



TURCOTTE'S
— WILDLIFE REMOVAL SERVICES —
WILDLIFE REMOVAL • EXCLUSIONS • PROPERTY OVERSIGHT

TURCOTTE'S
PROPERTY OVERSIGHT SERVICE

Seasonal Property Oversight Packet

Services, Pricing, Visit Checklists & Agreement

For seasonal homes, camps, cabins, rentals, and vacant properties

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Professional property oversight for when you are away

Visual observation, photo reporting, and clear property status updates for seasonal and vacant properties.

MAINE
RICHMOND AREA

Observation and reporting only - not a security, repair, or home inspection service.

Service Overview

Turcotte's Wildlife Removal Services provides property oversight and visual observation reporting for vacant, seasonal, and remote properties. The service is designed to give customers a reliable local set of eyes on the property while clearly staying within an observation-and-reporting role.

What Customers Should Know

What this service is	Scheduled visual observation, photo documentation, basic thermostat observation when accessible, and reporting of visible conditions at the time of the visit.
What this service is not	This is not security, law enforcement, emergency response, home inspection, insurance inspection, property management, general contracting, repair, or maintenance service.
Best customer fit	Seasonal homeowners, camp owners, cabin owners, rental owners, snowbirds, remote-property owners, and out-of-state clients who want a reliable local visual check.

Service Schedule & Pricing

Final rates may vary based on property size, access difficulty, travel distance, visit scope, seasonal conditions, and assessment details. Standard pricing applies to properties within 40 miles of Richmond, Maine.

Service Frequency	Price per Visit	Monthly Total	Best Use
One-Time Visit	\$125.00	\$125.00	One requested oversight visit, post-storm check, trial visit, or customer peace-of-mind request.
Weekly - 4 visits per month	\$75.00	\$300.00	Most consistent eyes on the property during higher-risk winter or vacancy periods.
Twice Monthly - 2 visits per month	\$90.00	\$180.00	Balanced recurring oversight for camps, cabins, and seasonal homes.
Once Monthly - 1 visit per month	\$120.00	\$120.00	Basic recurring visual property status update.

Additional Fee	Rate / Detail
Emergency or On-Call Trip	\$150.00 minimum
Winter Access Surcharge	15% added to invoice from December 1 through March 31
Wait Time	\$75.00 per hour after a 15-minute grace period; prorated by the minute
Mileage	\$0.67 per mile for properties outside the standard 40-mile service radius

Complete Service Menu & Specialty Add-Ons

Core services that may be included in recurring visits, one-time visits, or customer-requested add-ons. All services are visual observation and reporting unless separately agreed to in writing.

Environmental & Weather-Specific Services

- 1 Post-Storm Visual Impact Check**
Observe roofline, windows, perimeter trees, and debris after high wind, snow, rain, or storm activity.
- 2 Winter Freeze & Heating State Verification**
Observe accessible oil or propane gauges, furnace indicators, heat pumps, thermostats, and interior temperature concerns.
- 3 Basement & CrawlSpace Moisture Observation**
Observe visible pooling water, sump pump concerns, dampness, moisture stains, or water intrusion after rain or snowmelt.

Wildlife & Habitat Monitoring

- 4 Exclusion Integrity Inspection**
Observe foundation, soffits, fascia, vents, and previous exclusion areas for chewing, scratching, gaps, or movement.
- 5 Perimeter Pest & Rodent Vector Checks**
Observe tunneling, droppings, trails, brush, woodpiles, and other conditions that may attract nuisance wildlife.
- 6 Outbuilding & Barn Condition Monitoring**
Observe garages, sheds, barns, and detached structures for roof breaches, forced entry, or wildlife nesting.

Logistics & Convenience Services

- 7 Contractor Access & Keyholder Service**
Provide local access support for approved utility workers, delivery drivers, or maintenance contractors.
- 8 Smart Home Connectivity Verification**
Observe accessible Wi-Fi, smart thermostats, or camera indicators to confirm they appear online or powered.
- 9 Pre-Arrival & Post-Departure Threshold Prep**
Observe entry points, thermostat settings, and lock-up conditions before arrival or after departure when requested.
- 10 Stored Vehicle & Equipment Visual Checks**
Observe stored boats, ATVs, snowmobiles, tractors, tarps, tires, and visible rodent or weather concerns.

