



THE REPAIR CREW
THE CREW YOU CAN COUNT ON

Tennessee Landlord's Preventative Maintenance Checklist

Biannual Must-Dos to Stay Safe, Compliant & Tenant-Ready



Fire Safety

- Test and replace **smoke detector batteries**
- Verify smoke detectors and alarms are **installed and functional**
- Inspect **fire extinguishers** (if provided)
- Clean **dryer vents and exhaust fans** to prevent fire hazards



Plumbing & Water Systems

- Check for **leaks** under sinks, behind toilets, around tubs/showers
- Inspect **water heaters** (flush, test temperature/pressure, check for corrosion)
- Ensure proper drainage, clear clogs, and inspect **sump pumps** (if applicable)



HVAC & Appliances

- Service **HVAC systems** (clean and inspect units)
- Test **appliances** (stoves, refrigerators, washers, dryers) for safety & efficiency
- Check exhaust fans in bathrooms & kitchens for proper airflow



Pest Control

- Apply **preventative pest treatments** inside and outside
- Inspect for signs of **rodents, termites, or infestations**



General Safety & Habitability

- X Inspect for **lease violations** (unauthorized pets, smoking, damage, wipes in bathroom, not changing air filter, etc.)
- X Check **windows & doors** for locks and proper function
- X Look for **trip hazards** in flooring, stairs, or common areas
- X Inspect **gutters & roofs** (add-on) to prevent leaks and water damage
- X Verify **structural integrity** (walls, ceilings, foundation)



Tenant Communication

- Confirm **emergency contact info** is up to date
- Ask tenants about **maintenance concerns** not visible during inspection
- Provide tenants with quick **fire safety & emergency tips**