

Spring Cleaning

CHECKLIST



EXTERIOR



CLEAN GUTTERS AND DOWNSPOUTS

Clean gutters and downspouts of materials that fall and winter weather may have brought debris to.



INSPECT ROOF

Check your roof for signs of damage, and repair as required.



BOOST CURB APPEAL

Spruce up the property's landscaping, which will boost your property value and make tenants happy.



INSPECT WATER SYSTEMS

Test water systems such as pipes, faucets, and sprinkler systems.



TEST AC UNIT

Ensure AC unit is installed and working properly, and service if necessary to prepare for the warmer weather.



CHECK OUTDOOR LIGHT FIXTURES

Ensure light fixtures are secure, and replace any burnt-out bulbs.



SEASONAL INSPECTION

As the season changes, visit your property and tenants for a routine inspection.

Ensure tenants are adhering to their lease agreement, and answer any questions.



TOUCH UP PAINT

Retouch any peeling or damaged paint to spruce up the property.



PREVENT FLOODS

Ensure drainage and grading slope away from the property to avoid flooding or pooling water during warm weather storms.

INTERIOR



ERADICATE MOISTURE

Humidity and moisture in the property can lead to mold. Installing a dehumidifier can help.



CLEAN COMMON AREAS

Clean common areas thoroughly (washing floors, removing dust and cobwebs, freshening up with a new coat of paint).



TEST DETECTORS

Test smoke and carbon monoxide detectors, and replace batteries if necessary.



CHECK DOOR LOCKS AND HINGES

Ensure locks and hinges of all doors are in good, working condition, and replace or repair as required.



INSPECT WINDOWS

Check the condition of window screens, awnings, and shutters. Replace and repair as necessary.



CHECK FOR LEAKS

Inspect property for leaks and repair as necessary.

PROPERTY PRIMETIME

Spring is prime investment season in the real estate world with so many properties going on the market. If you're looking to expand your real estate portfolio, spring is the perfect time to do so!