Security & Vandalism Visual Checks

- 11 Forced Entry & Vandalism Inspection**
Observe ground-floor windows, sliding doors, basement hatches, locks, glass, and obvious tampering signs.
- 12 Vagrant & Squatter Activity Check**
Observe unexplained trash, footprints, broken locks, open doors, or signs of unauthorized activity.
- 13 Post-Burglary Property Fortification Check**
One-time visual check after a nearby break-in or area concern to observe vulnerable points or visible changes.

Specialized One-Time & Visual Observation Checks

- 14 Post-Storm Quick-Deploy Check**
Priority visit after microbursts, nor'easters, ice storms, or high winds for obvious storm-related concerns.
- 15 Peace of Mind Frozen Pipe Dispatch**
Cold-snap walk-through to observe plumbing fixtures, heat sources, and visible signs that heating has not failed.
- 16 Spring-Thaw Structural Drainage Observation**
Observe snowmelt pooling, crawlspace moisture, drainage overflow, and foundation-adjacent water.

Deep-Winter & Camp Closure Services

- 17 Remote / Unplowed Access Verification**
Specialized access visit for remote cabins or unmaintained camp roads when conditions allow safe access.
- 18 Roof Snow-Load & Ice Dam Visual Monitoring**
Observe rooflines for heavy snow, ice dams, and visible conditions that may indicate leaking risk.
- 19 Post-Winterization Status Check**
Observe main water valve status, visible antifreeze in traps, and moisture concerns after winterization.

Vehicle, Equipment & Boat Storage Monitoring

- 20 Stored Boat & Marine Tarpaulin Check**
Observe boats on trailers, shrink-wrap, tarps, pooled water, chewing, and visible weather damage.
- 21 Off-Road Vehicle Storage Monitoring**
Observe ATV, snowmobile, tractor, and equipment storage areas for nesting, chewing, or visible damage.

High-Value Logistics & Custom Special Requests

- 22 Emergency Keyholder & Alarm Response**
Exterior visual sweep for obvious break-in signs or wildlife-induced alarms when requested and conditions allow.
- 23 Contractor Delivery & Utility Escort**
Meet approved providers, unlock when authorized, visually stand by, and secure the property afterward.

Arrival & Departure Convenience Services

- 24 Pre-Arrival Camp Warm-Up Service**
Prepare for owner arrival by adjusting accessible thermostats and checking obvious access or debris concerns.
- 25 Post-Departure Lock-Up & Close-Out**
After departure, observe stove status, trash status where visible, heat setting, windows, doors, and entry points.

Customer Intake & Property Setup

Complete this page before service begins so access, reporting, and customer expectations are clear.

Customer Name	
Phone	
Email	
Property Address	
Billing Address	
Preferred Report Method	Email / Text / Jobber / Other:
Primary Emergency Contact	
Secondary Contact	
Alarm / Access Notes	
Pets or Animals On Site	
Known Hazards or Restrictions	

Service Selection

<input type="checkbox"/> One-Time Visit	<input type="checkbox"/> Once Monthly	<input type="checkbox"/> Twice Monthly	<input type="checkbox"/> Weekly	<input type="checkbox"/> Emergency / On-Call
Requested Start Date:	Preferred Visit Window:	Report Preference:	Key / Code Received:	Alarm Instructions Received:

Customer Priorities & Special Notes

Priority Area / Concern	Customer Notes
Heating / freeze concerns	
Water / moisture concerns	
Wildlife / rodent concerns	
Outbuildings / stored equipment	
Contractor or delivery needs	
Other customer request	

Recurring Visit Checklist

Use this checklist during standard recurring visits. Mark the condition observed at the time of the visit and add notes when needed.

