

REASONS WHY WEEKLY HOME WATCH VISITS ARE A GOOD CHOICE:

SMALL ISSUES BECOME BIG ISSUES: Even when a homeowner has properly closed down and secured their home prior to leaving town, things out of your control do happen. Imagine your air conditioning system goes out during our hot and humid Florida summer months. Humidity damage can occur quickly, and is one of the main contributing factors for surface mold growth and blooms in an unoccupied home. If the air conditioning issue was discovered and addressed within 3 days of occurring rather than 14 days, would it make a difference? Absolutely! Catching a small issue before it becomes a big issue can mean the difference between damage and disaster.

WHEN IT HAPPENS TO YOU: Many people believe that if damage has not occurred in the past, chances are, their home should be just fine. Unfortunately, that's not always the case. We've all heard the sayings, *"Anything that can go wrong will go wrong"* and *"It's not a matter of if, but when"*. Most of the time, all goes well and there are no visible abnormalities or areas of concern...until there is! One small issue, if caught on a weekly visit, can be corrected promptly. If a problem occurs and several weeks have passed since it first began, the extent of the damage can be catastrophic!

INSURANCE REQUIREMENTS: Some insurance policies have a clause that requires an unoccupied or vacant home to be checked within a specified number of days. For example, if your policy states that your **unoccupied or vacant home must be checked within 10 days**, and your home watch provider checks it every 2-weeks, you would need to change the frequency of visits to weekly. If damage occurs, even a day of their specified time frame, they can deny a claim. Example: water damage occurs from wind driven rain, a leaking water heater, or even a clogged A/C drain-line. The insurance company will send out a water damage expert to assess the damage (gauge a time-frame of when the water damage occurred). If the insurance company sends them out, they are working for them, not for you. We suggest contacting a Restoration & Repair company to act in YOUR behalf; they will communicate with your insurance company and be an advocate for YOU, not your insurance company. (SSHW can connect you with several companies as options) **Contact your insurance agency/carrier and find out if such clauses exist in your policy.**

TECHNOLOGY: Some prospective home watch clients feel that their Wi-Fi thermostat and video cameras are enough to get them by when they are away. While those are very good devices to utilize, they should never replace a trusted home watch professional from visiting your home to conduct a thorough home watch visit. Those devices are great if you have a temperature/humidity spike or if there is criminal activity at your home. However, those devices won't know if a significant roof leak was to occur in your back bedroom ceiling. Imagine if the leak happened today, then several days of heavy summer rain occur, what kind of water damage would be sustained in 7 days or in 14 days? Again, this is another reason to utilize a weekly home watch service.

WHAT IF'S: No one enjoys spending money on "what if" something goes wrong. Unfortunately, if you are not prepared for what COULD go wrong, you can be stuck with a large bill in the end of something that DID go wrong. Home watch is a necessity in an unoccupied or vacant home; it can essentially resemble an insurance policy. No one likes to pay for insurance, but when something does go wrong, you are always glad you have it! If your investment in your Florida home is of utmost important to you, and you're going to utilize home watch, weekly home watch visits are a smart choice.