



# JOHN WILHOIT

PROPERTY MANAGEMENT  
BASICS:  
FOUR PREVENTATIVE  
MAINTENANCE  
MONEY SAVERS  
SPOTLIGHT PAGE

[JohnWilhoit.com](http://JohnWilhoit.com)

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WIN Publishing – Spotlight Pages

Each report delivers methods, measures, or processes that are intended to have a positive impact on your rental property assets. The reports may validate your thinking, provide new knowledge, and sometimes offer further information towards a “course correction” in advance of important decisions.

Books by the author:

[How to Read a Rent Roll: A Guide to Understanding Rental Income](#)  
[Rent Roll Triangle: The Ultimate Rental Property Grading System](#)  
[12 Steps Homeownership: A Guide for First-time Homeowners](#)

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## **Property Management Basics: Four Preventive Maintenance Money-Savers**

Can install in stages (one unit, one floor, 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

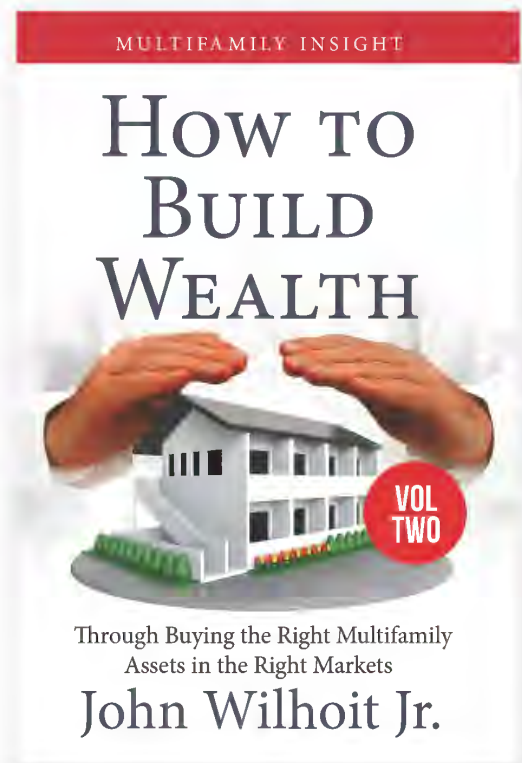
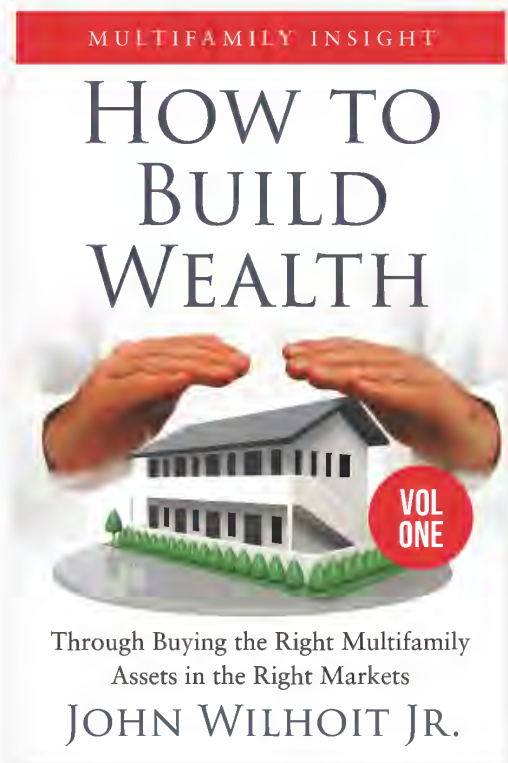
### **3. Drains and Storm Drains**

- 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**

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

# PUBLISHED BOOKS



John Wilhoit Jr

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