

Home Watch Service

A visual observation of a home or property looking for obvious issues.

We take our job as care taker of your home very seriously. We carry Commercial General Liability Insurance to cover bodily injury and property damage, Bonded to cover Theft, Fraud and our Services and have been back ground checked. We are members in good standing accredited with the FLHWA- Florida Home Watch Association. In 2021 Neal completed one on one training including onsite home watch inspections/checks for both homes/condominiums, business curriculum and the home watch curriculum tailored specifically to homes in the Southeastern US. Emily is a Florida State Certified Residential Real Estate Appraiser RD#7026 since 2007.

Our observation process begins as we pull up to your property. Is the property well kept, does it look lived in? The observation process continues with your lawn/landscape care, we will report everything out of the ordinary. We walk around the exterior of your home and property looking for irregularities, drainage issues, gutters, siding, roof, ripped screens, signs of break in, vandalism, squatters, pest/insect or rodents, check your out buildings, pool/spa, turn on the water main. Next we will pick up your mail and any flyers or newspapers that may have been placed at the property. Your mail will be handled and placed in the location described/agreed to in the Home Watch Service Agreement/Intake Documents.

The interior observation consists of viewing every wall/closet/room of your home looking floor to ceiling for leaks, secure windows, secure doors, insects, any irregularities. We run water in all sinks to keep drain traps filled with fresh water, check under sinks for leaks, run garbage disposal, flush toilets, look for leaks, run showers, bathtubs, keeping fresh water in all drain traps to prevent smells. Always alert to any signs of mold or water intrusion. Check breaker box for heat or tripped breakers.

We will be placing a thermometer with humidity sensor in your home so we can carefully monitor your A/C system for proper operation while we are at your home. A rise in humidity is the early warning that your A/C is struggling and may need service. (best practices suggest having AC serviced twice per year) We compare your thermostat reading to ours so we can evaluate the A/C system and set temperature for best economy while maintaining interior within best practices readings for humidity/temp., reporting these readings to you on every report. (Humidity between 45-55 is optimal at 60 mold can grow)(our experience is thermostats set to 79-82 will keep humidity in safe zone).

Our reporting software has GPS location and the report is generated on site with photos so you know we were at your home. In fact the last photo in each report is the main water valve in the closed/off position. The report is delivered to you via email the day of visit. We alert you via email and phone call if we think immediate action is required to prevent damage or issue is a security risk.

Beyond the observation process we are your local contact and key holder. Any time you need us to meet a contractor, delivery person, service provider needing access to your home you can call on us.(Hourly rates as set forth in the Home Watch Service Agreement apply)

Custom Home and Marine Watch executes a thorough, systematic and proven effective observation process/reporting system. We know what to look for and have years of in the field experience. Through our association affiliations we keep up with Home Watch Industry Practices and have industry experts we can call on if we come across something we haven't seen before.