Exterior / Access / Structure	What to look for	OK	Concern	N/A	Notes
Driveway / approach	Road, driveway, plow status, access obstruction, downed limbs, unsafe access concerns.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Exterior doors	Locked/unlocked status where visible, damage, tampering, gaps, storm impact.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Windows / sliders	Broken glass, open or unlatched windows, screens, tampering, water intrusion signs.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Foundation / perimeter	New gaps, digging, burrowing, drainage issues, pooling water, loose vents.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Roofline / gutters	Visible damage, ice buildup, snow load, fallen limbs, missing trim, obvious leaks.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Decks / stairs / railings	Storm damage, unsafe conditions, loose boards, blocked steps, ice or snow concerns.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Interior / Heating / Moisture	What to look for	OK	Concern	N/A	Notes
Thermostat / temperature	Accessible thermostat reading, heat setting, battery warnings, abnormal display.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Heat source indicators	Furnace, boiler, heat pump, oil/propane gauge, or visible operation status where accessible.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Plumbing fixtures	Visible leaks, frozen pipe warning signs, unusual sounds, open cabinets requested by client.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Basement / crawlspace	Pooling water, dampness, sump pump condition, odor, moisture, visible mold-like growth.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Utility areas	Tripped breakers, alarms, water heater concerns, visible leaks, utility room changes.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Interior rooms	Doors, ceilings, floors, stains, odors, broken windows, animal signs, obvious damage.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Wildlife, Outbuilding & Equipment Checklist

Wildlife / Rodent Activity	What to look for	O K	Concern	N/A	Notes
Fresh tracks / droppings	Animal tracks, scat, urine staining, trails, rub marks, nesting materials.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Entry points	Chewed holes, gaps, vents, soffits, fascia, chimney caps, crawlspace access, ridge vents.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Noise / odor indicators	Strong odor, scratching evidence, disturbed insulation, unusual debris or staining.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Trash / attractants	Open containers, food sources, birdseed, compost, woodpiles, brush piles, stored feed.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Previous exclusions	Check visible caps, screens, trenching, barriers, hardware cloth, seal points, and fasteners.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Photos needed	Document all wildlife signs, damage, entry points, tracks, and customer-priority areas.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Outbuildings / Boats / Equipment	What to look for	O K	Concern	N/A	Notes
Garage / shed / barn access	Door status, locks, damage, roof signs, broken windows, signs of forced entry.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Stored boats / trailers	Tarps, shrink-wrap, pooling water, chewing, flat tires, storm impact.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
ATVs / snowmobiles / tractors	Rodent nesting signs, visible chewing, covers, tires, storage area conditions.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Outbuilding roofline	Snow load, ice damming, missing shingles, holes, fallen branches, roof breaches.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Interior outbuilding signs	Droppings, nests, water intrusion, broken items, obvious disturbance.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Special customer equipment	Any customer-requested item or asset to visually check and photograph.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Special Visit Checklist

Use this page for storm checks, emergency dispatches, contractor access, pre-arrival preparation, or post-departure lock-up visits.

Post-Storm / Emergency / Special Request	What to look for	O K	Conc ern	N/ A	Notes
Reason for visit	<input type="checkbox"/> Storm <input type="checkbox"/> Alarm <input type="checkbox"/> Freeze concern <input type="checkbox"/> Contractor access <input type="checkbox"/> Arrival prep <input type="checkbox"/> Departure lock-up <input type="checkbox"/> Other	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Exterior sweep	Driveway, trees, roofline, doors, windows, perimeter, downed limbs, water, forced entry signs.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Interior sweep	Heat, moisture, plumbing, obvious damage, odors, lights, doors, thermostat, customer-priority rooms.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Urgent conditions	Visible active leak, heat failure signs, broken window, intrusion signs, unsafe access, utility concern.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Notifications made	Client, contractor, utility, emergency services, or other approved contact.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Follow-up recommended	Photos, contractor, plumber, HVAC, tree service, wildlife exclusion, customer decision needed.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Visit Date	Visit Time	Weather / Conditions	Provider Initials
Visit Type	<input type="checkbox"/> Recurring <input type="checkbox"/> One-Time <input type="checkbox"/> Emergency <input type="checkbox"/> Contractor <input type="checkbox"/> Other	Report Sent To	
Customer Concern Addressed			
Summary of Observations			
Recommended Customer Follow-Up			
Photos Taken	<input type="checkbox"/> Yes <input type="checkbox"/> No Number of Photos:		
Customer Notified	<input type="checkbox"/> Yes <input type="checkbox"/> No Method:		

Photo Documentation Log

Use this page to record photographs taken during the visit. Each photo should support the customer report and help document visible conditions.

