



HOME INSPECTION SERVICES

WATER SOFTENER SALT CHECKS

Check water softener system salt levels and performance. Refill when required, and maintain salt inventory. Frequency: monthly

HVAC FILTER REPLACEMENT

Replace all filters. Frequency: monthly

SHOWER DRAIN CLEANING

Remove buildup from shower drains to ensure proper drainage. Frequency: quarterly

SMOKE DETECTORS

Approximate Frequency: annually

SEASONAL PREPARATIONS

Home winterization and summerization. Storm preparations. Frequency: as needed

APPLIANCE FILTERS

Refridgerator air/water filters. Icemaker water filters. Approximate Frequency: annually

DOOR TUNE UP

Interior door, exterior door, garage door lubrication. Adjustments as needed. Approximate Frequency: annually

POWDER COAT REPAIRS

Inspection and if damaged touch up enamel paint to seal. Frequency: annually

SUBCONTRACTED SERVICES

HOUSE CLEANING

Tailored cleaning services based on owner preferences. Can include interior and exterior. Frequency: as needed.

LANDSCAPE MAINTENANCE

Customized to owners' preferred schedule and requirements. Supplied services are seasonally dependent. Frequency: weekly

POOL/SPA MAINTENANCE

Weekly year-round maintenance and system monitoring. Frequency: weekly

PEST CONTROL

Target active concerns and establish a quarterly preventive program with annual termite inspections and treatments. Frequency: quarterly/annually

WINDOW & GLASS CLEANING

Maintain warranty and aesthetics of glass surfaces. Can be tailored based on home location and owner's schedule. Frequency: biannual/as needed

ELEVATOR MAINTENANCE

Inspections and maintenance to ensure safety and operation. Frequency: biannual

GENERATOR SERVICE

Preventive maintenance and inspection of the generator to ensure safety and proper operation. Frequency: biannual

RO SYSTEM MANAGEMENT

Whole-home or drinking water filter management. Frequency: biannual

HVAC SERVICE

Preventive maintenance, inspection, and cleaning of home conditioning units to ensure safety and efficiency. Quick response on system issues. Frequency: biannual

EXTERIOR HOUSE WASHING

Chemically treat organic build-up. Pressure wash the home exterior and lateral surfaces. Frequency: biannual

FIREPLACE CHIMNEY SWEEP

A certified chimney inspector visually inspects chimneys for integrity and functionality. Clean chimney soot build-up. Frequency: annually

ROOF INSPECTION/REPAIRS

Provide detailed status of roof system(s) including recommended maintenance. Frequency: annually

STUCCO INSPECTION/REPAIRS

A certified stucco inspector visually inspects the entirety of the home exterior for damages and degradation. Coordinate repairs as needed. Frequency: annually

WATER HEATERS/HOME FLUSH

Complete drain of all interior waterlines. Eliminate debris and settlement build-up. Service hot water heater. Frequency: annually

GUTTER CLEANING

Remove debris and ensure functionality. Check for compromised seams. Frequency: annually

DRYER VENTS

Remove build-up in dryer vents and exhaust vents. Frequency: annually

PAINT TOUCH-UP

Interior and exterior paint touch-up. Repair exterior surfaces including wood finishes. Frequency: annually

STONE CARE

Interior and exterior countertops buff and reseal. Exterior stone clean and reseal. Frequency: as needed

CONCIERGE SERVICES

SEASONAL DECORATIONS

Seasonal lighting installation and seasonal decorations. Frequency: annually

GROCERY SHOPPING & DELIVERY

Frequency: as needed

WELCOME SETUP

Home setup upon arrival - customized to each client. Frequency: as needed

HOUSEKEEPING

Upon arrival and upon departure.

INTERIOR DESIGN SERVICES

Home decor and furnishing/lighting updates. Frequency: as needed

RENTALS & CHARTERS

Kayaks, bikes, paddleboards, surfboards, fishing charters, yacht charters, beach chairs, and umbrellas. 72-hour notice required. Frequency: as needed

RESERVATIONS

Restaurants, spas, fitness studios, tours, events, manicures, hair, etc.