



An Ounce of Prevention . . .

Preventive Maintenance Checklist • FALL

When it comes to property maintenance, an ounce of prevention is indeed worth a pound of cure. The following checklist is a guide to help get you started on a regular preventive maintenance schedule for your property.

- **Baths:** Check for evidence of leaks around toilet, under sinks. Check grout on ceramic tile.
- **Heating and Cooling:** Remove debris from around units. Clean with garden hose.
- **Heating and Cooling:** Service heating system and heat pump
- **Heating and Cooling:** Remove window air conditioner or protect with weatherproof cover.
- **Heating and Cooling:** Clean and service humidifier
- **Evaporative air conditioner:** Drain unit, Clean, Cover.
- **Storm windows and doors:** Replace cracked or broken glass; tighten or repair loose or damaged frames and repaint if necessary; replace broken, worn or missing hardware; tighten and lubricate door hinges and closers.
- **Window and door weather-stripping:** Inspect and repair or replace if deteriorating.
- **Plumbing:** Drain outside faucets and blow out sprinklers.
- **Hot water heating system:** Lubricate pump and motor; bleed air from radiators or connectors.
- **Forced air heating system:** Replace filter
- **Thermostat:** Clean heat sensor, contact points, and contacts; check accuracy and replace if necessary.
- **Yard:** Fertilize Lawn
- **Gutters and downspouts:** Clean out (more frequently if necessary); inspect and repair weaknesses; check for proper drainage and adjust if necessary.



*When it comes time to sell your home,
a well maintained home will bring a
higher selling price!*

The Key Home Team

Dave Sachleben
www.KeyHomeTeam.com
(303) 909-0545
Dave@KeyHomeTeam.com



Proper maintenance and upgrades are important for getting maximum sales price.

A poorly maintained home will cause buyers to wonder what larger issues have been neglected. If a house is not move-in-ready potential buyers will either cross that home off the list or make a low ball offer justified by calculating repair costs at grossly inflated rates.

Sellers tend to put off maintenance and upgrades until it's time to market their home. The best time to begin the process is right after you move in. That way the cost is spread out through the entire ownership period, the investment is protected and you can enjoy your house to the fullest while you still live there.