



HOME WATCH DETAILS

Thank you for considering Professional Home Watch and welcome to the PHW family. We do appreciate your business. PHW 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: Professional 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. Deficiencies 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. Storm Shutter Services are for Watch Package Clients Only, details noted below.

Payment is pre-service. We are accepting payments through Zelle, Cash or Check. Once again, Thank you for your consideration. What we are selling is Peace of Mind.

* HVAC Vac & Flush: Priced for single HVAC system, additional charges for additional units
 **Store Furniture: Priced for Covered Lanai/Inside Sliding Door Storage, additional charges for heavy items that will require multiple persons or moving furniture to garage



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-PROFESSIONAL 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
- Vehicle Care

PRO WATCH PACKAGE

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

ELITE WATCH PACKAGE

- 4 Visits Per Month
- 2 Check Ins
- 2 Watch Visit
- 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. Neighbor 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!



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

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 SERVICES

- 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

- Start And Idle Vehicle During Walkthrough
- 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 Watch Package Clients only

Rate includes 1st Floor, 1 Standard Door, 1 Standard Sliding Door, 6 Windows

STORM SHUTTER VERIFICATION

- Required for Storm Shutter Seasonal or Emergency Install
- Check layout and verify attachments are on site (Dry Run)
- Hourly rate for anchor repair

STORM SHUTTERS SEASONAL INSTALL

- Install shutters at seasonal home close up (subject to HOA requirements) or Hurricane Warning
- Charged per occurrence

STORM SHUTTER REMOVAL & STORAGE

- Remove shutters and restore to original locations
- For existing Watch Package Clients only