



SPRING OUTDOORS CLEAN UP CHECKLIST

Spring is in the air, and you likely want to do outdoor activities, such as hiking, biking, flying kites. But not so fast! First you need to make sure your rental property is in good shape for spring. Here are some of the key areas to address.

HOUSE

- Inspect concrete areas including your foundation, driveways, walkways and patios and repair cracks and gaps.
- Evaluate exterior door hardware and repair any squeaky handles and loose locks.
- Inspect exterior wood elements and consider refinishing or sealing.
- Touch up exterior siding and trim with paint.
- Check windows and doors for cracks and gaps. Seal with caulk or weather stripping, replacing if necessary.
- Clean window and door screens.
- Remove leaves and other debris from gutters and downspouts.
- Examine roof for missing, loose, or damaged shingles and leaks.
- Check outdoor light fixtures. Ensure bulbs are working. Paint or replace fixture if needed.

YARD

- Test outdoor water systems such as pipes, faucets, and in-ground sprinkler systems
- Do a perimeter check of fences. Replace any missing or broken slats. Repair any broken posts.
- Evaluate garbage cans. Are lids still functioning properly? Any holes? Replace if needed.
- Inspect mailbox. If standing mailbox, is post foundation solid? Does it need to be replaced? Does the post need to be repainted?
- Rake up dead leaves and branches. Although you may have done a great job of this in the fall, the winter weather can stir up leaves and break off branches.
- Fertilize lawn, bushes and trees. Remove dead branches and bushes.
- Check fences and gates for wear and needed replacements.

Staying on top of your rental property maintenance will help with tenant retention, assist in getting maximum rent rates, help avoid costlier repairs, and keep the neighbors happy. Your Real Property Management office can provide a thorough evaluation of your rental property's current condition, provide a list of regular maintenance tasks, and assist with those tasks as well.

In addition, now is a good time for your property manager to remind tenants' of their responsibilities to maintain the landscaping of your rental home to keep it looking great this spring.

