

# Home Watch / Concierge Services



	Plan	Silver	Gold
		Biweekly Visits	Weekly Visits
<b>Home Watch Service Rate</b> <i>(Based on Square Footage)</i>			
Up to 2000 SF		\$50 / Visit	\$45 / Visit
2000 to 3500 SF		\$100 / Visit	\$90 / Visit
Over 3500 SF		\$150 / Visit	\$135 / Visit
Interior & Exterior Inspection (* See checklist below)		X	X
Inspection Report		X	X
Mail & Deliveries (Packages > 50 lbs add: \$20 upcharge)		X	X
Storm Preparedness (Seasonal)			X
Trash Dumpsters (Bring in/Take out)			X

<b>Add on Services (Cost + % Markup)</b> <i>(\$15 Minimum Fee on Add Ons Under \$100)</i>			
Point of Contact & Coordination of Outside Vendors		15%	10%
Monitor furniture moving and installation		\$40 / hr	\$36 / hr
Arrange to pick up and deliver dry cleaning or laundry		15%	10%
Coordinate Personal Vehicle Maintenance		15%	10%
Vehicle Airport Pick Up and Drop Off (Parking Fees Extra)	PBIA Only	\$175	\$150
Grocery Shopping & Coordinating Delivery		15%	10%
Electronics & Appliances (Shopping & Coordinating Delivery)		15%	10%
Furniture & Fixtures (Shopping & Coordinating Delivery)		15%	10%

## Interior & Exterior Inspection Checklist

### Exterior Inspection

#### Visual & Structural

- Check for signs of vandalism, forced entry, or trespassing
- Ensure doors, windows, and garage are secure
- Inspect soffits and fascia for deterioration or animal intrusion
- Look for cracks or settling in foundation or exterior walls

#### Grounds & Landscaping

- Lawn and landscaping maintained, irrigation functioning
- Check for standing water or drainage issues (mosquito breeding)
- Ensure pool/spa water clarity, pump operation, and chemical balance
- Inspect pool cage/screen enclosure for tears or loose panels
- Verify outdoor furniture is secure and not weather-damaged

#### Pest Control

- Check for signs of rodents, insects, or termites
- Verify pest control services are up to date

### Interior Inspection

#### General Interior

Confirm all doors/windows are locked and secure  
Inspect ceilings, walls, and floors for water stains or damage  
Test lights, switches, and outlets  
Check for unusual odors (mold, mildew, gas)  
Confirm thermostat set to appropriate temperature/humidity (e.g., 76°F / 50%)  
Verify ceiling fans operating if used for air circulation

### **Plumbing**

Run water in all sinks, tubs, and showers to prevent dry traps  
Flush all toilets  
Check under sinks and around water heaters for leaks  
Verify water main shut-off valve location and functionality

### **HVAC**

System operational and cooling effectively  
Replace or inspect air filters  
Inspect condensate drain for clogs or leaks

### **Appliances**

Refrigerator/freezer running properly  
Dishwasher and washer/dryer checked for leaks or odors  
Garbage disposal functional

### **Security & Safety**

Confirm alarm system armed and functioning  
Test smoke detectors and carbon monoxide alarms  
Check security cameras or smart home systems  
Confirm emergency contacts posted and accessible