

Mission Statement & Core Values

While upholding the highest standards and values in the industry, our mission is to deliver an objective evaluation of every property we monitor.

Grand Strand Home Watch Services

Weekly home visits are suggested, bi-weekly acceptable. There is too much that can go wrong with your home while you are away.

We customize our checklists to the needs of each client's home but below are just the basics for any visit to your home.

- **Upon Arrival**
 - Exterior check of grounds, landscape, pests, lawn and sprinklers
 - Remove newspapers, flyers, check mailbox
 - Visual check of outdoor light fixtures
 - Visual exterior check including roof (from ground), screens, windows, AC units, fence
 - Turn water ON – “gingerly”
 - Enter home, disarm security system, when appropriate

- **Interior Check**
 - Check all windows and doors for damage and ensure they are locked
 - Visual check for signs of water damage, mold and mildew
 - Cycle the water: brush and flush toilets, run water in sinks (including garbage disposal), tubs and showers
 - Check the water heater – it should be turned OFF at circuit breaker, or on Vacation Mode, when water main is OFF. If there is a Circulator Pump, that should be OFF. Procedure varies by type of equipment
 - Check for signs of insects, pests and rodents
 - Check closets, pantry and storage cabinets
 - Verify AC and humidistat settings; adjust as necessary
 - Check refrigerator, freezers and wine coolers for proper temp and operation
 - Reset clocks after power outage
 - Check circuit breaker panels
 - Check garage and make sure door to garage is locked

- **Lanai and Pool Area**
 - Check water level and condition of water
 - Check equipment and pool control panel
 - Check screen door, screening and cage structure

- **Departure**
 - Final departure: “Look. Listen. Lock.”
 - Enable security system, lock doors
 - Turn OFF water supply when requested

Each checklist is customized for the property and homeowner requests.

We will provide you evidence to show we were there when we said we'd be there. And you will have access to your home watch report.

Condo Watch Services

You might think you don't have anything to worry about—the building management will take care of issues while you are away. Not true! The owner is responsible for drip pans overflowing, water heater leaks, burst pipes and other damages. Not only are you responsible for damages to your unit, you may be responsible for damages to common property and other condo units as well. What if your AC shuts down due to a system malfunction?

What some condo owners don't know is that some Associations require that the condo owner have a home watch, and some insurance policies may not pay claims if the property is vacant for weeks and/or months at a time. Check your Association rules and insurance policy for specifics.

We can customize our checklists to the needs of each client's home but below are just the basics for any visit to your condo.

- **Upon Arrival**
 - Remove newspapers, flyers, check mailbox
 - Visual exterior check
 - Turn water ON – “gingerly” (if possible)
 - Enter condo, disarm security system, if appropriate

- **Interior Check**
 - Check all windows and doors for damage and ensure they are locked
 - Visual check for signs of water damage, mold and mildew
 - Cycle the water: brush and flush toilets, run water in sinks (including garbage disposal), tubs and showers
 - Check the water heater – it should be turned OFF at circuit breaker, or on Vacation Mode, when water main is OFF. If there is a Circulator Pump, that should be OFF. Procedure varies by type of equipment
 - Check for signs of insects, pests and rodents
 - Check closets, pantry and storage cabinets
 - Verify AC and humidistat settings; adjust as necessary
 - Check refrigerator, freezers and wine coolers for proper temp and operation
 - Reset clocks after power outage
 - Check circuit breaker panels

- **Lanai**
 - Check screen door, screening

- **Departure**
 - Final departure: “Look. Listen. Lock.”
 - Enable security system, lock doors
 - Turn OFF water supply when requested

Each checklist is customized for the for the property and homeowner requests.

Concierge Services

[Home](#)/Concierge Services

Concierge Services

Depending upon your needs, MMBSC Home Watch provides additional services such as Easy Welcome Home and Departure, Meet & Greet, with cleaning and other services available.

Just let us know your request and we will make every attempt to accommodate your needs.



Carefree Car Services

If you leave a vehicle, it is important that it be run for a specified amount of time to keep batteries charged and tires round.

We recommend checking with your mechanic for the recommended driving schedule so we can help avoid flat spots on your car's tires.



Welcome Home and Departure

We will prepare your home so that all you need to do when you arrive is turn the water on! And when you leave we will remove items from refrigerator, take out garbage, and other requests to make your arrival and departure as Carefree as possible.



Guest Meet & Greet

If you allow guests to use your home or condo, we will meet them upon arrival and departure and provide assistance with anything that might come up during their stay.

MMBSC Home Watch will coordinate cleaning and other services as requested.



Professional team access

If repairs are necessary on your home or condo, we have access to a network of licensed, insured and bonded contractors and will provide key in/out service for your home.

In addition, we will meet contractors, cleaning services or other delivery services while you are away.

- Cable, internet or phone providers
- Pest control services
- Appliance repairs

- Cleaning services
- Furniture deliveries
- Construction oversight

Getaway Plan

If you are leaving for an extended vacation, need to be away to take care of a sick relative, or end up in the hospital for an emergency, we offer a Getaway Plan. With the plan you can choose weekly or bi-weekly watch services. We will provide you reports using the same technology available to our regular home visit clients. And if you require any of our other services you have access to our Trusted Vendors and MMBSC Concierge at the same Preferred Pricing as our seasonal clients.

Emergency Situations

Sometimes emergencies require that you be away from your home for an extended period. Accidents, sick relatives, emergency surgery—things happen!

Whatever your situation, extended vacations or emergencies, you can choose weekly or bi-weekly watch services. We provide you reports using our geo-fencing technology. And if you require any of our other services you have the same access to our Trusted Vendors and Concierge Services at our Preferred Pricing Level that our seasonal owners receive.