



## HOME WATCH DETAILS

Thank you for considering Professional Home Watch and welcome to the PHW family. We do appreciate your business. Professional Home Watch is here to help you with Peace of Mind. We will always treat your home like we are your guest, respectful of your property and privacy. We will be your eyes, ears, and nose while you are away. Please become familiar with our services as we are here for you. If there is anything you need, please let us know. This is why we exist.

I have been in the Home Service Industry for more than 20 years as a Certified/Licensed Home Inspector. Previously to becoming a home inspector, for 15 years I was a carpenter and hung up the tool belt as a Journeyman Carpenter in 2001. I have the knowledge and skillset to be your Home Watch Service Provider.

We recommend starting off our services with our "Seasonal Home Closing". The "Home Closing" is scheduled for the 1st "Garbage Night" after departing. This allows you to throw away perishables. We will shut down your home and put it into "Watch Mode". The "Seasonal Home Closing" adds HVAC condensate line Vacuum and Flush to reduce potential service calls due to clogged or backed up Air Conditioning drain lines. This is usually performed mid-summer. We will also rinse the trash and recycling cans on the next day to prevent insect activity in cans while you are away. We will also store/secure your exterior furniture for the season.

A minimum of 2-visits per month are recommended by the home watch industry, Professional Home Watch and likely by your Insurance Company. Check with your Insurance Company for definition of "Unattended or Abandoned Home". Ultimately, it is your choice how often we visit. We offer two types of visits. 1, "CHECK IN" which is a basic walkthrough checking temperature and humidity levels as well as major deficiencies. 2, "WATCH VISIT" which is a more thorough walkthrough when water is turned on and plumbing components operated. This is critical in preventing sulfur or sewer gas odors from building up in the water system. Below are the options to meet the 2-visit minimum.

## HOME WATCH VISITS

### Watch Packages

- Basic Watch Package
- Pro Watch Package
- Elite Watch Package

### A La Carte

- Check In: Basic Walkthrough
- Watch Visits: Thorough Walkthrough
- HVAC Flush\*: Condensation line flush
- Home Closing or Seasonal Home Closing
- Home Opening or Seasonal Home Opening

Our regular watch services are during the 1st and 3rd weeks of the month. In most cases you will receive a report before we leave your driveway. The report is a quick snapshot of your home and current conditions including real time pictures. Deficiency and/or maintenance related items will be noted on our report. Please keep in mind 95% of our walkthroughs are uneventful. If there are escalating or major deficiencies, we will call you immediately.

Please remember every additional trip to your home is a Service Trip and charged accordingly. Watch Packages require 5 months minimum, and you are automatically eligible for the Discount Referral Program and Storm Shutter Services, details noted below.

Payment is pre-service. We accept multiple payment options (Credit Card, Zelle, Cash or Check). Once again, Thank you for your consideration. What we are selling is Peace of Mind.



HOME INSPECTION - PRE-LISTING  
1 YEAR BUILDERS WARRANTY  
WIND MITIGATIONS - 4 POINT

941.468.0174  
**PROFESSIONAL  
HOME INSPECTIONS and  
WATCH COMPANY**

*Selling... Peace Of Mind*



SERVING - WELLEN PARK AREAS  
VENICE - NOKOMIS - NORTH PORT  
SOUTH SIESTA KEY

## Watch Service Details

### Watch Services Performed on 1st and 3rd Full Weeks of The Month

#### CHECK IN VISIT BASIC WATCH WALKTHROUGH

- Interior Temp/Humidity Check
- Walk Exterior Perimeter for Damage
- Walk Interior for Damage and Leaks
- Check Doors and Windows for Damages and Security
- Check Refrigerators/Freezers
- Rodent And Insect Check
- Pool/Spa Water Level Check

#### WATCH VISIT THOROUGH WATCH WALKTHROUGH

- Basic Home Watch Walkthrough +
- Turn Water On, Run Plumbing Fixtures
- Flush And Brush Toilets
- Flush System to Reduce Sulfur Odor
- Run Disposer to Prevent Seizing
- Run Dishwasher Through Rinse Cycle
- Open And Close Unobstructed Exterior Doors and Windows

#### BASE WATCH PACKAGE

- 2 Visits Per Month
- 2 Check In Visits
- Vehicle Care

#### PRO WATCH PACKAGE

- 2 Visits Per Month
- 1 Check In Visit
- 1 Watch Visit
- Vehicle Care

#### ELITE WATCH PACKAGE

- 4 Visits Per Month
- 2 Check In Visits
- 2 Watch Visits
- Vehicle Care

### WATCH PACKAGE REFERRAL PROGRAM

#### GET UP TO 50% Off

When you choose to be a Watch Package Customer and Refer 5 Neighbors\* that become Watch Package customers we will take 10% off your Watch Package per neighbor for as long as that neighbor is a Watch Package customer.

Neighbors must live within the same Community or Building.

Be Sure To Sign Up For The "Seasonal Closing" To Reduce Potential HVAC Service Call For Backed Up Or Clogged Condensation Lines For A Little Extra... Peace Of Mind!



