

What's on Your Truck?

The Ultimate Property Preservation Tools Checklist

Building a [property preservation maintenance business](#) takes time and hard work. In addition to the expertise you bring, you'll want to be armed with the tools to get the job done right. Each job comes with its own requirements, so there's not an all-inclusive list of every tool you could ever need or encounter in property preservation.

In general, the type of services you decide to offer will largely determine what ends up in your toolbox. But there are some tools and equipment every property preservation vendor should have on their truck, as well as others to consider for specialty work. Think about adding these tools to your toolbox to help ensure you're prepared for your next job—and to help grow your business.

Must-haves

- Basic tool set with hammer, screwdrivers, ratchets/sockets and tape measure
- Drills (cordless and corded) and drill bits
- Generator
- Shop-Vac
- Foldable ladder
- Air compressor
- Multiple flashlights and work lights
- Mobile phone with camera and GPS
- Phone chargers and battery packs
- Extension cords: 100-foot, two 50-foot and several 25-foot cords
- Power strip
- Sump pump
- Tarps
- Chalk (to outline discoloration and show continued growth)

Specialty work

Cleaning services

- Standard vacuum and shop vac
- Broom and mop
- Paper towels, cleaning cloths, sponges and brushes
- Cleaning solutions (oven, glass, floor, etc.) and disinfectant
- Trash bags
- Rubber gloves
- Toilet brush
- Air fresheners
- Marker (to write on air fresheners)
- 5-gallon water container (in case water has been turned off)





Lawn maintenance

- Gloves
- Mower
- String trimmer with edging capabilities and spare string
- Hedge trimmers and string
- Rake, shovel and broom
- Blower
- Hose and spray nozzle
- Wheelbarrow

Winterization

- Pipe and crescent wrenches
- Shut-off valves, caps and plugs
- Duct tape
- Zip ties
- Garden hose
- Air compressor to blow out water lines
- RV antifreeze (3 gallons per property)
- Water shut off key



Debris removal

- Dump trailer for hired company with a dumpster
- Brooms and dustpans
- Dust masks
- Large shovel
- Mesh tarp
- Gloves
- Garbage cans and contractor-grade bags
- Mini-sledgehammer
- Ratchet straps

Rekeying

- Lockboxes
- Screwdrivers
- Needle nose pliers
- Tongue & groove pliers
- Drills (cordless and corded) and drill bits
- Pry bars (for removing old locks, not doors)
- Bank-coded knob locks, padlocks and deadbolts
- Hasps to secure external structures like sheds
- Window and slider locks



To Rent or to Buy?

When you're getting your property preservation business off the ground, you may discover additional tools and equipment are required to provide the services you want to offer. But take your time when it comes to new tools and equipment purchases.

Consider renting first—especially big-ticket speciality items. It will allow you time to decide how you'd like to specialize (for example, putting your focus on a specific area or areas like lawn care and debris removal only) before making a substantial investment.

Partner with MCS

Looking to build your business in property preservation?

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