

Property Management Basics: Four Preventive Maintenance Money-Savers

Can install in stages (1 unit at a time, one floor at time, X units at a time or one building at a time)

1. Air-filters – Why they are important?

- Dis-functional air filters are #1 reason for HVAC failure
- Healthy Homes and Apartments
- They filter the outside air including pollen and dust
- They remove large particles such as insulation and pet hair
- Functioning filters extend the life of you HVAC systems
- This is the difference between a system that last 15 years versus 10 years (or less)

2. Water-flow restricting devices, aka:

- Flow controls
- Water flow restrictors
- Water flow regulators
- Know your GPM (Gallons per minute) 2 vs 5
- Where to use?
 - Shower
 - faucet head
 - Toilet tank kits
 - Sprinkler systems/or irrigation systems – make sure they are timed/working properly

3. Drains and Storm Drains

- Keep drains clear of debris to water is flowing off your property
- Remove over-grown weeds and foliage
- Address clogged grates and drain
- Tree roots (camera use required sometimes to validate)
- Report inoperative storm drains to the municipality

4. Outdoor Lighting and Camera's

- They may reduce your insurance cost
- Makes the property walkable at all hours (all weather)
- Consider sensor Lighting vs always on depends on placement and use
- Can be an initial deterrent to loitering
- Can create ambiance – a sense of place
- Consider Solar lighting options

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