

Property Maintenance Process

Prevent damage and costly restoration with proactive property upkeep.

Based on [Property Maintenance Services](#) by Restoration King

Step 1: Understand the Importance of Maintenance

Recognize that property maintenance is damage prevention, not just routine service. Proactive upkeep prevents minor issues from becoming major restoration events.

- A small repair can cost hundreds, while the restoration it prevents can cost thousands.
- Maintenance protects against seasonal weather stresses and system failures.



Step 2: Identify Key Maintenance Areas

Focus on critical building systems including plumbing, HVAC, roof and gutters, caulking, grading, sump pumps, and safety detectors.

- Inspect accessible supply lines for corrosion and leaks.
- Ensure HVAC systems are serviced before extreme weather.
- Clear gutters and inspect roof flashing regularly.



Step 3: Address Seasonal Needs

Adapt maintenance schedules to seasonal changes, such as winterizing exterior faucets, checking furnace operation before cold weather, and clearing gutters to prevent ice dams.

- Winterize exterior hose bibs and insulate pipes in unheated areas.
- Prepare for summer by ensuring AC systems are functional.



Step 4: Perform Regular Inspections

Conduct routine checks for minor issues like failing caulk, improper grading, or worn seals before they lead to water intrusion or structural damage.

- Check caulk around windows and doors for cracks.
- Ensure grading directs water away from the foundation.



Step 5: Test Essential Systems

Regularly test critical systems like sump pumps and smoke/carbon monoxide detectors to ensure they are operational when needed.

- Test sump pumps under load to verify functionality.
- Replace batteries and test safety detectors annually.



Step 6: Address Minor Repairs Promptly

Fix small problems such as dripping fixtures, loose trim, or minor cracks in concrete immediately to prevent them from worsening.

- A dripping faucet can cause significant damage over time.
- Cracks in concrete can channel water towards your foundation.



Step 7: Consider Commercial or Portfolio Needs

For commercial properties or multiple units, implement comprehensive maintenance programs that manage risk, reduce operational disruptions, and streamline vendor management.

- Commercial maintenance is risk management and prevents lost business.
- Portfolio maintenance offers consistent standards and centralized reporting.



Step 8: Schedule Your Maintenance Program

Contact Restoration King to establish a tailored property maintenance program that fits your specific needs and protects your investment.

- Call 719-282-0997 to schedule your service.
- Preventive maintenance is the cheapest restoration you will ever pay for.

Resources & Further Reading

Related guides for this process:

■ Property Maintenance Services in Colorado Springs (Infographic)

<https://storage.googleapis.com/restoration-king-checklists-20260707-d75763/restoration-king/Infographic/property-maintenance-services-infographic.pdf>

■ Property Maintenance Checklist

<https://storage.googleapis.com/restoration-king-checklists-20260707-1a4df3/restoration-king/Checklist/property-maintenance-checklist.pdf>

■ 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.