

# Coastal Dream Rental's

And Property Management

Maintenance

Plan

The Maintenance Plan covers:

- Unclogging toilets sinks and tubs with normal use of plungers.
- Replacement of easily accessible, standard A/C and heating filters on maintenance schedule (Excluding specialty).
- Clearing jammed/clogged disposals and re-setting or disposal motors.
- Replacing sink stoppers.
- Installing toilet flush arms and flapper valves.
- Caulking around sinks, tubs and other fixtures.
- Checking and re-setting electrical breakers and ground fault circuit Interrupters (GFCI outlets).
- Adjusting refrigerator and freezer controls.
- Cleaning clothes dryer lint vents and lint filters.
- Adjusting refrigerator and freezer controls.
- Replacement of batteries in remote controls and easily accessible smoke detector.
- Re-programming of electronic component remote controls.
- Re-installing towel bars and rods.
- Tightening and adjusting shower door hinges and shower door towel bars.
- Installing doorstops & replacing doorstop spring caps
- Re-installing window screens and screen doors (Re-screening is not covered).
- Adjusting and tightening cabinet doors, hinges and toilet seats.
- Replacement of electrical and cable cover plates (Excluding decorative covers).
- Diagnostic service calls (HVAC, Appliances, electrical, and plumbing and internet)