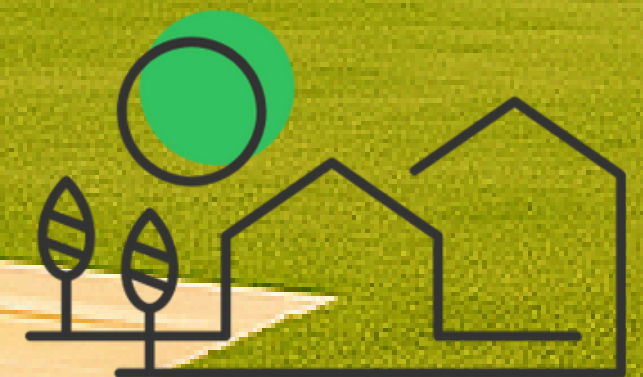


Leaving Your Home in Italy Unattended?

The Essential Checklist for Second-Home Owners

Free guide by your trusted local caretakers in Italy



MANAGE
MY HOME

INTRODUCTION



Many foreigners own beautiful homes in Italy but only visit a few times a year. When the house is left closed for months, small issues can turn into expensive problems. This guide helps you prepare your home for longer absences — and gives peace of mind until you're back.



GENERAL PREPARATION CHECKLIST



The Basics



- Remove food from fridge & cupboards
- Empty bins
- Strip beds
- Close shutters
- Take valuables with you

UTILITIES & SYSTEMS



Water, Gas, Electricity – What to Do

- Turn off main water valve (avoid leaks)
- Turn off gas or set boiler to antifreeze mode
- Unplug non-essential appliances
- Leave dehumidifier or open windows briefly

This to avoid fludding of the house, gas explosions, mold in the house or any other issue.



AIRING & HUMIDITY CONTROL



Our suggestions

- Humidity = mold, odors, wood swelling
- Air every 4 weeks maximum
- Use salt or humidity traps
- Consider automatic air exchangers
- 📌 Homes near lakes, forests or sea = higher humidity risk.

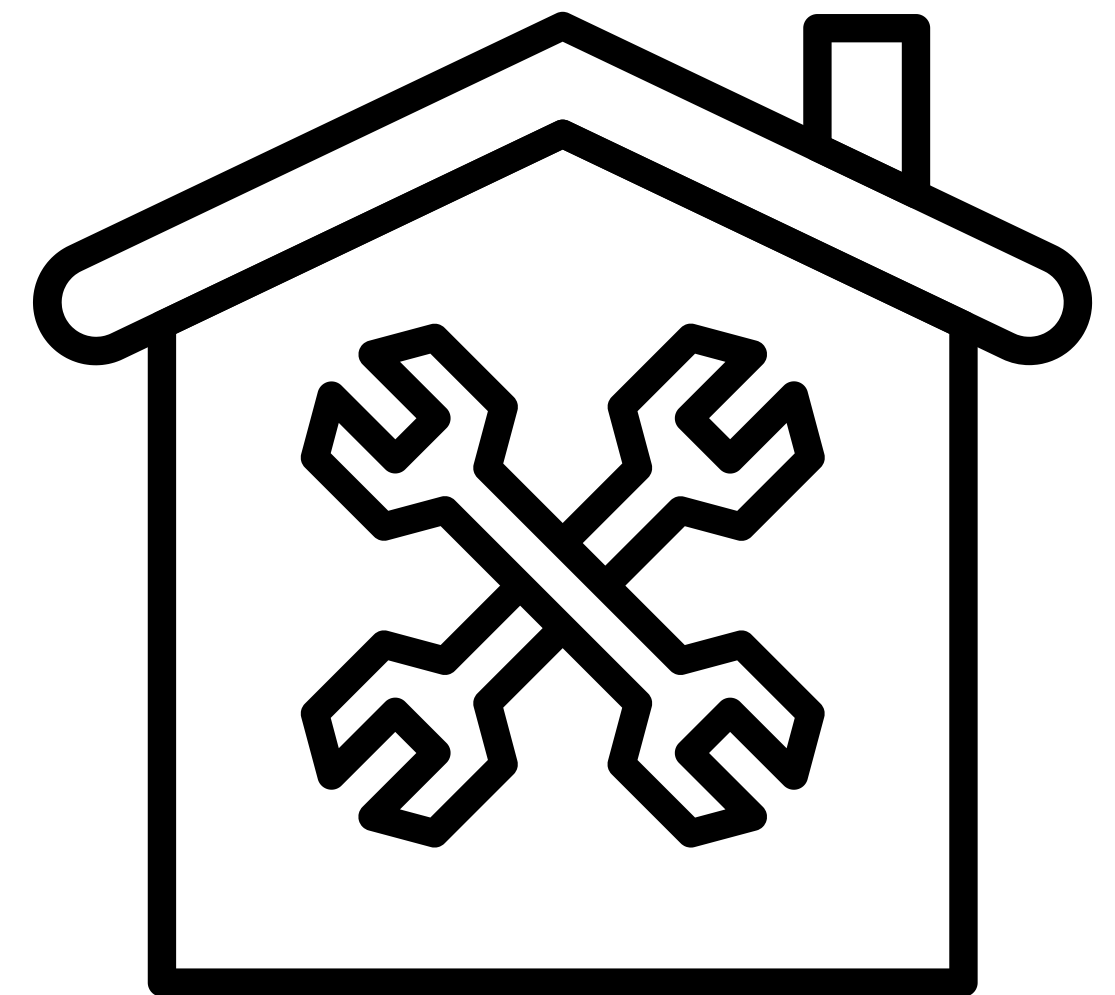


GARDEN, TREES & OUTDOOR AREAS



Don't Forget the Outside

- Trees and plants can damage roof, gutters or facades
- Clean leaves from drains
- Cover the swimming pool and set the robot
- Trim plants touching walls
- Check the roof tiles
- Store outdoor furniture indoors



MAIL, INVOICES & BUREAUCRACY



While You're Away


- Ask someone to check mail
- Pay bills (electricity, gas, waste, water)
- Renew permits or handle property tax notices

Don't leave mail and bills and taxes

SECURITY AND PEACE OF MIND



Prevent Break-ins and Water Damage

- Use timers for lights
- Ask a trusted person to check the property regularly
- Leave someone a set of keys
- Ensure all windows and gates are locked
-  **Water damage is the #1 risk in closed homes.**



MONTHLY PROPERTY CHECK



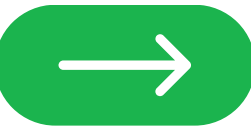
What Should Be Done Monthly

- Open windows and check humidity
- Run taps & flush toilets
- Check for leaks or mold
- Verify all systems are working
- Collect and scan any post
- Air the house

💬 Want a trusted property caretaker in Italy?

Send your email to clascarpenti@gmail.com & we'll be in touch with a free 1:1 consultation.





READY TO LIVE YOUR HOME IN ITALY STRESS-FREE?

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Your Italian dream home is waiting

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