



The Key Home Team

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An Ounce of Prevention . . .

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.

Preventive Maintenance Checklist • SPRING

- Faucets** Check interior & exterior faucets for leaks; replace washers if necessary, Clean aerator
- Heating & Cooling** Remove debris from around units. Clean with garden hose.
- Furnace** Replace filters
- Basement & foundation** Check for cracks & moisture after wet weather, & repair if necessary; Check for insects & rodents
- Roof** Inspect roof surface, flashings, eaves, & soffits, & repair if necessary
- Exterior caulking** Inspect caulking & replace if deteriorating
- Windowsills, doorsills, & thresholds** Fill cracks, caulk edges, & repaint, replace if necessary
- Window screens & screen doors** Clean screening & repair or replace loose or damaged frames & repaint if necessary; replace broken, worn, or missing hardware, tighten & lubricate door hinges & closers
- Evaporative air conditioner** Clean unit; check belt tension & adjust if necessary; replace cracked or worn belt
- Whole-house or attic fan** Clean unit; check belt tension & adjust if necessary; replace cracked or worn belt; tighten screws & bolts; lubricate motor bearings
- Exterior** Are tree branches hanging over the house? Are tree branches interfering with power lines?
- Yard** Fertilize Lawn

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

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.