



## Basic services included in every plan:

### Exterior inspection:

- Walk perimeter for general security, signs of vandalism or trespassing
- Look for obvious signs of any potential issues with exterior walls, siding, solar panels, and gutters that can be seen from the ground level
- Check for visual pest infestations
- Check hose connections for leaks
- Run water on outdoor wet bar, sinks, and showers and look for signs of leaks or salt air deterioration.
- Check landscape and look for water or storm damage issues.
- Check irrigation timer has power and no visible leaks in irrigation
- Remove trash and literature left on the lanai
- Collect mail from street mailbox and process as directed

### Interior inspection:

- Check doors/windows are locked, and the security system is operating
- Confirm no tripped breakers in the electrical panel
- Visual check for leaks or stains around windows and ceilings

- Check for obvious signs of water leaks under sinks and around toilets
- Operate all faucets and flush toilets
- Check refrigerators and freezers are functioning properly
- Run dishwasher, disposer, washer/dryer
- Verify the accuracy of temperature and humidity settings and that A/C is functional
- Test smoke/fire and CO2 detectors
- Turn on lights and ceiling fans throughout the house
- Bulbs on timer lights are checked to ensure they are not burned out
- Look for leaks around the water heater and filtration systems
- Look for visual evidence of insect or pest infestation
- Walk-through of the garage for any obvious concerns with vehicles or items
- Operate garage door opener
- Remove garbage mistakenly left by the homeowner

*Big Island PM is not a licensed inspector. We are looking for signs of any obvious issues or concerns with your property from a visual perspective.*

### **Additional services available:**

Weather in Hawaii is typically consistent, but there may be times of unusual weather that may cause concerns for your property. We will check for any obvious visual damage to the exterior/interior of your home and landscaping and email you a report.

### **Post-storm or earthquake inspections**

- Includes the same services as the basic plan for an unscheduled visit due to a storm or earthquake.
- Automobile and golf cart check
- Put trash bins out for scheduled pick up and return afterward

***Big Island PM is not a licensed inspector and is only looking for obvious damage to your property that may have resulted from a storm or earthquake. We can assist with our coordination services if you hire a licensed inspector to check for structural damage.***

The post-storm rate is an additional charge for inspecting your property and is not included in your regularly scheduled pricing schedule.

### **Consulting Services**

- Coordination and supervision of deliveries or work performed while you're away. A progress report and photos of any work being completed will be emailed to you.

### **Aloha welcome and see you soon concierge services:**

Let us make that Costco trip for you! Provide us with the list, and it will be stocked in your home when you arrive. We can arrange cleaning and preparation services, so it feels as if you never left!

We can also help if you're leaving in a hurry or don't want to spend your last day on the island cleaning up. We'll arrange the cleaning and make sure nothing was left on that shouldn't be, and all entries secured.

### **Repair Services:**

Big Island PM can provide minor handyman repairs or coordinate with vendors and monitor work being completed with progress reports.

At Big Island PM, we keep your home secure with regular interior and exterior inspections while you're away. Our goal is for your home to remain in the same condition as when you left, giving you peace of mind.