



GULFSHORE ESTATE WATCH

Naples & Marco Island

239-427-4577 | gulfshoreestatewatch.com

What Professional Home Watch Should Include

A Homeowner's Guide to Evaluating Any Home Watch Provider

When you're hundreds of miles away, your home watch provider is your eyes, your voice, and your first line of defense. Not all providers offer the same level of service — and the difference matters most when something goes wrong.

WHAT EVERY VISIT SHOULD INCLUDE

	Service Element	Why It Matters
✓	Photo-documented inspection report	<i>Timestamped record — critical for insurance claims</i>
✓	Written summary sent after every visit	<i>You should never chase your provider for an update</i>
✓	Interior AND exterior walkthrough	<i>Roof leaks, pest entry & HVAC issues start inside</i>
✓	HVAC, plumbing & appliance check	<i>Florida humidity turns minor issues into major damage</i>
✓	Hurricane prep & storm follow-up visits	<i>Pre- and post-storm visits are non-negotiable here</i>
✓	Vendor coordination & property access	<i>Someone meets contractors so you don't fly down</i>
✓	Arrival readiness service	<i>Home should be cool, clean & stocked on your return</i>
✓	Direct communication with the owner	<i>The person doing the work picks up — always</i>

5 QUESTIONS TO ASK ANY HOME WATCH PROVIDER

1. Are you licensed, insured, and a member of the National Home Watch Association (NHWA)?

An uninsured provider means YOU absorb the liability if something goes wrong. NHWA membership signals a commitment to professional standards.

2. What exactly do I receive after every visit?

If the answer is a verbal 'everything looked fine' — that's not documentation. You should receive a written report with timestamped photos every time.

3. How many properties do you currently manage?

A provider juggling 80+ homes may not give yours real attention. Ask how long each visit takes — under 30 minutes is a red flag.

4. How do you handle emergencies after hours?

A pipe bursts at 10pm Saturday. Can you reach your provider directly? Vague answers here are a serious concern.

5. Can you provide references from clients in this building or community?

Neighbors are the best reference. A confident provider will have no hesitation connecting you with satisfied clients nearby.

UNDERSTANDING HOME WATCH PRICING

Price alone is never the right metric. What matters is what you're actually receiving for it.

	What It Signals	What You Likely Get
Under \$30 per visit	<i>Provider is uninsured, rushing visits, or treating this as a side job</i>	<i>Cursory walkthroughs, no documentation, limited accountability</i>
\$50–\$100 per visit	<i>Sustainable professional rate covering insurance, time & real documentation</i>	<i>Thorough inspection, photo report, direct communication, vendor coordination</i>
Over \$150 per visit	<i>May reflect a premium concierge tier — or opportunistic pricing</i>	<i>Verify exactly what additional services justify the premium</i>

Your Naples or Marco Island property is likely one of your most significant investments. The person watching it while you're away should be someone you trust completely — not simply whoever was recommended by a building office or offered the lowest number.

ABOUT GULFSHORE ESTATE WATCH

Owner-Operated You speak directly with the person who visits your home — always.	Photo-Documented Every visit includes a written report with timestamped photos.	Fully Insured Professional liability coverage protects you and your property.	Hurricane Ready Pre- and post-storm visits, vendor coordination included.
--	---	---	---