



Preventative Maintenance & Restoration

ATI Restoration partners with property managers to stay ahead of costly disruptions. Whether managing routine maintenance or responding to emergencies, we quickly and professionally protect your assets, reduce liability, and restore operations safely and completely — keeping your properties performing at their best.

Why Preventative Maintenance Matters

Proactive maintenance is one of the most effective ways to protect your property, control expenses, and reduce unexpected losses.

- Reduce the risk of water, fire, and mold damage.
- Extend the lifespan of building systems and materials.
- Maintain safe, comfortable conditions for tenants.
- Identify small issues before they become major repairs.
- Minimize downtime and emergency service costs.

High-Risk Maintenance Items

These critical areas are among the most common sources of severe property damage and insurance claims if overlooked:

- **Dryer vent cleaning:** Prevents fire hazards and moisture buildup.
- **Attic inspections:** Identifies leaks, mold growth, and ventilation issues.
- **Crawl space inspections:** Detects standing water and vapor barrier concerns.
- **Sump pump testing:** Ensures proper operation during heavy rain events.
- **Post-storm leak checks:** Catches damage early, before it spreads.
- **Fire riser room inspections:** Identifies leaks, corrosion, and system risks.



Preventative Maintenance Checklist

Check these items regularly to prevent small issues from becoming costly repairs.

EXTERIOR PREVENTATIVE MAINTENANCE

Roof & Drainage

- Moss removal to prevent roof deterioration
- Inspect roof (membranes, shingles, flashing, vents) for damage
- Clean gutters and downspouts to maintain water flow
- Clear flat roof drains and scuppers to prevent ponding
- Check for ponding water that can weaken roofing
- Attic inspections (decking, leaks, ventilation)

Building Envelope

- Power wash siding to remove buildup and prevent damage
- Caulk windows and doors to seal gaps and prevent leaks
- Inspect stucco cracks and siding separation
- Check weep holes for proper drainage
- Inspect balcony and deck waterproofing

Grounds & Hardscape

- Inspect drainage systems (French drains, catch basins, swales)
- Remove vegetation from building perimeters
- Trim trees to reduce storm and debris risks
- Repair sidewalks and asphalt to prevent hazards

INTERIOR PREVENTATIVE MAINTENANCE

HVAC

- Replace air filters regularly
- Clean PTAC / heat pump coils to maintain efficiency
- Clear condensate lines to prevent water damage
- Inspect furnace for safe operation
- Check the thermostat function

Electrical

- Test GFCI / AFCI outlets for safety and compliance
- Inspect electrical panels for corrosion, overheating, or other issues

Common Area Preventative Maintenance

- Clean carpets and flooring quarterly or as needed
- Check parking garage ventilation for safety and compliance
- Service midrise / high-rise HVAC systems
- Clean trash chutes to maintain sanitation and reduce fire risk