every two weeks, you need to increase the frequency to weekly. An insurance claim could be denied if your home was unoccupied for 14 consecutive days without being checked. Additionally, many Florida policies have a **Water Damage 14-Day Exclusion**, meaning claims are denied if water damage isn't discovered within 14 days. A water damage expert assesses the timeframe of the damage, which could result from wind-driven rain, a leaking water heater, or a clogged A/C drain-line, to protect the insurance company's interests. Contact your insurance carrier to see if such clauses exist in your policy.
- 3. WHEN IT HAPPENS TO YOU:** Many people think that if no damage has occurred in the past, their home will be fine. Unfortunately, that's not always true. We've all heard, "Anything that can go wrong will go wrong" and "It's not a matter of if, but when." I have several clients whose homes I check weekly. Usually, everything is fine – until it isn't. We walked into a first-floor

condo to find water dripping from the ceiling and into another home to find water flowing out due to a cracked pipe. Both were caught during weekly visits. Imagine the exponential damage if two weeks had gone by without discovery. The damage would have been extremely worse!

4. **WRITE-OFF:** Many clients rent out their homes seasonally to generate additional income for covering costs such as management fees, property taxes, utilities, and maintenance. If you earn rental income from your Florida home, you can write off home watch service expenses as a tax deduction. This makes weekly visits more affordable due to the tax benefit.
5. **SERVICED FIRST:** Each home watch provider operates uniquely, but many, including our company, prioritize weekly clients. We offer weekly and twice-monthly services, treating all clients equally except during emergencies and natural disasters. In such cases, **weekly clients are prioritized**. When Hurricane Ian in September 2022, we assessed weekly clients' homes first, completing checks promptly. This priority service is our way of thanking clients for their ongoing business.
6. **TECHNOLOGY:** Some prospective clients think Wi-Fi thermostats and video cameras are sufficient when they're away. While useful, these devices shouldn't replace a trusted home watch professional. Those devices can alert you to temperature spikes or criminal activity but they aren't able to detect a significant roof leak in a back bedroom. If such a leak occurred, heavy summer rain over several days could cause severe water damage. This is why a weekly home watch service is essential.
7. **WHAT IF'S:** No one likes spending money on "what ifs," but being unprepared can lead to regret. We see home watch as essential for an unoccupied home. It's a **risk mitigation service**, like insurance. No one likes paying for insurance, but when something goes wrong, you're glad you have it! Considering your investment in your Florida home, home watch is a no-brainer. We strongly recommend weekly home watch services.