

Fall Maintenance Checklist

Prepare your property for the colder months with confidence! IOC Construction specializes in comprehensive maintenance services. Our experienced team will ensure your property is winter-ready, so you can focus on what matters most. Contact us today to schedule your fall maintenance check and avoid costly repairs later!

EXTERIOR MAINTENANCE:



Roof Inspection

- Check for damaged, missing, or loose shingles.
- Inspect flashing around vents and chimneys for leaks.
- Clear debris from roof valleys and gutters.



Gutter Cleaning

- Remove leaves and debris from gutters and downspouts.
- Ensure downspouts are directing water away from the building foundation.



Siding and Trim Check

- Inspect for cracks, warping, or other damage to siding.
- Check caulking around windows, doors, and joints for gaps.
- Repair or replace damaged trim and soffit to prevent water infiltration.



Window and Door Inspections

- Check seals and weather stripping for drafts and replace if necessary.
- Clean windows and doors to ensure a tight seal for winter.



Parking Lot and Walkway Maintenance

- Repair cracks or damage in asphalt and concrete before cold weather worsens them.
- Repaint parking lines or signage if needed for visibility.



Landscape Prep

- Trim trees and shrubs, especially those near buildings or power lines.
- Rake leaves and clear debris from lawn areas and gardens.
- Winterize irrigation systems by draining and shutting off to prevent freezing.

INTERIOR MAINTENANCE:



HVAC System Check

- Replace air filters in HVAC systems.
- Schedule a professional inspection to ensure the heating system is functioning efficiently.
- Check thermostats and programming for energy efficiency during colder months.



Windows and Door Seals

- Check windows and doors for drafts and reseal any gaps.
- Inspect for any condensation buildup or leaks.



Plumbing Inspection

- Insulate exposed pipes to prevent freezing.
- Check for any signs of leaks around plumbing fixtures and pipes.



Window and Door Inspections

- Check seals and weather stripping for drafts and replace if necessary.
- Clean windows and doors to ensure a tight seal for winter.

SAFETY PREPARATIONS:



Snow Removal Plans

- Confirm snow removal contracts are in place.
- Ensure salt or sand is stocked for icy walkways.



Heating System Prep

- Ensure that heating systems in all units are functioning.
- Provide tenants with tips for safely heating their units.