



**HUDSON VALLEY**  
SELECT PROPERTIES LLC

## Hudson Valley Property Care & Concierge Services

Services tailored specifically for second homes, seasonal residences, and absentee-owned properties throughout the Hudson Valley and Upstate New York.

### Hudson Valley Home Watch Essentials

- Scheduled property visits during vacancy or seasonal absence
- Interior checks for leaks, moisture, odors, and freeze risk
- Exterior inspections for storm damage, fallen limbs, and siding issues
- Door, window, and lock security verification
- Basement and crawlspace inspections common to Hudson Valley homes
- Thermostat and heating system monitoring during cold months
- Visual checks of oil, propane, and fuel systems
- Garage, barn, and outbuilding inspections

### Cold Weather & Seasonal Risk Management

- Freeze-prevention monitoring and pipe checks
- Winterization and de-winterization oversight
- Snow load and ice dam observation
- Roofline and gutter visual inspections
- Sump pump and drainage monitoring
- Seasonal storm readiness checks
- Spring thaw and moisture damage observation

### Storm, Power, & Emergency Response

- Pre-storm property preparation checks
- Post-storm inspections for wind, snow, and water damage
- Power outage verification and follow-up visits
- Generator visual checks and coordination
- Emergency response site visits
- Damage photo documentation for insurance
- Temporary mitigation coordination

## Vendor & Contractor Coordination

- Local contractor and vendor access coordination
- Snow removal and lawn care vendor coordination
- Heating, plumbing, and electrical service access
- Repair and maintenance oversight
- Renovation and project progress check-ins
- Before and after photo documentation
- Secure lock-up verification following service visits

## Property Access, Security & Vacancy Care

- Key holding and secure access management
- Lockbox installation and monitoring
- Vacant property security walkthroughs
- Alarm and camera visual checks
- Occupancy simulation via lighting and blinds
- Municipal and insurance compliance visits

## Concierge & Owner Support

- Pre-arrival home preparation for owner visits
- Post-departure property shutdown
- Mail and package retrieval
- Trash and recycling coordination
- Refrigerator and pantry checks
- Customized arrival and departure checklists
- Long-distance owner support and communication

## Utilities & Systems Oversight

- Electric, water, and heating system verification
- Oil and propane level monitoring
- Well and septic system observation
- Smart thermostat and home system checks
- Utility meter checks when required

## Documentation & Reporting

- Detailed inspection reports
- Timestamped photo documentation
- Incident and damage reports
- Insurance-ready documentation

- Seasonal condition summaries
- Custom reporting schedules

## Custom Hudson Valley Services

- Extended vacancy monitoring
- Seasonal home planning assistance
- Special request property visits
- One-time project support
- White-glove concierge services upon approval