



LUXOR HOME WATCH

WE WATCH. YOU RELAX.

Prepared today for a more peaceful tomorrow.

A practical planning guide for homeowners preparing to leave their Southwest Florida property for a short-term or long-term absence. Use it before departure, share it with your home watch professional, and keep a copy for your records.

SHORT-TERM: Weekend trips, vacations, and seasonal visits.	LONG-TERM: Extended travel, seasonal relocation, or vacant periods.
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This checklist is a planning aid and does not replace professional advice, manufacturer instructions, or emergency procedures.

Departure Details & Key Contacts

Complete this page before leaving. Keep a copy available for your home watch professional.

Property address	
Homeowner(s)	
Departure date / time	
Expected return date / time	
Type of absence	Short-term / Long-term / Seasonal
Home watch contact	
Preferred contact method	

Emergency & Service Contacts

Emergency contact	
Neighbor / local contact	
Property manager / HOA	
HVAC provider	
Electrician / Plumber	
Insurance company	
Alarm / security company	
Pool service	

Interior Home Preparation: Complete the items that apply to your home and the length of your absence.

- ☐ Confirm all doors and windows are closed, locked, and latched.
- ☐ Set the alarm system and confirm the monitoring company has current contact information.
- ☐ Test smoke detectors and carbon monoxide detectors; replace batteries if needed.
- ☐ Check for active water leaks under sinks, around toilets, behind appliances, and near water heaters.
- ☐ Turn off or adjust water supply according to your home's plumbing plan.
- ☐ Set the thermostat to an appropriate vacant-home temperature and humidity setting.
- ☐ Clean out perishables from the refrigerator and dispose of trash.
- ☐ Run the dishwasher, washing machine, and garbage disposal if appropriate.
- ☐ Unplug nonessential electronics and small appliances.
- ☐ Close blinds or curtains consistently throughout the home.
- ☐ Remove valuables, important documents, and medications from view.
- ☐ Confirm interior lights, timers, and smart-home devices are programmed.
- ☐ Secure garage doors and disconnect remotes if required.
- ☐ Check that no faucets, showers, or toilets are running.
- ☐ Leave instructions for any rooms, panels, or equipment the home watch professional may need.

Notes:

Exterior, Pool & Storm Readiness

- ☐ Secure outdoor furniture, umbrellas, décor, grills, and loose objects.
- ☐ Inspect the roofline, gutters, screens, shutters, and visible exterior openings.
- ☐ Confirm pool equipment, pumps, and water levels are set for the planned absence.
- ☐ Arrange lawn, landscape, pest-control, and pool service as needed.
- ☐ Remove packages, newspapers, and other items from exterior areas.
- ☐ Check that irrigation is programmed correctly and that no sprinkler heads are leaking.
- ☐ Secure bicycles, kayaks, tools, ladders, and recreational equipment.
- ☐ Verify exterior lighting, motion sensors, and timers are functioning.
- ☐ Confirm hurricane shutters, panels, impact windows, or storm supplies are accessible.
- ☐ Review the property's storm plan and identify who is authorized to act if severe weather threatens.
- ☐ Photograph the property's condition before departure if desired for documentation.

Notes;

Home Watch Handoff: Use this list during the departure meeting so your home watch professional has the information needed to check the property confidently.

- ☐ Provide keys, access codes, gate information, and instructions for emergency entry.
- ☐ Identify the main water shutoff, electrical panel, gas supply, and HVAC controls.
- ☐ Explain normal sounds, smells, equipment cycles, and conditions that should not cause concern.
- ☐ Review active service appointments and the names of approved vendors.
- ☐ Identify rooms, storage areas, safes, owner closets, and restricted areas.
- ☐ Share instructions for pool, irrigation, generator, alarm, smart-home, and other systems.
- ☐ Confirm how the home watch professional should report findings and urgent issues.
- ☐ Confirm who may authorize repairs, service calls, storm preparation, or emergency access.
- ☐ Provide copies of insurance, warranty, service, and emergency information if appropriate.
- ☐ Confirm the next scheduled home watch visit and the preferred communication schedule.

Final Departure Sign-Off

- ☐ All required checklist items have been completed or assigned.
- ☐ The home watch professional has received access information and special instructions.
- ☐ Service providers have been scheduled or paused as needed.
- ☐ The homeowner has confirmed emergency contacts and authorization details.
- ☐ The property has been photographed or documented if desired.
- ☐ The expected return date has been communicated.
- ☐ A copy of this checklist has been retained by the homeowner.

Signatures

Homeowner signature _____

Date _____

Home watch professional _____

Date _____

Additional Notes

Luxor Home Watch | Practical resources for protecting your property, preparing with confidence, and enjoying greater peace of mind.
