

Home Watch / Concierge Services



Plan	Silver	Gold
	Biweekly Visits	Weekly Visits
Home Watch Service Rate <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

Add on Services (Cost + % Markup) <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%
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