



Beacon Service Plans

Recurring visual property oversight designed for owners who need a trusted local presence on Kaua'i.

BEACON SERVICE PLAN	ESSENTIAL \$299	WATCH \$549	GUARDIAN \$999
Scheduled visits	Monthly	Biweekly	Weekly
Beacon Report	✓	✓	✓
Property photos	✓	✓	✓
Interior/exterior observations	✓	✓	✓
Maintenance coordination	Add-on	✓ / Priority	Priority
Vendor access	Add-on	Preferred	Priority
Storm response	Add-on	Preferred	Priority
Emergency response	Available	Preferred	Priority
Concierge	Add-on	Add-on	Preferred

How to read the plan chart

ADD-ON

Not included in the monthly plan price.
Added only when requested or approved, and billed separately.

AVAILABLE

May be requested subject to staffing, access, safety, and scheduling. Separate charges may apply.

PREFERRED

Higher scheduling preference than lower tiers, but not a guaranteed response time or 24/7 coverage.

PRIORITY

Highest scheduling priority among Beacon members. It does not mean immediate, guaranteed, or unlimited service.

Important: All visits are visual observations of accessible areas. Third-party vendor charges, materials, repair work, and licensed trade work are not included unless expressly stated in writing.

What Each Beacon Plan Is Designed to Do

ESSENTIAL • \$299/mo

For owners who want a professional baseline check on a monthly cadence.

Monthly scheduled visit; Beacon Report; property photos; accessible interior/exterior visual observations. Maintenance coordination, vendor access, storm response and concierge support are generally separate add-ons. Emergency response may be requested when available and is billed according to the approved scope/rate.

WATCH • \$549/mo

For owners who want more frequent oversight and better access to coordination and response.

Biweekly scheduled visits; reporting and photos; accessible interior/exterior observations; maintenance coordination with priority handling; preferred vendor access, storm response and emergency response. Concierge remains an add-on unless specifically included in writing.

GUARDIAN • \$999/mo

For owners who want weekly oversight and the highest Beacon scheduling priority.

Weekly scheduled visits; reporting and photos; accessible interior/exterior observations; priority maintenance coordination, vendor access, storm response and emergency response; preferred concierge support. Third-party costs and project work remain separate unless specifically included.

CUSTOM PROPERTY PLAN — QUOTED AFTER ASSESSMENT

The Custom Property Plan is for multiple properties, large estates, complex homes, commercial or mixed-use sites, properties with detached structures, or owners who need a service scope that does not fit the three standard plans. It is not an “unlimited services” package. Every custom plan is defined by a written scope, schedule, responsibilities and price before recurring service begins.

1. Property assessment & profile

We review the property type, number of structures, access requirements, areas of concern, utility shutoffs, owner contacts, approved vendors, emergency instructions and reporting preferences.

2. Visit frequency & route plan

The proposal states the exact visit cadence — for example weekly, biweekly, monthly, seasonal, event-based, or a combination for different structures.

3. Customized observation checklist

The checklist identifies the areas and systems Beacon is expected to visually observe. Anything outside that written checklist is outside the recurring scope unless later added.

4. Reporting standard

The proposal defines what documentation is delivered, such as visit summary, photos, issue tracking, owner notifications and incident follow-up.

5. Coordination & access duties

The plan states whether vendor access, repair coordination, owner-representative tasks, deliveries, concierge work, storm preparation or post-event checks are included, limited, or billed separately.

6. Response & authorization rules

We document who may authorize entry, emergency actions, vendor calls and spending. Priority is a scheduling level — not a guarantee of immediate arrival or 24/7 coverage.

7. Pricing & extra-work rules

The written proposal identifies the recurring monthly fee and any included allowances. Travel, materials, licensed trades, extensive project management, after-hours work or tasks beyond the approved scope may be quoted or billed separately.

8. Changes to the custom plan

If the property, visit frequency, checklist or workload changes materially, Beacon may revise the scope and pricing with the owner's approval before the new work begins.

Service boundaries and billing clarity

Beacon services are property watch / oversight services based on visual observations of accessible areas at the time of a visit. We do not guarantee that every defect, leak, pest, security event, hidden condition or future failure will be discovered. Repair work, construction, regulated trade services, materials and third-party vendor invoices are separate unless expressly included in a written proposal. Weather, road closures, safety conditions, access issues and staffing may affect response timing.