



SUMMER MAINTENANCE CHECKLIST

- ROUTINELY CUT THE GRASS AND TRIM BACK PLANT OVERGROWTH & OVERHANGING TREE LIMBS.**
Summer plant growth can damage your property from its roof to foundation. If left unattended, vines and roots can cause trip hazards. Keeping yards tidy and free of trash may also help prevent theft, vandalism and squatters.
- SET A REGULAR MAINTENANCE SCHEDULE FOR YOUR ROOF, GUTTERS & DOWNSPOUTS.**
Replace damaged or worn shingles. Significant rain, debris and wind can loosen gutter spikes, ferrules or brackets. Keep debris from accumulating in gutters and be sure downspouts drain away from the foundation.
- INSPECT YOUR SIDING FOR EVIDENCE OF TERMITES & OTHER INFESTATIONS. TREAT ACCORDINGLY.**
Make sure that doors and windows have a tight seal, and fill any cracks. If you see any signs that animals are taking up residence in your property, call the appropriate professional before any problems get out of hand.
- RINSE OFF ANY BUILD-UP OF DEBRIS FROM AROUND YOUR AIR CONDITIONER COMPRESSOR.**
Check hoses for leaks, and make sure everything is draining properly. Clean or replace your HVAC filter every month.
- CHECK THE SOIL AROUND YOUR PROPERTY'S FOUNDATION.**
Most property policies exclude coverage for foundation damage. Watering the foundation or properly installing planting materials are two methods of alleviating damaging drought conditions.
- INSPECT YOUR DECK AND MAKE ANY NECESSARY REPAIRS.**
Replace any broken or weak deck boards, and inspect handrails and grab bars to prevent injuries from falls. Sharp edges, splintered or rotting wood, rusted nails or nail pops can also be a liability hazard.
- BRING SWIMMING POOLS AND SPAS UP TO CURRENT MUNICIPAL STANDARDS.**
A safe pool has a fence around the perimeter with self-closing and self-latching gates, anti-entrapment drain covers, the water depth clearly marked on all sides of the pool deck and all safety equipment (life preservers, pole, etc.) in good working condition. Check local municipal guidelines for additional safety standards.
- MAKE SURE YOUR MULTIPURPOSE FIRE EXTINGUISHER IS FULL & PROPERLY PRESSURIZED.**
Store the extinguisher in an accessible location and follow the manufacturer's instructions for routine maintenance.
- REMIND TENANTS TO INSPECT GRILLS AND MAKE SURE THEY ARE IN GOOD WORKING CONDITION.**
Check gas grills' burner jets for clogs and obstructions, and make sure that hoses are secure. Clean charcoal grills of ash, and make sure they are free of grease residue. Tenants SHOULD NOT use grills on wood decks!
- WARN TENANTS ABOUT FIREWORKS - LEAVE THE SHOW TO THE EXPERTS.**
The U.S. Fire Administration reports that more fires are reported on July 4th than on any other day of the year. Sparklers burn at 1,200 degrees, which is hot enough to cause third-degree burns. Warning tenants about the danger of fireworks may save your property from a fire and your tenants (and their loved ones) from serious injuries.