

Property Care Packages

Regular, professional eyes on your rental or property. Every visit includes a branded report, photo documentation, and a prioritized action item list of recommended work — so nothing slips through the cracks between tenants or seasons.

Full Property Assessment

ONCE A YEAR

A complete walkthrough of major systems and overall condition — mechanical (attic/garage/closet), interior, exterior, and appliances. Your most thorough check.

Single story	\$150
Two story	\$225

Seasonal Check

SPRING OR FALL

A season-specific walkthrough — AC start-up in Spring, furnace & freeze-prep in Fall. Catches seasonal issues before they become emergencies.

Single story	\$99
Two story	\$149

BEST VALUE

Bi-Yearly Plan

SPRING + FALL

Both seasonal visits, one plan. Year-round peace of mind with a check every Spring and every Fall, billed once.

Single story	\$179/yr
Two story	\$269/yr

PREMIUM · ONGOING CARE

Property Management Plan

MONTHLY OR CUSTOM

Hands-off, year-round care for owners — one property or a whole portfolio. We become the standing point of contact and keep a living maintenance record.

Custom pricing

A flat monthly or quarterly fee per property — let's build a plan that fits your portfolio.

WHAT'S INCLUDED

- + Initial full property assessment included
- + Everything in the Bi-Yearly Plan
- + Monthly or quarterly check-ins
- + Priority scheduling
- + Dedicated service request page for owners & tenants
- + Tenant point-of-contact for issues
- + Tune-Up hours included each visit
- + Coordinate & vet licensed pros
- + Lowest price for handyman services
- + Digital maintenance log per property
- + Custom add-ons per request
- + Portfolio & multi-unit discounts

ADD-ON

+ Tune-Up

Add a Tune-Up and we fix the quick wins on the spot.

+\$60 added to any Seasonal Check or Full Assessment · +\$100 on the Bi-Yearly Plan (covers both seasons). Includes up to 1 hour of small fixes straight off your action item list — filter change, install / remove spigot insulators, clearing gutters, minor caulking, detector batteries, and similar quick wins. Anything beyond one hour is completed at The Good Dad Company's standard rate.

EVERY VISIT INCLUDES

- ✓ Branded PDF report emailed to you
- ✓ Photo documentation of findings
- ✓ Prioritized action item list of recommended work
- ✓ Major-systems & condition observations
- ✓ Safety checks (detectors, GFCI, shut-offs)
- ✓ Saved to your account for easy review

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Assessments are observation-based and do not include or imply a full safety, security, code, health, installation, or operational inspection. For work that requires a licensed inspector or system-specific technician (HVAC, plumbing, electrical, or appliance repair), The Good Dad Company can complete eligible items or source and recommend a licensed pro. Pricing is a starting framework and may vary by property size, access, and condition.