



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 • SUMMER

- Attic** Check for leaks. Check for signs of birds, squirrels, raccoons, etc. Remove. Check insulation. Replace or add as necessary. Check for proper ventilation.
- Toilet** Check for leaks & repair if necessary.
- Faucets** Check interior & exterior faucets for leaks; replace washers if necessary, Clean aerator.
- Kitchen** Check for leaks under sink, around dishwasher.
- Refrigerator** Clean drain hole & pan (more often in warm weather); wash door gasket; vacuum condenser coils, check temperature.
- Heating & Cooling** Replace or clean air conditioner & furnace filters. Check for signs of leakage from water heater. Drain to remove any sediment.
- Floor drain strainer** Clean out debris & scrub strainer.
- Garage doors** Clean & lubricate hinges, rollers & tracks; tighten screws.
- Septic tank** Have a professional check tank (watch for back-up throughout the year).
- Water heater** Drain water until clear to eliminate sediment; inspect flue assembly (gas heater).
- Clothes washer/dryer** Vacuum lint from ducts & surrounding areas.
- Siding** Inspect & clean siding & repair if necessary.

*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.