

# SPRING MAINTENANCE

5280 South Commerce Drive Suite E 170, Murray, UT 84124

Email: [info@realpropertyslc.com](mailto:info@realpropertyslc.com) • Tel: 801-571-7400 • Web: [www.realpropertyslc.com](http://www.realpropertyslc.com)

## Dear Property Owner:

With spring quickly approaching, we are offering the following optional services to each property owner. We have seen problems arise in each of these areas and strongly encourage your sincere consideration. Each item will assist in the general preventative maintenance of your investment and help provide a quality living environment for your tenant.

We have seen considerable problems this year with many of the properties we manage and would like you to give special consideration to the following four areas.

1. **Gutter Cleaning:** Due to the extreme liability posed to you, we do not allow any tenants to clean the gutters. Clogged gutters have posed a considerable problem for many properties this year. As a result owners of the properties we manage have had to spend thousands of dollars in repairs. We strongly urge all property owners to give extra consideration to this issue.
2. **Roof Service:** This winter has been especially hard on roofs in the area. Many problems do not manifest until it is too late. Having your roof serviced and inspected regularly will reduce the likelihood of problems later on.
3. **Sewer Root Treatment:** As properties in the Salt Lake Valley have gotten older, we have seen a dramatic rise in the number of sewer backups. Many properties built before 1980 have main sewer lines that have been discontinued due to root and other problems causing backups. Even properties without trees have still had significant problems. As we have seen all over the news, roots have grown into many sewer lines causing the line to backup into the property causing thousands in damage. Additionally, those properties with septic tanks have also been backing up as a result of not being treated regularly.
4. **Water Heater Service and Flush:** The number of water heater failures has risen substantially. Most manufacturers recommend the tank be inspected and flushed once a year to remove minerals and sediment that settle at the bottom of the tank drastically reducing the life of the water heater. Water heaters older than 10 years are especially at risk. As these tanks prematurely and unexpectedly fail, they have caused significant property damage.

If you would like any of the following items completed, check the boxes below and complete the information requested. It is strongly recommended to **return this form** via mail, fax, or e-mail as quickly as possible. If you **do not** want the following offerings, do not return this form and these important items will not be addressed.

- Clean Gutters. (Strongly Recommended)** - Remove gutter dirt build up, leaves and debris. Clear downspouts of any obstructions. Prolongs roof shingles, sheeting and fascia life. Helps to prevent roof leaks and basement flooding. Cost \$1.00 per linear foot \$45.00 minimum
- Roof Caulking, Service & Evaluation. (Strongly Recommended)** – Sweep and remove all debris from roof. Caulk all flashing seams, chimneys, skylights and exposed nails. Evaluate roof for rotting, roof damage, signs of leaking and other problems. \$79.00 for 8/12 pitch roofs and under.
- Sewer line Treatment. (Strongly Recommended)** – Treat sewer line to kill roots growing into line and clear obstructions or treat septic tank to restore needed bacteria and enzymes and assist in the breakdown of solid material, waste, oil and grease. Cost \$45.00 per treatment.
  - (1) Once per year (Recommended Minimum)**
  - (2) Twice per year
- Water Heater Service and Flush (Strongly Recommended)** – Prolong water heater life and efficacy by cleaning sediment and build up from water heater holding tank. Helps protect property by having safety valves and vents checked/serviced. Cost \$46.00 minimum
- Pre-emergent (Strongly Recommended)** - The best time to control a variety of weeds (Tall Fescue, Bent Grass, Crabgrass, etc) is with a pre-emergent application early in the spring before fertilizers are applied. Fertilizers will thicken the lawn and help to choke out some weeds however, the weeds mentioned above need to be treated early. The cost to perform this type of weed control is \$12.00 per 1,000 sq ft.
- Fertilize and apply weed control. (Strongly Recommend)** Helps to improve root growth, overall lawn health, controls weeds and invasive grass such as crabgrass, and increases hot weather tolerance. \$11 per 1000 square feet with a \$45.00 minimum (an average yard is 3000-5000 square feet).
  - 1 Treatment
  - 2 Treatments (Recommended Minimum)**
  - 4 Treatments
- Garage Door Service. (Strongly Recommend)** – Grease, check tension, and service garage tracks. Oil and clean hinged, rollers, and sensors as needed. etc. Cost \$55.00 minimum.
- General Spring Clean Up.** - Clean yards of branches, debris, trim shrubs, etc. Cost \$45.00 minimum.
- Air Conditioner Service.** - Check coolant levels, condenser, comb fins, etc. Cost \$55.00 minimum.
- Lawn Aeration** - Loosens compacted soil and increases the availability of water and nutrients. Stimulating root growth produces new shoots and roots that “fill up” the holes in the lawn and increase the density of the turf, reduces water runoff, increases the lawn's drought tolerance and improves its overall health. Cost \$12.00 per 1000’ with a \$59.00 minimum
- Disposal / Dishwasher serviced/flushed and clean** - Helps prolong life and efficiency by cleaning ports, screens, and drains. Flushes hard water build up from drain lines and turn table. Cost \$46.00 minimum.

- Window drains/ports cleaned** - This is one of the most damaging yet overlooked maintenance necessities. This helps to prevent, mold and rot damage in walls, framing, and sheetrock. Cost \$72.00 minimum.
- Deck, fencing, and gates serviced and re-stained/sealed** - Helps protect from rot, property damage, costly repairs and home value drop. Cost \$250.00 minimum
- Strip, re-seal, and repaint exterior door frames** - This simple and necessary service not only helps prevent costly structure repairs but, is a rentals first impression and often tells how well other maintenance issues are taken care of in perspective tenants minds. Cost \$150.00 minimum.
- Property safety, liability, and structure evaluation** - This detailed evaluation is done by one of our maintenance technicians from roof to foundation. This is beyond any general inspection done by managers and Realtors. This will provide you with a detailed property analysis of roof life, liability, and safety code issues to help better budget and protect you and your property in today's litigious world. Cost \$36.00 minimum.

\*\*\*\*\*Return by April 1 st\*\*\*\*\*

**Please complete the following:**

Owner Name: \_\_\_\_\_

Property Address(s): \_\_\_\_\_

Street Address	City
Street Address	City
Street Address	City
Street Address	City

Please also verify with your properties gas and electric company that you are on the good landlord programs to protect your property. We appreciate working with you. If you have questions or concerns, please call our office at your earliest convenience.

Sincerely,

**Real Property Management Salt Lake City**