



Preventative Maintenance Program

- **Service A/C**
 - ✓ Clean condenser coils
 - ✓ Check refrigerant levels and add levels as needed
 - ✓ Check electrical connections/repair as needed
 - ✓ Replace / clean filter
 - ✓ Purge condensate drain lines
- **Plumbing Inspection**
 - ✓ Inspect for leaks at all locations
 - ✓ Mechanically clean all kitchen, lavatory, tub, shower drains
 - ✓ Augor toilet drains
- **Hardware Inspection**
 - ✓ Inspect exterior doors/locks/deadbolts/hinges (lubricate and adjust as needed)
 - ✓ Inspect interior doors/locks/deadbolts/hinges (lubricate and adjust as needed)
 - ✓ Inspect closet door handles/hinges (lubricate and adjust as needed)
- **Sliding Doors**
 - ✓ Lubricate rollers
 - ✓ Lubricate door locks, adjust
- **Appliance Inspection**
- **Dishwasher**
 - ✓ Check operation
 - ✓ Clean sump
 - ✓ Purge drain line
 - ✓ Service detergent dispenser
 - ✓ Insure water jets are operational
 - ✓ Lubricate seals
- **Range (Electric)**
 - ✓ Check proper operation of all elements
 - ✓ Insure doors/drawers operating properly (adjust as needed)
- **Range (Gas)**
 - ✓ Service burners
 - ✓ Service oven & broiler manifold
 - ✓ Insure doors / drawers operating properly and adjust as needed
- **Refrigerator**
 - ✓ Clean condenser coils
 - ✓ clean condensate drain line
 - ✓ Check operation of water/ice dispenser
 - ✓ check condition of water filter
 - ✓ Lubricate seals
- **Garbage Disposal**
 - ✓ Clean drain tube
 - ✓ Clean grinding chamber



REALTOR



NARPM

VRMA

941.782.1559

Fax: 941.753.7140

11051 Gatewood Drive
Bradenton, Florida 34211

www.ChooseGulfCoast.com



GULF COAST

PROPERTY MANAGEMENT

- **Windows**
 - ✓ Check operation
 - ✓ (Lubricate and adjust as needed)

- **Window Coverings (vertical and horizontal blinds)**
 - ✓ Check operation (Adjust as needed)
 - ✓ Repair where possible

- **Garage Door Opener**
 - ✓ Lubricate chains, tracks, roller
 - ✓ Calibrate sensors

- **Microwave Oven**
 - ✓ Check operation
 - ✓ Clean filter

- **Washing Machine**
 - ✓ Clean drain line
 - ✓ Augor wall drain
 - ✓ Check operation
 - ✓ Balance if necessary
 - ✓ Clean water filter
 - ✓ Clean water level sensor hose

- **Clothes Dryer**
 - ✓ Check operation
 - ✓ Clean lint from cabinet
 - ✓ Clean out vent hose to exterior
 - ✓ Clean lint screen filter enclosure

- **Exterior**
 - ✓ Inspect exterior of building for cracks and damaged stucco
 - ✓ Check gutter / downspouts splash blocks
 - ✓ Check exterior hose bibs

- **Pool Equipment**
 - ✓ Inspect pool equipment for leaks
 - ✓ Lubricate O' Rings
 - ✓ Service heater

**STARTING
AT
\$299***

*\$299 price is based on a property with one A/C system and a pool with a gas or electric heater. We will deduct \$49 for any homes without pool heaters and add \$49 for each additional A/C service. A/C systems with specialized filters will be billed accordingly.



941.782.1559
Fax: 941.753.7140
11051 Gatewood Drive
Bradenton, Florida 34211
www.ChooseGulfCoast.com