Photo #	Area / Item Photographed	Reason for Photo	Concern?	Notes
1			<input type="checkbox"/> Yes <input type="checkbox"/> No	
2			<input type="checkbox"/> Yes <input type="checkbox"/> No	
3			<input type="checkbox"/> Yes <input type="checkbox"/> No	
4			<input type="checkbox"/> Yes <input type="checkbox"/> No	
5			<input type="checkbox"/> Yes <input type="checkbox"/> No	
6			<input type="checkbox"/> Yes <input type="checkbox"/> No	
7			<input type="checkbox"/> Yes <input type="checkbox"/> No	
8			<input type="checkbox"/> Yes <input type="checkbox"/> No	
9			<input type="checkbox"/> Yes <input type="checkbox"/> No	
10			<input type="checkbox"/> Yes <input type="checkbox"/> No	

Report Notes

Service Agreement Summary

This summary is provided for easy customer review. The full agreement language follows and controls service expectations.

Agreement Point	Customer-Friendly Explanation
Effective Date	The agreement begins when the customer approves the estimate, signs electronically, gives written approval, or accepts through the job management system.
Scope of Services	Services are limited to non-invasive visual walk-throughs, photographic documentation, basic thermostat observation, and reporting of visible conditions at the time of the visit.
No Guarantee	The provider does not guarantee prevention, detection, correction, or mitigation of property damage, theft, intrusion, weather issues, wildlife activity, frozen pipes, water damage, mold, mechanical failure, or other property condition.
Access Responsibility	The customer must provide safe, legal, and reliable access. If access is blocked or unavailable, the visit is considered attempted and billed at the scheduled rate.
Supplementary Services	Additional tasks must be separately agreed to in writing and do not turn the provider into a property manager, contractor, security provider, home inspector, or emergency responder.
Termination	Either party may terminate with 15 days written notice. The provider may terminate immediately for non-payment, unsafe conditions, inaccurate access information, unreasonable demands, harassment, or impractical/unsafe service conditions.

Property Oversight Service Agreement

Agreement Opening

This Agreement is made effective as of the Date of Acceptance, defined as the date upon which the Client provides electronic signature, written approval, or official approval of the estimate in the Provider's job management system, by and between Turcotte's Wildlife Removal Services ("Provider") and the Client accepting this quote ("Client") regarding the property located at the service address specified in this quote ("Property").

1. Scope of Services

Turcotte's Wildlife Removal Services provides property oversight and visual observation reporting services. Services are limited to non-invasive visual walk-throughs, photographic documentation, basic thermostat observation, and reporting of visible conditions at the time of the visit. Provider is not a security company, property manager, general contractor, licensed home inspector, insurance adjuster, emergency responder, law enforcement agency, fire department, medical responder, or property maintenance company under this Agreement. Provider's role is limited to observing and reporting visible conditions. Provider does not guarantee prevention, detection, correction, or mitigation of any damage, loss, theft, intrusion, weather-related issue, wildlife activity, pest issue, mechanical failure, water damage, frozen pipes, mold, structural concern, or other property condition. Services may include visual interior and/or exterior walk-throughs where accessible; photographic reporting of visible concerns; basic thermostat observation when accessible; post-weather-event visual checks when requested and when conditions allow; observation of visible signs of wildlife activity, intrusion, disturbance, or damage; and client notification of visible concerns discovered during a visit.

Emergency Limitations

Provider is not an emergency response service. In the event Provider observes a condition that appears urgent, Provider's sole duty is to make reasonable efforts to notify the Client and/or contact appropriate authorities, utility providers, or emergency services when Provider determines such contact is appropriate. Provider is not responsible for emergency response times, actions taken by third parties, or any damages that occur before, during, or after notification.

2. Property Access

Client is responsible for providing safe, legal, and reliable access to the Property. This includes keys, lock codes, gate codes, alarm instructions, parking access, driveway access, and any other information necessary for Provider to perform the scheduled visit. If Provider cannot access the Property due to a malfunctioning lock, changed key, inaccurate code, blocked driveway, unsafe condition, alarm issue, animal presence, weather condition, or any other obstruction outside Provider's control, the visit will be considered attempted and billed at the full scheduled rate. Provider shall not be liable for any loss, damage, or condition that occurs or worsens due to inability to access the Property.