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## ADDITIONAL SERVICES DETAILS

### HOME CLOSING (OWNER/GUEST)

- Turn Water Main Valve Off
- Turn Water Heater Off/Down
- Set Thermostats/Humidistats
- Curb Trash/Recycle Cans
- Return Cans Following Day
- Empty And Turn Off Icemaker

### HOME OPENING (OWNER/GUEST)

- Perform Watch Visit (Professional Walkthrough)
- Turn Water On
- Turn Water Heater On/Up
- Set Thermostats/Humidistat
- Turn On Icemaker
- Run Dishwasher/Disposer

### SEASONAL HOME CLOSING

- Perform Home Closing
- \*HVAC Flush & Vacuum
- Curb Trash/Recycle Can
- Return & Rinse Cans
- \*\*Move/Secure Furniture
- Turn Water Main Off

### HVAC FLUSH & VACUUM

- Vacuum Out Condensation Drain Piping
- Flush Drain Piping with Hot Water
- Add Bio Growth Retardant to Prevent Build Up

### DOOR OPENING / KEYHOLDER SERVICE

- Unlock Doors for Visitors and/or Contractors
- Mail/Package Receiving or Forwarding
- Whatever The Need, We Will Try to Accommodate

### EMERGENCY VISIT

- Within 24 Hours \$35 Visit
- Within 12 Hours \$75 Visit
- Within 4 Hours \$150 Visit
- Within 1 Hour \$250 Visit

### VEHICLE CARE/CAR DRIVE

- CARE: Start And Idle Vehicle During Walkthrough
- DRIVE: Short Drive "Around the Block" 1 /Month

### INSURANCE REPORTS

- Provide Wind Mitigation Inspection and Report
- Provide 4 Point Insurance Report

## SHUTTER SERVICE DETAILS

For Existing Home Watch Clients Only

Rate includes 1<sup>st</sup> Floor, 1 Standard Door, 1 Standard Sliding Door, 6 Windows

### STORM SHUTTER VERIFICATION

- Required for Storm Shutter Service
- Operate (Close/Lock) shutters to verify systems are ready and functional (Dry Run)
- Hourly rate for repair

### STORM SHUTTERS SEASONAL

- Close shutters at Seasonal Home Closing (subject to HOA requirements) or Hurricane Warning
- Open/Return shutters at owner request
- Charged per occurrence Open and/or Close
- For Existing Watch Clients only

\* HVAC Vac & Flush: Priced for single HVAC system, additional charges for additional units

\*\*Store Furniture: Priced for Covered Lana/Inside Sliding Door Storage, additional charges for heavy items that will require multiple persons or moving furniture to garage



## Professional Home Watch "Before You Go" Checklist:

### 1. Secure Your Home:

- Lock all doors and windows securely.
- Set your home security alarm system, if applicable.
- Replace batteries at all code access devices where applicable (Main Entry & Garage).
- Notify your security company of your absence.
- Consider installing timers for lights to give the appearance of occupancy.

### 2. Watch Mode:

- Open all closet/pantry doors for air circulation.
- Open all cabinet doors below the sinks for air circulation.
- Open Washer door to prevent mold/mildew growth.
- Leave dishwasher door ajar to prevent mold/mildew.
- Close all blinds/curtains to reduce interior sunlight.
- Leave toilet scrubber alongside toilets (Watch Visits).

### 3. Utilities:

- Best practice is having HVAC service 2x a year with one prior to departure.
- Adjust the T-Stat to 77 - 78 and Humidistat (If Applicable) 45% - 50%.
- **Turn off the WATER MAIN.**
- Unplug non-essential appliances to protect them from lightning surges.
- Gas Water Heater: Adjust the settings to low/vacation mode or turn it off.
- Electric Water Heater: Turn unit off at breaker (Electric Panel).
- Close all blinds/curtains to reduce interior sunlight.

### 4. Mail and Deliveries:

- Put mail on hold with the postal service or arrange it to be forwarded to summer address.
- Cancel any newspaper deliveries.
- Let us know if you are expecting any deliveries.



## 5. Landscaping and Outdoor Maintenance:

- Arrange for lawn care services or a landscaping company to maintain your yard.
- Trim trees and bushes away from the house to prevent access for pests.
- Secure outdoor furniture, grills, and any other loose items indoors or in the garage.

## 6. Kitchen:

- Empty the refrigerator and freezer of perishable items.
- Clean out the pantry of any food that might attract pests.
- All flour, sugar and like products should be sealed in air-tight containers/bags and stored in refrigerator to help prevent beetle infestation.
- Unplug electronics and appliances to prevent power surges or electrical fires.
- Put a plastic container or dixie cup of water in the freezer. Once frozen set a coin on top. When you return, if the coin is no longer on top, dispose of all perishable foods/condiments from refrigerator/freezer as the freezer thawed indicating power loss.

## 7. Home Watch Company Information:

- Provide Professional Home Watch with your departure date and return date.
- Provide Professional Home Watch company contact information to immediate neighbors. We want them to know who we are and to call us if they see anything suspicious.
- **Home Closing:** If you need your garbage/recycling taken out and cans returned, schedule a Home Closing as this requires additional trips and is not part of our regular visits.

## 8. Emergency Preparedness:

- Storm Shutter Install: Professional Home Watch is **NOT** responsible for installing shutters. Make sure you have an installation contractor lined up in case this service is required.
- Ensure your smoke detectors and carbon monoxide detectors are working properly.
- Leave a spare key with a trusted neighbor or hidden just in case of unforeseen circumstances or emergency.

## 9. Final Walkthrough:

- Double-check all windows, doors, and entry points.
- Turn off all lights, fans, and appliances.
- Perform a final walkthrough to ensure everything is in order.
- **Turn off the WATER MAIN.**