



May 2017

To our valued clients:

This time of year we like to review general maintenance items. Below are some items that may need attention on your home. Please let us know if you would like us to attend to any of them. You may email, mail, or fax it to us.

Property _____

_____ **Septic tank to be pumped and inspected.** For those homes on septic, they should be done at least once every five years. Cost +- \$500 for the pumping and additional costs if repairs are required. Pumping the tank before the five year guarantee is expired may cover the costs of repairs.

_____ **Bid on exterior paint,** should be done every 10 years or so. Cost \$1800-\$2800 (stucco) \$2500-\$3500 (wood)

_____ **Service furnace.** Gas furnaces should be serviced every year or two, Electric furnaces every 3-4 years. Cost \$250-\$300

_____ **Have pest inspection** done to check for termite infestation or dry rot. Cost \$150-\$200

_____ **Institute twice monthly yard service.** Although this is not required, many owners prefer to have it done to maintain the property. Our vendors who will usually do mowing, edging and blowing most yards for \$75.00 - \$100.00 per month with additional charges for periodic weeding, trimming and fertilizing.

_____ **Re-stain deck** to avoid problems with weathering and breakdown. Approximate cost: \$400-\$800

_____ **Don't wait for a rainy day!** How old is your roof? Most roofs will last around 30 years (peaked) or 10 years (flat) so you might want to have an inspection done. Sometimes repairs or treatments (especially on wood roofs) can be done before an entire roof needs to be replaced.

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