3. Supplementary Services

Provider may, at Client's request, perform limited supplementary tasks outside the standard visual observation visit. Any supplementary services must be separately agreed to in writing before work is performed. Supplementary services do not convert Provider into a property manager, general contractor, maintenance provider, security provider, home inspector, or emergency responder. All releases, waivers, limitations of liability, and indemnification provisions in this Agreement apply to any supplementary services, except in cases of gross negligence or willful misconduct.

4. Limitation of Role and No Guarantee

Client understands and agrees that Provider's services are intended only to provide periodic visual observation and reporting. Provider is not responsible for preventing, stopping, repairing, or guaranteeing protection against any damage, theft, intrusion, vandalism, weather-related event, wildlife activity, pest issue, water damage, frozen pipes, mold, fire, mechanical failure, structural issue, or other loss. Provider makes no warranty or guarantee that all issues will be discovered, photographed, reported, prevented, corrected, or mitigated. Conditions may arise between visits or may not be visible at the time of inspection. Visual observation services are not a substitute for professional home inspections, insurance coverage, security systems, property management, maintenance contracts, winterization, pest control, wildlife exclusion, or emergency response services.

5. Release, Indemnification, and Limitation of Liability

TO THE MAXIMUM EXTENT PERMITTED BY LAW, CLIENT RELEASES TURCOTTE'S WILDLIFE REMOVAL SERVICES, ITS OWNERS, EMPLOYEES, CONTRACTORS, AND REPRESENTATIVES FROM LIABILITY FOR ANY LOSS, DAMAGE, THEFT, INTRUSION, VANDALISM, WILDLIFE ACTIVITY, PEST ISSUE, WEATHER-RELATED DAMAGE, WATER DAMAGE, FROZEN PIPES, MOLD, FIRE, MECHANICAL FAILURE, STRUCTURAL ISSUE, OR OTHER PROPERTY CONDITION, REGARDLESS OF WHETHER SUCH CONDITION WAS VISIBLE, PHOTOGRAPHED, REPORTED, NOT REPORTED, DISCOVERED, OR NOT DISCOVERED DURING A VISIT. Client agrees to indemnify, defend, and hold harmless Provider from any claims, demands, damages, losses, costs, or expenses, including claims brought by third parties, insurers, tenants, guests, contractors, neighbors, or other persons, arising out of or related to the Property, its condition, access issues, or Client's use of Provider's services, except in cases of Provider's gross negligence or willful misconduct.

Property Oversight Service Agreement - Continued

6. Service Schedule and Compensation

Service pricing follows the Service Schedule & Pricing page in this packet. Standard pricing applies to properties located within 40 miles of Richmond, Maine. Additional fees may include Emergency or On-Call Trip at \$150.00 minimum; Winter Access Surcharge of 15% added to invoice from December 1 through March 31; Wait Time at \$75.00 per hour after a 15-minute grace period, prorated by the minute; and Mileage at \$0.67 per mile for properties outside the standard 40-mile service radius.

7. Force Majeure

Provider shall not be liable for delay, inability to perform, or failure to complete services caused by events outside Provider's reasonable control, including but not limited to severe weather, unsafe road conditions, snow accumulation, ice, natural disasters, power outages, road closures, vehicle issues, illness, state or local travel restrictions, emergency conditions, or other circumstances beyond Provider's control.

8. Dispute Resolution

In the event of a dispute, both parties agree to first attempt to resolve the matter through good-faith communication. If the matter cannot be resolved informally, the parties agree to attempt mediation in the county where the Property is located before pursuing litigation, unless immediate legal action is required to prevent irreparable harm.

9. Severability and Termination

If any provision of this Agreement is found invalid or unenforceable, the remaining provisions shall remain in full force and effect. Either party may terminate this Agreement with 15 days' written notice. Provider may terminate services immediately for non-payment, unsafe conditions, inaccurate access information, unreasonable demands, harassment, or any conduct that Provider determines makes continued service impractical or unsafe.

10. Governing Law

This Agreement shall be governed by the laws of the State of Maine.

Authorization and Acceptance

By approving the estimate, signing electronically, providing written approval, or otherwise authorizing services through Provider's job management system, Client acknowledges that they have read, understood, and agreed to the terms of this Agreement as of the Date of Acceptance.

Service Authorization

Client Name	
Service Address	
Selected Service Frequency	
Approved Add-Ons / Special Requests	
Report Delivery Method	
Provider Signature	Date:
Client Signature	Date: