Top 3 Maintenance Issues to Address Before Summer

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As temperatures rise, so do service requests, system strain, and tenant expectations. From our experience across multifamily and commercial portfolios, the properties that perform best in summer are the ones that prepare before the heat hits, not after.

Here are three areas that consistently separate reactive properties from well-run ones:



1. HVAC System Readiness



HVAC systems carry the heaviest load during summer and small issues tend to become major failures under sustained heat.

Routine inspections and filter replacements are essential, but what's often overlooked is system performance under peak conditions. Units that appear functional in spring can struggle once temperatures spike.

A proactive approach now helps:

- Reduce emergency service calls
- Extend equipment life
- Maintain consistent comfort for tenants

2. Irrigation System Efficiency



Water usage typically increases during summer months, and inefficiencies can go unnoticed until bills rise or landscaping declines.

Common issues we see include:

- Misaligned sprinkler heads
- Leaks or overwatering in low-need areas
- Timers not adjusted for seasonal changes

Addressing these early not only reduces costs but also supports more sustainable landscape management — especially important in drought-conscious regions.

3. Planning Ahead for Fall & Winter



One of the most overlooked opportunities in property management is planning the next season before the current one peaks.

Summer is the ideal time to begin budgeting and scheduling for:

- Tree trimming and seasonal transitions
- Stormwater and drainage readiness
- Exterior repairs and preventative maintenance
- Parking lot repairs and resurfacing

Early planning allows for better vendor availability, more competitive pricing, and more thoughtful prioritization of capital and operational expenses.

A Practical Approach

The most effective property managers operate on a year-round maintenance strategy, not a seasonal checklist. Addressing immediate needs while planning ahead creates a more stable, predictable operation.

Proactive maintenance isn’t just about avoiding problems, it’s about creating consistency across your property, from cost control to tenant explaining

If you’re evaluating your summer readiness or planning ahead for the rest of the year, having a clear maintenance plan in place can make a measurable difference.

CAM Property Services Can Provide a Summer Readiness Walkthrough and Help Outline a Maintenance Plan Tailored to Your Property or Portfolio.

Schedule Your Preventative Maintenance Today!

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