



GATOR CHECK & GATOR GUARD

Two levels of dependable weekly home watch, photo updates and peace of mind while you are away

941-84GATOR • 941-844-2867 • GATORPROPERTYWATCH.COM

GATOR CHECK

\$75

per month

Focused interior condition checks

GATOR GUARD

\$100

per month
up to 2,500 sq. ft.

\$130

per month
2,501-4,000 sq. ft.

Homes over 4,000 sq. ft.: custom quote
Complete interior and exterior home watch

Both monthly plans include one scheduled visit each week, photos and a report after every visit. Gator Check provides a limited report covering only its focused interior checklist; Gator Guard provides the more comprehensive report.

GATOR CHECK

Arrival & security

- ✓ Check the entry for forced access, unusual activity and packages.

Indoor conditions

- ✓ Check for unusual odors, heat, humidity, standing water or visible interior damage.
- ✓ Verify thermostat and HVAC operation and record the humidity level.
- ✓ Check ceilings and walls for visible staining or moisture concerns.
- ✓ Walk accessible living areas, bedrooms, closets and utility spaces for unusual conditions.
- ✓ Confirm the refrigerator/freezer is operating and check for obvious odor or leakage.

Final check & report

- ✓ Secure the home and send a limited report with 3-5 photos covering the Gator Check items reviewed.

NOT INCLUDED IN GATOR CHECK

- No exterior perimeter walk-around.
- No turning the water supply on or off.
- No running faucets, sinks or garbage disposal, and no flushing toilets.
- No included home opening, home closing or pre-/post-storm exterior checks.

GATOR GUARD

- ✓ Everything included with Gator Check, plus:
- ✓ Receive a comprehensive visit report with photos covering the full Gator Guard checklist.

Exterior walk-around

- ✓ Walk the perimeter and check exterior doors, windows and visible access points.
- ✓ Look for visible roof, soffit, gutter, lanai, pool-cage, landscape, storm or pest concerns from ground level.

Water, plumbing & bathrooms

- ✓ Turn the water supply on for the visit and off before leaving when requested.
- ✓ Run faucets and sinks, flush toilets and check visible plumbing areas for leaks or moisture.

Kitchen, appliances & systems

- ✓ Run the garbage disposal and check major appliances for obvious leaks, warnings or problems.
- ✓ Test accessible smoke alarms monthly using the test button.

Included premium services

- ✓ Home opening and home closing service.
- ✓ Pre- and post-storm visual checks when conditions and access are safe.

PLEASE NOTE Home watch is a visual observation service, not a home inspection or security guarantee. Concerns will be documented and reported promptly.

Additional Services & Concierge Support

Flexible help for arrivals, maintenance, deliveries, vendors, vehicles and Southwest Florida storms.

INCLUDED WITH GATOR GUARD

SERVICE	RATE
Home Opening Service Turn on water, set the thermostat, open selected blinds and complete an arrival-ready check.	Included \$50 value
Home Closing Service Turn off main water, adjust the water heater as directed, confirm settings and secure the home.	Included \$50 value
Pre- / Post-Storm Visual Check Additional visual check before or after a named storm when conditions and access permit.	Included \$50 value per visit

MONTHLY HOME MAINTENANCE ADD-ON

SERVICE	RATE
A/C and Drain-Line Care Monthly A/C condensate drain-line treatment with specialty cleaner plus a 5-minute vacuum cleanout at the exterior line. Includes quarterly air-filter replacement for ceilings up to 12 feet. Customer supplies the correct filters.	\$30 / month

SMART HOME INSTALLATION & AUTOMATION

SERVICE	RATE
Customized Smart Home Solutions Smart light-switch installation and scheduled lighting automation; smart-outlet setup for automating plugged-in items; installation and setup of wireless security cameras such as Nest, Blink, Ring and Arlo; and smart thermostats from Nest, Honeywell, Amazon and other compatible brands.	Custom quote based on your needs

HOURLY CONCIERGE SERVICES

SERVICE	RATE
Vendor / Contractor Supervision Meet and remain at the property for cable, pest-control, plumbing, repair or maintenance appointments.	\$25 / hour 1-hour minimum
Key Holding / Delivery Meetings Provide access and accept scheduled furniture, appliance or large-package deliveries.	\$25 / hour 1-hour minimum
Grocery Stocking Shop for requested groceries and stock the refrigerator before arrival. Grocery cost is additional.	\$25 / hour 1-hour minimum

FLAT-FEE & STORM SERVICES

SERVICE	RATE
Car / Golf Cart Exercise Start and briefly exercise the vehicle; visually check tires and accessible battery water levels when applicable.	\$20-\$30 / month per vehicle
Emergency / Off-Schedule Call-Out Respond to an alarm, urgent request or unscheduled property concern outside routine visits.	\$75 / hour 1-hour minimum
Storm Shutter Installation / Removal Install or remove homeowner-provided shutters. Additional labor may be required and billed separately.	\$75-\$100 / hour

Monthly service includes one scheduled visit per week. Partial starting or ending months may be prorated as described in the service agreement. Scheduling is subject to availability. Materials, purchases, outside labor and vendor charges are additional. Storm services are performed only when conditions are safe.