



GorgeRentals.com **Gorge RENTALS**  
Property Management 541 387-4080

## INTERIOR FALL MAINTENANCE

### HEATING SYSTEMS

Turning on all heat sources to listen for unusual sounds, constant heat and to clear areas of dust or hair can be far better than contacting a HVAC technician for an emergency call Furnace filters will be changed New batteries will be installed in thermostats Ducts can be checked for air leaks or if they need to be cleaned.

Tenant instructions will be given to move furniture away from direct heat sources like Cadet or baseboard heaters If there is a concern then a HVAC technician will be scheduled.

### CO & SMOKE ALARMS

A safety check on each alarm will be done with battery changes as needed Tenants will be alerted of the inspection and reminded battery changes are at the tenant's expense Fines will be assessed to tenants who have removed batteries or rendered alarms useless. Smoke and CO alarms typically last 5 years so if they need replacing Maintenance will do so.

### INTERIOR WINDOWS

Moist air entering through broken window seals can cause mold or damage drywall due to excessive moisture Gorge Rentals Maintenance can check all of the window seals and glazing.

### SUMP PUMPS

If you have a sump pump it is a good idea to check the pump to ensure it is working before heavy rains begin. Sump Pumps often need to be cleaned and lubricated at the beginning of a wet season.

### INSULATING PIPES OR USING HEAT TAPE

Exposed pipes like from a hot water heater in an unheated garage to the interior can quickly freeze Pipes exposed in an unheated crawl space can cause extensive damage when they freeze Depending on the need Gorge Rentals Maintenance will either wrap the pipe in foam pipe insulation and or add heat tape.

### HOT WATER TANKS

Water temperature, possible tank leaks, connections and the pan under the tank will be checked.

NAME:

EMAIL:

PHONE:

PROPERTY ADDRESS:

ARE YOU:    TENANT    OWNER