BRIGHTLY
PROPERTY CARE

Home Watch Service

Scheduled Property Visit Checklist

A regular set of eyes on your home, with practical care and clear updates while you are away.

WHAT YOU RECEIVE

Four scheduled visits per billing month, agreed-upon property checks and routine maintenance tasks, a photo-documented report after each visit, and prompt alerts for urgent concerns discovered during visits.

Inside Your Home

1. **Temperature & HVAC**
   Compare thermostat settings with indoor temperature and note unusual HVAC operation; replace accessible air filters when due and included in the plan.

2. **Plumbing & Leak Signs**
   Look for visible leaks, moisture, staining or unusual sounds at accessible sinks, toilets, the water heater and appliance connections.

3. **Water Circulation & Toilets**
   Run approved faucets or showers and flush accessible toilets when the water supply is on and the homeowner has authorized it.

4. **Garbage-Disposal Test**
   Briefly test an accessible disposal with running water, when safe and authorized, and note unusual operation.

5. **Refrigeration & Appliances**
   Check refrigerator/freezer operation and signs of leaks or power issues; replace accessible water filters when due and included in the plan.

6. **Interior Security & Alarms**
   Check accessible doors, windows and alarm-panel warnings; note smoke/CO alerts and replace batteries when due and included in the plan.

7. **Pests, Moisture & Odors**
   Watch for signs of insects, rodents, mildew-like growth, water intrusion, sewage odors or other unusual smells.

8. **Interior Condition & Power**
   Observe visible changes to walls, ceilings and flooring, along with obvious signs of electrical or power issues.

Home Watch Service

Outside Your Home

9 **Entry Points & Gates**

Check doors, windows, gates, exterior lights and motion sensors; secure entries and reset alarms before leaving.

10 **Weather & Storm Impact**

Look for obvious wind, rain or monsoon damage, fallen branches, debris and visible roof/exterior concerns from ground level.

11 **Irrigation & Drainage**

Observe accessible irrigation areas for apparent leaks, broken heads, pooling water or unusual drainage.

12 **Pool, Spa & Equipment**

Note obvious pool/spa water-level concerns, visible equipment problems and applicable gate-latch issues; no chemical testing.

13 **Exterior HVAC & Utilities**

Check accessible exterior HVAC and utility areas for visible concerns; check water-softener salt levels and replenish salt pellets when due and included.

14 **Mail, Packages & Flyers**

Collect and secure authorized mail or deliveries, remove flyers and flag unattended packages, according to the homeowner plan.

15 **Occupancy Cues & Tidiness**

Perform agreed light/blind adjustments, trash-bin placement and minor exterior tidying to reduce obvious signs of vacancy.

Reporting & Follow-Through

16 **Photo-Documented Visit Report**

Provide a dated visit summary with relevant photos, observations and recommended next steps.

17 **Urgent Concern Notifications**

Promptly alert the homeowner about urgent conditions or signs of unusual activity discovered during a scheduled visit.

18 **Service Coordination**

Help communicate with approved service providers when needed; extra visits, repairs and on-site oversight may cost more.

HOMEOWNER-PROVIDED SUPPLIES

The homeowner supplies the correct air filters, water filters, water-softener salt pellets and batteries. Replacement tasks are performed when included in the plan and supplies are available on-site.

IMPORTANT: Home Watch provides scheduled, visual observations and agreed-upon basic tasks - not 24/7 monitoring, security patrols or licensed inspections. Checks depend on safe access and homeowner authorization. Separate repairs or emergency visits may be billed additionally.