The Dabbler Checklist™

10 Signs Your Provider May Not Be Built for This

Print this page and bring it on your next service walk. Every question can be answered from what you see on the property or what your provider can show you. A “no” isn’t a verdict. It’s a good place to start a conversation.

		YES	NO
01	PROOF OF SERVICE Do you know exactly which stations were serviced during your last visit — with a timestamp to prove it?	☐	☐
02	SERVICE FREQUENCY Has your provider ever explained why a specific service frequency was recommended for each station?	☐	☐
03	MISSED STATIONS Has every station been serviced on every visit, without the same station being missed on consecutive visits?	☐	☐
04	WRITTEN SERVICE PROTOCOL Does your provider operate with a written service protocol, or do they make it up as they go?	☐	☐
05	TECHNICIAN TRAINING Are your technicians trained to a written SOP for every step of every visit — or do they learn on the job?	☐	☐
06	MULTIFAMILY EXPERIENCE Are your technicians specifically trained in HOA and multifamily environments — understanding board members, property managers, and resident expectations?	☐	☐
07	PROACTIVE ISSUE REPORTING Has your provider recently flagged a problem before you had to call them about it?	☐	☐
08	STATION ACCOUNTABILITY Is each station inspected and restocked on every visit, rather than dispensers being overfilled so they can go weeks untouched?	☐	☐
09	SERVICE DOCUMENTATION Does your provider send you documented proof of service after each visit — not just an invoice?	☐	☐
10	PROVIDER SPECIALIZATION Does your provider have a dedicated commercial service team, or do they share resources with residential accounts?	☐	☐

READING YOUR RESULTS

Each “no” or uncertain answer marks a place where service isn’t being verified. Bring those questions to your provider and ask them to show you the answer in writing.

> “Every community manager deserves the confidence to know they’re working with a provider who’s accountable — not just available.”
>
> COMMUNITIES FIRST™