# Property Maintenance Checklist

Prevent costly damage with regular property upkeep.

Based on Property Maintenance Services by Restoration King

## 1. Plumbing System Maintenance

*Inspect and maintain plumbing to prevent leaks and water damage.*

- ■ Inspect accessible supply lines for corrosion, bulging, or moisture.
- ■ Check operation of shut-off valves.
- ■ Test water heater relief valves.
- ■ Winterize exterior faucets before the first hard freeze.
- ■ Inspect for slow leaks in pipes and connections.
- ■ Check toilet and faucet seals for wear.
- ■ Ensure drain lines are clear and draining properly.

## 2. HVAC System Maintenance

*Ensure your heating and cooling systems are efficient and functional.*

- ■ Replace air filters regularly.
- ■ Clean HVAC coils.
- ■ Clear condensate drain lines to prevent overflow.
- ■ Test HVAC system operation under load.
- ■ Inspect ductwork for disconnected joints or leaks.
- ■ Check blower motor for signs of wear.

## 3. Roof and Gutter Maintenance

*Keep your roof and gutters in good condition to prevent water intrusion.*

- ■ Clear gutters of debris before winter and after storms.
- ■ Inspect roof flashing for signs of wear or damage.
- ■ Look for damaged or missing shingles.
- ■ Identify and address minor roof issues promptly.
- ■ Check for proper drainage on flat roofs.
- ■ Ensure gutters are securely attached and sloped correctly.

## 4. Exterior Sealing and Caulking

*Maintain seals around your building's exterior to prevent water entry.*

- ■ Inspect caulking around windows and doors.
- ■ Check caulking around pipe and vent penetrations.

- Replace dried, cracked, or pulling-away caulk.
- Ensure seals around the building envelope are intact.

## 5. Grading and Drainage

*Ensure water flows away from your foundation to prevent basement flooding.*

- Inspect grading around the foundation for settled or shifted areas.
- Identify areas where water pools near the foundation.
- Ensure downspouts direct water away from the house.
- Address grading issues to promote positive drainage.
- Check for clogged or damaged exterior drainage systems.

## 6. Sump Pump System

*Test your sump pump regularly to ensure it functions when needed.*

- Test sump pump operation under load.
- Verify the float switch operates correctly.
- Check the discharge line for obstructions or freezing.
- Ensure the sump pump is free of debris.
- Confirm the check valve is functioning properly.

## 7. Safety Detectors

*Test and maintain smoke and carbon monoxide detectors for life safety.*

- Test smoke detectors monthly.
- Test carbon monoxide detectors monthly.
- Replace batteries in detectors as needed.
- Identify detectors that are expired or need replacement.
- Ensure detectors are not painted over or covered in dust.

## 8. Minor Repairs

*Address small issues before they escalate into major problems.*

- Check doors for proper closure and sealing.
- Inspect windows for proper sealing.
- Repair dripping fixtures.
- Address trim pulling away from walls.
- Inspect exterior concrete for cracks.
- Fix small cracks in driveways or walkways.

## Resources & Further Reading

*Use these pages while working through the checklist:*

- Water Damage Restoration

https://restorationking.com

- Best Colorado Springs Mitigation Services

https://restorationking.com/mitigation-services-colorado/

- Water Damage Restoration Colorado Springs

https://restorationking.com/water-damage-restoration-colorado-springs/

- Fire Damage Restoration Colorado Springs

https://restorationking.com/fire-damage-restoration-colorado-springs/

- Mold Removal & Remediation Colorado Springs

https://restorationking.com/mold-removal-remediation-colorado-springs/

- Asbestos Removal & Testing in Colorado Springs

https://restorationking.com/asbestos-removal-testing-in-colorado-springs/

- Attic Mold Removal Colorado Springs

https://restorationking.com/attic-mold-remediation-colorado-springs/

- Crawl Space Repair & Encapsulation Colorado Springs

https://restorationking.com/crawl-space-repair-colorado-springs/

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Proactive maintenance prevents costly restoration events.