

PROPERTY CARE · HOKKAIDO & BEYOND

Your home in Japan, watched over like it's our own.

You found the home. We helped you renovate it. Now let us protect it — through the snow, the seasons, and every month you're away. Care plans built for owners who don't rent, and won't compromise.

48h

ISSUE RESPONSE

100%

PHOTO-REPORTED

EN & JP

FULLY BILINGUAL

WHY A CARE PLAN

An empty home in snow country is on a clock.

Japanese mountain homes deteriorate faster than almost anywhere — and the damage is invisible until it's expensive. A care plan isn't a luxury. It's the cheapest insurance your renovation will ever have.

Neglect moves fast here

Left unattended, a Japanese house can deteriorate **past its repair value within 3–5 years**. Pipes corrode from disuse, moisture finds its way in, and small issues compound through every freeze-thaw cycle.

Winter is the real risk

In snow country, water must be drained on every departure — or heat kept running to prevent a burst pipe. One frozen line while you're overseas can mean **a flooded, ruined interior** and a renovation done twice.

Distance makes it worse

You can't check on it from abroad, and a burst pipe doesn't wait for your next trip. Standard "vacant house" checks are a Japanese-only clipboard visit. **You deserve eyes you trust** — who already know your home.

We already know your home

We helped you buy and renovate it. We know where the shutoffs are, what's behind the walls, and what "normal" looks like. That context is why we catch problems a caretaker never would.

CHOOSE YOUR LEVEL OF CARE

Three ways to keep your home safe.

Every plan is designed for owners who use their home personally and don't rent it out.
Pause or adjust any time. Billed monthly on an annual agreement.

ESSENTIAL

Watch

Peace of mind. The baseline every empty home should have.

¥50,000/mo

≈ \$340 USD / month

Every month, we:

✓ 1 full property visit / month

✓ Interior systems check (water, power, heat)

✓ Flush toilets, run faucets & showers

✓ Leak & moisture inspection

✓ Mold / mildew / odor check

✓ Full exterior walk-around

✓ Windows & doors secured

✓ Photo report to your dashboard

MOST POPULAR

Care

White-glove. Your home stays guest-ready, year-round.

¥85,000/mo

≈ \$575 USD / month

Everything in Watch, plus:

✓ 2 visits / month

✓ Comprehensive interior cleaning

✓ Full exterior upkeep & clearing

✓ Supply monitoring & restocking

✓ Mail & utility bill handling

✓ Priority emergency response

✓ Seasonal winterization & transitions

✓ Freeze & leak sensor monitoring

CONCIERGE

Estate

Total hands-off ownership. We manage everything, you just arrive.

¥245,000/mo

≈ \$1,655 USD / month

Everything in Care, plus:

✓ Weekly visits in winter

✓ Vendor coordination at 12% (vs. our standard 20%)

✓ Dedicated account manager + monthly call

✓ Pre-arrival prep & provisioning

✓ Unlimited issue dispatch

✓ Annual condition & value report

✓ Guest & family stay coordination

One-time onboarding & home profile setup: ¥40,000 — we map your systems, document shutoffs, and build your photo baseline. Winter intensity (Dec–Mar) is included in your flat monthly rate. Vendor & contractor coordination billed at 20% of job cost (12% on Estate). USD shown at ~¥148/\$1 and will vary with exchange rate.

INCLUDED IN EVERY VISIT

What we check, every single time.

A consistent, documented inspection — the same rigor whether it's your first month or your fifth year. Nothing skipped, everything photographed.

Interior

- Water tested — faucets, pressure, leaks
- Electricity — lights, outlets, breaker panel
- Heat pumps & space heaters tested
- Toilets flushed and refilled properly
- Mold, mildew & musty odor check
- Fireplace & gas system safety check
- Leak detection — drips, water damage
- Smoke alarms & fire extinguisher dates
- Dehumidifier running / emptied
- Signs of pests — droppings, nests, damage
- All windows & doors close and lock

Exterior

- Full walk-around of the property
- Siding & foundation — cracks, damage, leaks
- Roof & gutters checked from ground
- All exterior doors & windows locked
- Water drainage — no standing water
- Outdoor units checked for damage / blockage
- Bee nests, fallen trees, structural issues
- Window wells cleared of debris
- Heat tape & roof snow-load monitoring
- Water & gas shut-off valve inspection
- Utilities confirmed active

❄ Winter Guard — Dec through Mar

Snow country demands more when it counts. During winter, higher-tier plans step up frequency and add the checks that prevent a season-ending disaster.

FREEZE PREVENTION

Drain-downs or minimum-heat monitoring so pipes never burst.

SNOW LOAD

Roof and structure watched through every heavy storm.

HEAT TAPE

Inspected and confirmed running before the deep freeze.

You'll always know exactly what's happening.

Most caretakers hand you a phone call and a "looks fine." We give you a living record of your home — transparent, timestamped, and always in your pocket.

Your home dashboard

Every visit's photos, checklist, and any issues found — timestamped and visible to you anytime, from anywhere in the world.

Live sensors

Freeze, temperature and leak sensors alert us before a problem becomes a flood. We often know before you do — and act on it.

Bilingual & direct

English or Japanese, one message away. No translation gap, no middleman — the team that knows your home, reachable directly.

À la carte — available on any plan

Additional visit (on request)	¥15,000
Pre-arrival deep clean & provisioning	from ¥30,000
Contractor sourcing & on-site oversight	quoted per job
Freeze / leak sensor package (installed)	from ¥25,000
Snow clearance — extra events	quoted seasonally

READY WHEN YOU ARE

Let's protect what you built.

Tell us about your home and we'll recommend the right level of care — usually within 48 hours.

[Start your care plan →](#)

management@yukihomes.com · yukihomes.com · Otaru & across Japan