



An Ounce of Prevention...

Preventive Maintenance Checklist • WINTER

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.

- Attic:** Check for leaks. Check for signs of birds, squirrels, raccoons, etc. Remove.
- Basement:** Check for dampness & leakage after wet weather
- Baths:** Check for evidence of leaks around toilet, under sinks.
- Baths:** Check grout on ceramic tile
- Toilet:** Check for leaks & repair if necessary
- Interior caulking:** Inspect caulking around tubs, showers, & sinks & replace if deteriorating
- Tub Drain Assembly:** Clean out debris; inspect rubber seal & replace if necessary
- Faucets:** Check interior & exterior faucets for leaks; replace washers if necessary. Clean aerator
- Kitchen:** Check for leaks under sink, around dishwasher
- Furnace:** Replace filters
- Refrigerator:** Clean drain hole & pan (more often in warm weather); wash door gasket; vacuum condenser coils
- Garbage disposal:** Tighten drain connections & fasteners
- Dishwasher:** Clean strainer, spray arm, & air gap
- Electrical:** Check all wiring & plugs for wear or damage. Replace if required.
- Floor drain strainer:** Clean out debris & scrub strainer
- Water heater:** Drain water until clear to eliminate sediment; inspect flue assembly (gas heater)
- Clothes washer/dryer:** Vacuum lint from ducts & surrounding areas



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

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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.