



May 2024

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 three to five years. Cost +/- \$550 for the pumping and additional costs if repairs are required.

**Bid on exterior paint,** should be done every 10 years or so. Approx. cost \$2400-\$3200 (stucco) \$2800-\$3800 (wood)

**Service furnace.** Gas furnaces should be serviced every year, Electric furnaces every 2-3 years. Approx. cost \$150-\$250

*\*Note for vacant units that had a tenant in place for over two years this service will be done during the property turnover.*

**Have pest inspection** done to check for termite infestation or dry rot. Cost \$150-\$200 (may vary for apartments)

**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 \$100.00 - \$125.00 per month with additional charges for periodic, weeding, trimming and federalizing.

**Re-stain deck** to avoid problems with weathering and breakdown. Approximate cost: \$600-\$1200

**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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