The 7 Hidden Risks of Leaving Your Home Unattended

(And How to Prevent Them Without Breaking the Bank)

By Executive Errands®

Always Here, Even When You're Not

EXECUTIVE ERRANDS®

going beyond the usual, regular or customary

Introduction

Owning a second home is a joy — until you realize what can happen when you're not there to watch over it. Small problems can quickly turn into expensive disasters, and many homeowners only find out when it's too late.

At Executive Errands®, we've spent years protecting the desert's most beautiful homes. We know exactly where the hidden risks are — and how to stop them in their tracks.

This guide reveals the seven biggest dangers of leaving your home unattended — plus simple, proven solutions to protect your investment.

Risk #1 – Water Damage

The Problem: Leaks from water heaters, toilets, irrigation systems, or clogged roof drains can go undetected for days or weeks, causing mold, warped floors, or ceiling collapse.

The Fix: Weekly in-person checks catch early warning signs before damage spreads.

Extra Benefit: Insurance companies often offer discounts to 2nd Homeowners who have weekly home checks

Risk #2 – HVAC Failure

The Problem: AC breakdowns in desert heat can lead to interior heat damage, pest infestations, and unbearable arrival conditions. Clogged condensate lines from deferred maintenance are the leading cause of water intrusion.

The Fix: Regular system inspections (2x yearly) and prompt vendor coordination.

Risk #3 – Pest Infestations

The Problem: Rodents, termites, and ants see your vacant home as an invitation.

The Fix: Preventive pest control and early detection through property walkthroughs.

Risk #4 – Power Outages & Appliance Failures

The Problem: Outages can cause fridge/freezer spoilage, alarm resets, and electrical hazards.

The Fix: Immediate on-site emergency checks after storms or outages to reset systems and prevent loss.

Risk #5 – Weather & Storm Damage

The Problem: Wind, rain, and extreme temperatures can cause roof damage, broken windows, and landscaping issues. Excessive wind can throw patio furniture into pools (or the neighbor's yard).

The Fix: Seasonal preparation and post-storm inspections.

Risk #6 – Vandalism or Trespass

The Problem: Unwatched properties are prime targets for trespassers or vandalism.

The Fix: Visible, routine visits paired with discreet vendor activity to deter unwanted attention.

Risk #7 – Small Issues Becoming Big Expenses

The Problem: A loose tile, minor drip, or small crack today can cost thousands tomorrow.

The Fix: Proactive maintenance and vendor management to fix problems before they escalate.

Why Professional Oversight Matters

It's not just about checking your home — it's about knowing what to look for, who to call, and how to handle issues immediately and correctly. Executive Errands® provides:

- Fractional Estate Management — luxury-level care without full-time staff costs.
- Absentee Home Checks — tailored to your property's unique needs.
- Vendor Coordination — we already know the best in the business.

Next Steps

Don’t leave your home’s safety to chance!

Call 760-898-9604

Email LSpoor@errands4you.com

Visit Executive-Errands.com

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